



# Report on Public Input for 2022 Competitive Housing Tax Credit Applications

**July 28<sup>th</sup>, 2022**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

2022 COMPETITIVE HOUSING TAX CREDIT  
APPLICATIONS FOR  
REGIONS 7, 9, 11 and 13  
PUBLIC HEARING

Capitol Extension Hearing Room 2.028  
1100 Congress Ave.  
Austin, Texas 78701

Tuesday,  
May 17, 2022  
5:30 p.m.

BEFORE: COLIN NICKELLS, TDHCA

*ON THE RECORD REPORTING*  
*(512) 450-0342*

I N D E X

SPEAKER

PAGE

Josh Ellinger

4

P R O C E E D I N G S

1  
2 MR. NICKELLS: Good evening. Let the record  
3 show it is 5:57 p.m. My name is Colin Nickells, and I'm  
4 the competitive housing tax credit manager at TDHCA. I'm  
5 here to conduct a hearing on behalf of the Texas  
6 Department of Housing and Community Affairs.

7 The Department's mission is to administer its  
8 assigned programs efficiently, transparently, and  
9 lawfully, to invest its resources strategically and  
10 develop high-quality affordable housing, which allows  
11 Texas communities to thrive.

12 Through our rental housing programs, the  
13 Department encourages the new construction or  
14 rehabilitation of high-quality housing, primarily through  
15 private developers. These developments benefit Texans by  
16 providing qualified families and individuals with safe,  
17 affordable quality housing.

18 The Department considers public input very  
19 important, and to support the significance of comments,  
20 the Department is conducting three virtual public hearings  
21 in order to receive comment on any of the 2022 Competitive  
22 Housing Tax Credit applications in Regions 7, 9, 11, and  
23 13.

24 This public hearing is being held in Austin,  
25 Texas, at the Texas State Capitol, in Capitol Extension

1 Hearing Room 2.028. All comment that you provide today  
2 will be recorded, and a summary of that comment will be  
3 presented to the Department's Board prior to the final  
4 award recommendations.

5 When you want to make a comment by speaking,  
6 please request to do so by raising your hand or walking up  
7 to the podium, and I or a TDHCA employee will call on you  
8 to share your comment in front of TDHCA staff, to ensure  
9 that's reflected in the record.

10 All speakers should clearly identify themselves  
11 by name and any organization they're representing with  
12 their comments, and time may be limited if there are  
13 multiple commenters.

14 We're happy to answer questions regarding the  
15 Competitive Housing Tax Credit program as whole; however,  
16 we may not be able to answer questions specifically  
17 relating to certain applications more specifically.

18 Are there any questions before I begin?

19 (No response.)

20 MR. NICKELLS: All right. Well, in that case I  
21 see a gentleman at the podium.

22 MR. CAMPBELL: If you'd please sign in.

23 MR. ELLINGER: Certainly.

24 (Pause.)

25 MR. ELLINGER: So anyway, thank you all. I know

1 that when I email you, I probably praise you a little bit  
2 more than I should, but if you've ever been --

3 MR. NICKELLS: Please identify yourself for the  
4 record.

5 MR. ELLINGER: Oh, I'm Joshua Ellinger. I live  
6 on 925 East 39th, near the proposed Cady Lofts  
7 development. I actually support the -- what -- the work  
8 you're trying to, the public supportive housing quite a  
9 bit, and I do want something built in that neighborhood  
10 there, but the process that the City is using is going to  
11 sabotage and poison the well, and this is not going to get  
12 built under this project.

13 So I'm going to give you some updates about  
14 what's happening with the City, how it works. I will then  
15 later submit for the Board a more written comment that I  
16 feel like is oriented to them. My audience here actually  
17 really is you guys, is the staff, to give you an idea of  
18 what's going on.

19 So first of all, I praise you guys a lot,  
20 because if you've ever dealt with the City of Austin, it  
21 is a poisoned process; it is unbelievable. And so you  
22 guys, I don't know compared to other states how good you  
23 guys are, but compared to the City, it's impressive.

24 So anyway, enough praise. So what's going on  
25 here is that there is a ordinance in Austin called

1 Affordability Unlocked. What it does is it does a couple  
2 of things that are basically shortcuts. One of the people  
3 in our neighborhood is a real estate attorney, and he  
4 thinks it's spot zoning, which is illegal in the state of  
5 Texas.

6 When you get these bonuses, not only can you go  
7 up a lot higher in height, but you get to ignore  
8 compatibility, which is the height setbacks -- all the  
9 normal rules of zoning go out the window.

10 But that's actually not the most deadly part of  
11 it. That's bad enough. Oh, and there's no  
12 notification -- it goes through -- all the normal process  
13 goes away.

14 But the thing that's really bad about it is if  
15 you have this designation and you go the Planning  
16 Commission and the Council, you are waived through on a  
17 rubber stamp. People on both sides have told me it's a  
18 done deal; they're going to get their zoning.

19 And I might be able to stop them with a protest  
20 petition, and I might be able to peel off three council  
21 members, but fundamentally it's a done deal.

22 So the problem with this is it's going to draw  
23 such opposition from the neighborhood that -- and not by  
24 me personally; I would like them to drop out of this  
25 program, come back to us one month later with a clean

1 slate, and actually get it built this year using City of  
2 Austin tax dollars. And if failing to that, I'd like them  
3 to come back next year with the neighborhood support. But  
4 the path we're on is just a fight; they're going to settle  
5 it in Texas court.

6 So what I want you guys to know is that that's  
7 where we're headed, and when you see Cady Lofts come in  
8 with its zoning permission, you need to be very aware --  
9 if they come in and say they have zoning when it happens,  
10 you need to be very aware that you need to poke on that  
11 and figure out if you actually accept it, because there's  
12 a good chance there's going to be a lawsuit sitting out  
13 there, which you'll know about.

14 There's a good chance that when you look at the  
15 actual underlying pieces of it, you will not believe the  
16 City's assertion that they actually have zoning. That's  
17 the heart of what I wanted to talk about.

18 I wanted to add a couple more new things  
19 specific to the application. The first one is that there  
20 is a letter of endorsement from Habitat for Humanity.  
21 They also own -- that organization owns properties in El  
22 Paso. They are in fact a developer, and I suspect that  
23 that's against your rules. I don't actually know.

24 This is something I didn't know at the time, so  
25 I did not put it in my original challenge, but I wanted



1 you guys to be aware of that.

2 The other thing, of course, that I think you're  
3 all aware of is that the claim that the Austin -- the  
4 Hancock Neighborhood Plan is a concerted redevelopment  
5 program is -- I mean, for lack of a better word, it's a  
6 joke.

7 So what they've done is they have taken a plan  
8 that is oriented around preserving this neighborhood.  
9 They found one little sentence in it that says there  
10 should be affordable housing. And then they've latched on  
11 to that and attached all of the City's goals and  
12 blueprints onto this idea that they need affordable  
13 housing.

14 And I'm new to looking at -- I've read your  
15 rules and your statutes quite a bit and gone back and  
16 forth with Colin, and he's proved me wrong a number of  
17 times, and I'm very grateful for the effectively free  
18 legal advice.

19 But the -- but when you get down to it, you can  
20 tell what the purpose of that statute -- that section of  
21 the statute was, and I can't quite understand all the  
22 criteria, but it's obviously intended for areas that are  
23 blighted or in need of additional money to revitalize  
24 them.

25 And our nice little Hancock neighborhood is not

1 one of those. I mean, I don't think it's particularly  
2 fair. I think that maybe the rules should be different,  
3 but it doesn't qualify by any logical stretch of the  
4 imagination.

5 So you guys already have our complaints. I'm  
6 assuming you're already working through that, and we'll  
7 see how the support comes out.

8 In terms of new information, I think the only  
9 thing that's really -- might be of interest to you guys is  
10 that they are now proposing a different plan from what  
11 they filed with the State.

12 They have switched to something that is, you  
13 know, marginally better from the neighborhood's point of  
14 view. Actually, it's significantly better; it's not a big  
15 blob of concrete; it's got some green space.

16 But it dramatically reduces the parking, which  
17 I approve of, but I'm not sure you guys are going to be  
18 okay with, based on the interactions at the last board  
19 meeting.

20 And then I'm also not sure that the -- there's  
21 a high possibility that what happens is that they go  
22 through the zoning process and they get something that's  
23 not actually compatible with what you guys are willing to  
24 fund.

25 And I'm not sure if you care -- I think -- I

1 get the impression that you freeze your applications; you  
2 only look at what you have there, and then people get to  
3 revisit it if they get the award. But I don't know the  
4 rules around that.

5 So that's the only other development. I guess  
6 the final thing would be it looks like the State would be  
7 willing to -- the City would be willing to fund either  
8 this or the competing application; they're within two  
9 miles of each other. They're competing with Lancaster.

10 And Lancaster's a great project. They talked  
11 to the neighborhood early. The guy who's building it  
12 lives next door to the proposed building.

13 I want both of them to get built, but if I have  
14 to choose between the two, I choose Lancaster, and then I  
15 choose -- I'm wearing a Pokemon shirt: I choose -- then I  
16 choose in the following year to get Cady Lofts with  
17 negotiation with us.

18 The -- yeah, I think that's about it on those  
19 guys. So anyway, most of this detail you probably already  
20 know. Thanks very much for your time. If you had any  
21 questions for me, I'll try to answer them.

22 MR. NICKELLS: So just one thing I feel I  
23 should put in the record is that I'm always happy to  
24 answer questions about the program, but I am absolutely  
25 not an attorney, and I have not provided free legal advice

1 on behalf --

2 MR. ELLINGER: Oh, I'm sorry. Oh, yeah.  
3 Sorry. My mistake. Colin -- for the record, Colin sounds  
4 so good he sounds like he has a legal degree.

5 MR. NICKELLS: I really appreciate that; just  
6 want to make sure it's clear.

7 MR. ELLINGER: And on top of that, he's  
8 scrupulous about not commenting on a specific case. So he  
9 will answer -- he will quote back a code to me and answer  
10 very precisely what -- how the rules work, with not going  
11 anywhere near the specifics of the case.

12 MR. NICKELLS: That's very kind of you. Thank  
13 you.

14 MR. ELLINGER: Anything else?

15 MR. CAMPBELL: We appreciate your participation  
16 in this process. I know you know how to get ahold of us,  
17 and we're available to you.

18 MR. ELLINGER: Yeah. And you are?

19 MR. CAMPBELL: I'm sorry. I'm Cody Campbell;  
20 I'm the director.

21 MR. ELLINGER: Oh, you're Cody. Yes, exactly.  
22 Awesome. I saw you -- I couldn't see your face at the  
23 board meeting.

24 MR. CAMPBELL: Maybe this will be more  
25 recognizable.

1 MR. ELLINGER: The board meeting was awesome.  
2 I expect over the -- what my plan is is that I'm going to  
3 be basically the neighborhood advocate for all of these  
4 type of programs in Austin, and if the developers step up  
5 and come to us early, get the stuff out of the way, my  
6 goal is to give you guys a lot more to choose from by  
7 about step two or three.

8 And -- but they need to come to us early and  
9 work the stuff out, not do it at the last minute.

10 MR. NICKELLS: Thank you.

11 MR. CAMPBELL: We appreciate your being here.

12 MR. NICKELLS: Thank you so much, and I do not  
13 see anyone else in the audience at this time, so I'll go  
14 ahead and initiate some closing comments.

15 I'll start by saying that there is a detailed  
16 log of all applications posted to the department's  
17 website. Written and emailed comments outside of this  
18 meeting are also encouraged, and such comments must be  
19 submitted, per the QAP, prior to 5:00 p.m., Austin local  
20 time, on June 1, 2022.

21 Thank you all for your participation. Public  
22 input is very, very important to the department. Your  
23 comments will be included in the board summary for each  
24 application considered for award.

25 The Board will make final decisions for

1 allocations in 2022 at the late July Board meeting. For  
2 additional information you may contact Colin Nickells, me,  
3 by email, at [colin.nickells@tdhca.state.tx.us](mailto:colin.nickells@tdhca.state.tx.us). You may  
4 also visit the program's website at [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us).

5 This concludes the public hearing, and let the  
6 record show it is 6:10 p.m., and this hearing is now  
7 adjourned.

8 (Whereupon, at 6:10 p.m., the public hearing  
9 was concluded.)

C E R T I F I C A T E

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IN RE: 2022 Comprehensive Housing Tax Credit  
Applications

LOCATION: Austin, Texas

DATE: May 17, 2022

I do hereby certify that the foregoing pages,  
numbers 1 through 14, inclusive, are the true, accurate,  
and complete transcript prepared from the verbal recording  
made by electronic recording by Elizabeth Stoddard before  
the Texas Department of Housing and Community Affairs.

DATE: May 24, 2022

/s/ Laurel H. Stoddard  
(Transcriber)

On the Record Reporting  
7703 N. Lamar Blvd., #515  
Austin, Texas 78752

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

2022 COMPETITIVE HOUSING TAX CREDIT

APPLICATIONS FOR

REGIONS 5, 6, and 10

PUBLIC HEARING

City Hall Annex Chamber  
900 Bagby Street  
Houston, Texas 77002

Wednesday,  
May 18, 2022  
6:00 p.m.

BEFORE: CODY CAMPBELL, TDHCA

*ON THE RECORD REPORTING*  
*(512) 450-0342*



P R O C E E D I N G S

6:33 p.m.

1  
2  
3 MR. CAMPBELL: Good evening. My name is Cody  
4 Campbell, and I'm the director of multifamily programs at  
5 TDHCA. I am here to conduct this hearing for the Texas  
6 Department of Housing and Community Affairs.

7 The department is conducting three public  
8 hearings in order to receive comments on the 2022  
9 Competitive Housing Tax Credit applications. This public  
10 hearing will be regarding competitive tax credit  
11 applications within Regions 5, 6, and 10.

12 This public hearing is being held in Houston,  
13 Texas, at the Houston City Hall Annex Chamber.

14 Let the record show that it is 6:33 p.m., and  
15 there is no one in attendance that wishes to make comment  
16 at this meeting. The meeting is hereby adjourned.

17 (Whereupon, at 6:33 p.m., the public hearing  
18 was concluded.)

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C E R T I F I C A T E

IN RE: 2022 Comprehensive Housing Tax Credit  
Applications

LOCATION: Houston, Texas

DATE: May 18, 2022

I do hereby certify that the foregoing pages,  
numbers 1 through 3, inclusive, are the true, accurate,  
and complete transcript prepared from the verbal recording  
made by electronic recording by Latrice Porter before the  
Texas Department of Housing and Community Affairs.

DATE: May 24, 2022

/s/ Laurel H. Stoddard  
(Transcriber)

On the Record Reporting  
7703 N. Lamar Blvd., #515  
Austin, Texas 78752

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

2022 COMPETITIVE HOUSING TAX CREDIT

APPLICATIONS FOR

REGIONS 1, 2, 3, 4, 8, and 12

PUBLIC HEARING

J. Erik Jonsson Central Library  
Main Auditorium  
1515 Young Street  
Dallas, Texas 75201

Thursday,  
May 26, 2022  
3:30 p.m.

BEFORE:

COLIN NICKELLS, TDHCA

*ON THE RECORD REPORTING*  
*(512) 450-0342*

P R O C E E D I N G S

(3:45 p.m.)

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2  
3 MR. NICKELLS: Good afternoon. My name is  
4 Colin Nickells, and I am the Competitive Housing Tax  
5 Credit Manager at TDHCA. I'm here today to conduct this  
6 hearing for the Texas Department of Housing and Community  
7 Affairs, which is conducting a total of three public  
8 hearings in order to receive comment on the 2022  
9 Competitive Housing Tax Credit Applications.

10 This public hearing will be regarding  
11 Competitive Housing Tax Credit Applications within Regions  
12 1, 2, 3, 4, 8, and 12. This public hearing is being held  
13 in Dallas, Texas, at the J. Erik Jonsson Central Library,  
14 in the main auditorium.

15 Let the record show it is 3:45 p.m., and there  
16 is no one in attendance that wishes to make a comment at  
17 this meeting. This meeting is hereby adjourned.

18 (Whereupon, at 3:47 p.m., the public hearing  
19 adjourned.)

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C E R T I F I C A T E

IN RE: 2022 Comprehensive Housing Tax Credit  
Applications

LOCATION: Dallas, Texas

DATE: May 26, 2022

I do hereby certify that the foregoing pages,  
numbers 1 through 3, inclusive, are the true, accurate,  
and complete transcript prepared from the verbal recording  
made by electronic recording by Elizabeth Stoddard before  
the Texas Department of Housing and Community Affairs.

DATE: May 31, 2022

/s/ Elizabeth Stoddard  
(Transcriber)

On the Record Reporting  
7703 N. Lamar Blvd., #515  
Austin, Texas 78752

# Community Input Scoring Items

TDHCA# 22311

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 Reno

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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 Lamar County

Name of Community Organization

Jenny Wilson

Contact Name

Support

Opposition

### B. Habitat for Humanity

Name of Community Organization

Judy T. Martin

Contact Name

Support

Opposition

### C. NA

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 for the City of Reno, Lamar County, Texas  
Saw Grass Apartments, LP Development**

Whereas: Saw Grass Apartments, LP has acquired ownership and control of Reno Plaza Apartments, 7075 Lamar Road, Reno Texas; and

Whereas: Saw Grass Apartments, LP, proposes to rehabilitate these rental units and maintain them as affordable rental housing, renaming them *Saw Grass Apartments* ; and

Whereas: There is a need for affordable housing for the City of Reno, Lamar County, Texas for citizens of modest means; and

Whereas: Saw Grass Apartments, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Low Income Housing Tax Credit Program funds for this renovation project; and

Whereas: There is a requirement in the application for a *de minimus* commitment of development funding by the Local Political Subdivision.

THEREFORE BE IT RESOLVED THAT:

The City of Reno supports the rehabilitation of the rental units above described by Saw Grass Apartments, LP; and

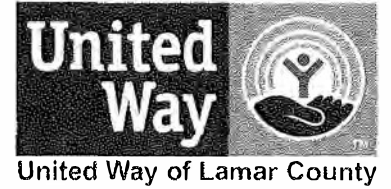
The City of Reno also affirms that it will provide a minimal commitment of a onetime waiver of Building Permit fee(s) in the approximate amount of \$ 250.00 for the benefit of the development.

Resolved this date upon vote of the City Council for the City of Reno Lamar County, Texas

Date: 2-14-2022

  
Bart Jetton, Mayor

  
Tricia Smith, City Secretary



February 17, 2022

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

RE: Saw Grass Apt. --TDHCA #223 11, Community Support

Dear Mr. Nickells,

I am writing to you today to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application 223 11, Saw Grass Apartments located at 7075 Lamar Road.

The United Way of Lamar County strives to be a leader in meeting our community's needs, and we are fully aware of the lack of affordable housing in our county. We know that there is a need for housing for those of moderate-income levels and the Saw Grass Apartments will assist the community in meeting this critical need.

Should you need to contact me, I can be reached at 903-784-6642. Thank you for your time and consideration of this application.

Sincerely,

A handwritten signature in cursive script that reads 'Jenny Wilson'.

Jenny Wilson  
Executive Director  
United Way of Lamar County





PARIS/LAMAR COUNTY HABITAT FOR HUMANITY  
P. O. Box 1555 Paris, TX 75461  
Building homes, building hope.

February 28, 2022

TDHCA  
Mr. Colin Nickells  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: #22311 Saw Grass Apartments

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application #22311 Saw Grass Apartments, to be located at 7075 Lamar Road in Reno, Texas.

Paris/Lamar County Habitat for Humanity 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 definite 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 "Judy T. Martin".

Judy T. Martin  
Executive Director

# Community Input Scoring Items

TDHCA# 22078

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 Austin

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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 - Central Texas

Name of Community Organization

Linda Perez

Contact Name

Support

Opposition

### B. Central Texas Food Bank

Name of Community Organization

Emily DeMaria

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

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E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 20220203-023**

**WHEREAS,** Cobblestone Senior Housing Limited Partnership (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development to be located at or near 2101 Davis Lane, Austin, TX 78745 (Proposed Development) within the City; and

**WHEREAS,** Applicant intends for the Proposed Development to be for the Elderly population; 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 Cobblestone Court; **NOW, THEREFORE,**

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

Pursuant to Section 11.3(c) of Texas' 2022 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' 2022 Qualified Allocation Plan, the City Council **supports** the Proposed Development, approves the construction of the Proposed Development, and authorizes an allocation of Housing Tax Credits for the Proposed Development.

**BE IT FURTHER RESOLVED:**

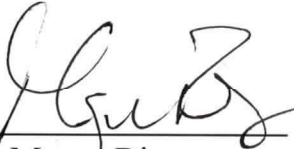
Pursuant to Section 11.9(d)(1) of Texas' 2022 Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, the City Council confirms that it supports the Proposed Development.

**BE IT FURTHER RESOLVED:**

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

**ADOPTED:** February 3, 2022

**ATTEST:**

  
\_\_\_\_\_  
Myrna Rios  
City Clerk



November 11, 2021

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

RE: Cobblestone Court  
2101 Davis Lane  
Austin, TX 78745

Dear Mr. Campbell,

We would like to express our support for the proposed rehabilitation of Cobblestone Court, a 69-unit affordable multifamily development for seniors located at 2101 Davis Lane in Austin, Texas. We understand that Cobblestone Court Senior Housing LP 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 'Linda Perez'.

Linda Perez, LBSW  
Vice President for Client Services  
Meals on Wheels Central Texas  
Direct Line : 737.218.4116

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



**BOARD OF DIRECTORS:**

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*Capital One Bank*  
Anneliese Tanner  
Scott Weatherford  
*Jackson Walker LLP*  
Mark J. Williams  
Shayne Woodard  
*Waterloo Lobby & Advocacy, Inc.*

November 12, 2021

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

Re: National Church Residences, Cobblestone Court property

To Whom It May Concern:

Please accept this letter in support of funding for the aforementioned project. I am writing this letter to voice my support for National Church Residences' renovation project of affordable housing property, Cobblestone Court, located at 2101 Davis Lane in Austin, Texas.

The Central Texas Food Bank is a 501(3)(c) nonprofit organization established in 1982, formed with a goal in mind to help the hungry in the community, and has been in partnership with Cobblestone Court Apartments since 2017. Each month the residents at Cobblestone Court apartments can receive a free box of 25 to 30 pounds of groceries through the Commodity Supplemental Food Program. The residents have access to nutrition education, in which the Central Texas Food Bank provides different recipes that are low-cost, healthy, and easy to prepare. The resident's also have access to our Social Services team where they can receive assistance in applying for SNAP, Medicaid and Medicare Savings Program.

As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that renovations at Cobblestone Court will provide continued safety and comfort for members of its community.

Should you have any questions or concerns, please do not hesitate to contact me at 512-684-2541 or [edemaria@centraltexasfoodbank.org](mailto:edemaria@centraltexasfoodbank.org). Thank you for your consideration.

Sincerely,

Emily De Maria  
Chief Program Officer



# Community Input Scoring Items

TDHCA# 22223

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 Schertz

Name of Local Government Body

N/A

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Randolph Area Christian Assistance Program (RACAP)

Name of Community Organization

Kathelee C. Staley

Contact Name

Support

Opposition

### B. Schertz Senior Center (YMCA)

Name of Community Organization

Robert D. Fishback

Contact Name

Support

Opposition

### C. Chamber of Commerce (Schertz-Cibolo-Selma Area)

Name of Community Organization

Maggie Titterington

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. 22-R-19**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS SUPPORTING AN APPLICATION FOR 2022 HOUSING TAX CREDITS BY SCHERTZ HIDDEN OAKS, LP NAMED HIDDEN OAKS IN SCHERTZ TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) TO DEVELOP AFFORDABLE RENTAL HOUSING, AND OTHER MATTERS IN CONNECTION THEREWITH**

WHEREAS, Schertz Hidden Oaks, LP has proposed a development for affordable rental housing named Hidden Oaks in Schertz at 204 Schertz Parkway, in the city of Schertz, Texas; and

WHEREAS, Schertz Hidden Oaks, LP has advised it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Housing Tax Credit funds for Hidden Oaks in Schertz; and

WHEREAS, the City of Schertz finds the need for such affordable housing for citizens within the City's boundaries and supports the Schertz Hidden Oaks, LP tax credit application; and

WHEREAS, this resolution confirms the City of Schertz has approved permit fee waivers for the benefit of the development; in accordance with §11.9(d)(2) of the 2016 Qualified Allocation Plan; and

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

Section 1. The City of Schertz, Guadalupe County hereby supports the application of Avanti Canyon, and confirms that its governing body has voted specifically to support the authorization of Housing Tax Credits for Hidden Oaks in Schertz.

Section 2. City supports the proposed Hidden Oaks, and confirms that as the governing body of Schertz, Texas, that it approves construction or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code Sec. 2306.6703(a)(4).

Section 3. That for and on behalf of the City Council of the City of Schertz, Ralph Gutierrez, Mayor is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

Section 4. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 5. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.



Section 6. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.


Section 7. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 8. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.


Section 9. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 22<sup>nd</sup> day of February 2022

CITY OF SCHERTZ, TEXAS

  
\_\_\_\_\_  
Ralph Gutierrez, Mayor

ATTEST:

  
\_\_\_\_\_  
Brenda Dennis, City Secretary

Brenda Dennis, City Secretary



# Harmony Oaks Villas

February 28, 2022

Alena R. Morgan, JD  
Competitive (9%) Housing Tax Credit Program Administrator  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701

***RE: Project Name Change***

Dear Ms. Morgan:

The existing public housing development, which this Application is proposing to demolish, is named “Clyde Ford Village.” At the time of Pre-Application, it was our intent to name the reconstructed property “Hidden Oaks,” which is demonstrated throughout the Pre-Application, itself. As such, a few documents (specifically, the resolution of support, easement vacation letter, and rezoning letter from the City of Schertz) in this Application reflect the project name of “Hidden Oaks.”

However, since that time, the Schertz Housing Authority Public Facility Corporation d/b/a Community Affordable Living Management had a meeting of its Board of Directors and voted to change the name of the project to “Harmony Oaks Villas.” As evidenced throughout this Application, the project is identical to its Pre-Application in all respects except for its project name, and subsequently, the name of its proposed limited partnership and general partner. We apologize for the confusion this may cause during your review and ask that you regard the names “Hidden Oaks” and “Harmony Oaks Villas” as interchangeable.

Also, in an attempt to ward off any other potential name confusion, throughout the Application the affiliated housing authority is referenced as the “Housing Authority of the City of Schertz, Texas” and is shortened to “Schertz Housing Authority.” These names refer to the same entity and also should be regarded as interchangeable.

Should you have any questions about the project or its names, please contact me.

Sincerely,

HARMONY OAKS VILLAS, LP  
A to-be-formed Texas limited partnership

By: Harmony Oaks Villas Development GP, Inc.  
A to-be-formed Texas corporation  
Its: General Partner

By: Schertz Housing Authority Public Facility Corporation d/b/a  
Community Affordable Living Management  
Its: Sole Shareholder

Harmony Oaks Villas, LP (to be formed)  
204 Schertz Parkway | Schertz, TX 78154 | 210.658.1001

*Cristi LaJeunesse*

By: Cristi LaJeunesse (Feb 28, 2022 20:00 CST)

Cristi LaJeunesse

Its: Secretary/Treasurer

## RACAP

### RANDOLPH AREA CHRISTIAN ASSISTANCE PROGRAM

307 Pfeil, Schertz, Texas 78154

210-658-1613/FX 658-3336

www.racap.org email: racap@att.net

February 28, 2022

Alena R. Morgan, JD  
Competitive (9%) Housing Tax Credit Program Administrator  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701

RE: Randolph Area Christian Assistance Program (RACAP)  
Support of Harmony Oaks Villas (22223)

Dear Ms. Morgan:

RACAP is a tax-exempt community organization. The primary purpose is to provide emergency groceries, rent, utility and prescription assistance to residents within our services area including the city of Schertz. Which also includes the site of the proposed development of Harmony Oaks Villas located at 204 Schertz Parkway.

RACAP supports this proposed redevelopment of the Schertz Housing Authority's public housing properties to be named "Harmony Oaks Villas," and encourages your favorable review of its application.

Sincerely,



Katheree C. Staley

Board President

Randolph Area Christian Assistance Program

**A Ministry of the Churches in the Randolph Area**

**For more than 37 years.**

**Feed my sheep. John 21: 15-17**

February 25, 2022

Alena R. Morgan, JD  
Competitive (9%) Housing Tax Credit Program Administrator  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701

RE: Schertz Senior Center Support of Harmony Oaks Villas (22223)

Dear Ms. Morgan:

The Schertz Senior Center is a tax-exempt community organization with the primary purpose of providing support, resources, and community to the senior citizens of Schertz, TX. We are located adjacent to the existing public housing development at 204 Schertz Parkway, which Schertz Housing Authority intends to demolish and reconstruct with financing awarded from this application. Many of the current resident of the existing development frequent our facilities, and we are excited that they may receive the opportunity to live in newly constructed homes in the proposed Harmony Oaks Villas development.

The Schertz Senior Center supports this proposed redevelopment of the Schertz Housing Authority's public housing properties to be dubbed "Harmony Oaks Villas," and encourages your favorable review of its application.

Sincerely,



Robert D. Fishback

Director

Schertz Senior Center Director

1730 Schertz Parkway  
Schertz, Texas 78154  
210-619-1952  
www.thechamber.info



9374 Valhalla Drive  
Selma, Texas 78154  
210-764-4030  
www.thechamber.info



February 28, 2022

Alena R. Morgan, JD  
Competitive (9%) Housing Tax Credit Program Administrator  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701

RE: (Community Organization Name) Harmony Oaks Villas (22223)

Dear Ms. Morgan:

The Chamber (Schertz-Cibolo-Selma Area) of Commerce is a non-profit business organization with the primary purpose of supporting the business community whether through advocacy, networking or marketing events. The purpose is twofold in that we also seek partnerships with our community entities such as the school district, emergency services, law enforcement and fire as well as supporting good housing for our local business owners. The purpose of this is to entice new employees or upgrade the standards or areas that their current employees live in.

It is the latter of which I address in this letter and support our Chamber Member, the Schertz Housing Authority with the proposed redevelopment of the Schertz Housing Authority's public housing properties – located at 204 Schertz Parkway and to be dubbed "Harmony Oaks Villas," and encourages your favorable review of its application.

Sincerely,

Maggie Titterington, IOM  
President/CEO  
The Chamber (Schertz-Cibolo-Selma Area)

# Community Input Scoring Items

TDHCA# 22315

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 Tatum

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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. East Texas Food Bank

Name of Community Organization

Dennis J. Cullinane

Contact Name

Support

Opposition

B. Christian Women's Job Corps of Rusk County

Name of Community Organization

Christie Gambrell

Contact Name

Support

Opposition

C. NA

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 2022-02  
FOX RUN APARTMENTS**

**WHEREAS**, Texas Housing Developers has proposed a development for senior affordable rental housing at 200 Tom Brown Parkway named Hallsville Square, to be renamed Fox Run Apartments in the City of Hallsville;

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

**WHEREAS**, Texas Housing Developers intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Low Income Housing Tax Credit Program Funds for Fox Run Apartments;

**WHEREAS**, there is a requirement for a de minimus commitment of development funding by the Local Political Subdivision.

**NOW, THEREFORE, BE IT RESOLVED:**

This resolution affirms the City of Hallsville's support for the above named development;

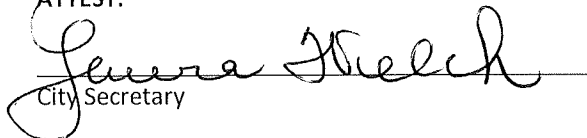
The City of Hallsville also affirms that it will provide a reduced building permit fee for the benefit of the development in the amount of \$250.00

**PASSED AND APPROVED** by an affirmative vote of the members of the City Council on the 15<sup>th</sup> day of February, 2022.

**APPROVED:**

  
\_\_\_\_\_  
Mayor

**ATTEST:**

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



**RESOLUTION NO. 2022-01**

**City of Tatum Resolution for Fox Run Apartments II Development**

**WHEREAS**, Texas Housing Developers has proposed a development for affordable rental housing at 125 Elders Drive named Tatum Square, to be renamed Fox Run Apartments II in the City of Tatum; and

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

**WHEREAS**, Texas Housing Developers intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Low Income Housing Tax Credit Program funds for Fox Run Apartments II; and

**WHEREAS**, there is a requirement for a de minimus commitment of development funding by the Local Political Subdivision.

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

This resolution affirms the City of Tatum's support for the above-named development; and

The City of Tatum also affirms that it will provide a Two Hundred and Fifty Dollar (\$250.00) reduction of the building permit fee for the benefit of the development, should the redevelopment proceed.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Tatum this 14<sup>th</sup> day of **FEBRUARY, 2022**.

  
\_\_\_\_\_  
Clay Lassen, Mayor

ATTEST:

  
\_\_\_\_\_  
Kay Dyer, City Secretary





TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

February 22, 2022

RE: #22315 Fox Run Apartments I

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22315 Fox Run Apartments I to be located at 200 Tom Brown Parkway, in Hallsville, TX.

East Texas 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,

A handwritten signature in black ink, appearing to read "Dennis J. Cullinane", written in a cursive style.

Dennis J. Cullinane

Chief Executive Officer





TDHCA

Colin Nickells  
221 East 11th Street  
Austin, TX 78701

February 22, 2022

RE: #22315 Fox Run Apartments

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22315 Fox Run Apartments to be located at 125 Elders Dr., in Tatum, TX.

East Texas 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,

A handwritten signature in black ink, appearing to read "Dennis J. Cullinane", written in a cursive style.

Dennis J. Cullinane

Chief Executive Officer



# 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)

TDHCA

Colin Nickells

221 East 11th Street

Austin, TX 78701

RE: Fox Run Apartments II TDHCA Application #22315

2/28/22

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22315 Fox Run Apartments II to be located at 125 Elders Dr., in Tatum, TX.

Christian Women's Job Corps of Rusk County is a tax exempt organization that serves women in need in Rusk County. This is the county 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 safe, affordable housing for citizens of modest means, especially for senior adults, and this development will help meet that need.

Sincerely,

*Christie Gambrell*

Christie Gambrell

Executive Director

Christian Women's Job Corps of Rusk County

903-655-1684

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

March 1st, 2022

RE: #22315 Fox Run Apartments I

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22315 Fox Run Apartments I to be located at **200 Tom Brown Parkway, in Hallsville, TX.** Hallsville 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,

Susan Patterson  
Secretary



# Community Input Scoring Items

TDHCA# 22019

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 Garrison

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 8

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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

RESOLUTION #01.10.2022

**WHEREAS**, MAC-RE, LLC has proposed the rehabilitation of affordable rental housing at 757 Francis Loop, named the East Texas Apartments in the City of Garrison, Texas; and

**WHEREAS**, MAC-RE, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for the East Texas Apartments

**WHEREAS**, MAC-RE, LLC has requested a waiver of development/permit fees in the amount of \$250.00 for the East Texas Apartments development as a commitment of development funding from the city of Garrison, Texas; and

**WHEREAS**, the city of Garrison, Texas has the authority to defer development fees on the property located at 757 Francis Loop;

**IT IS HEREBY RESOLVED, THAT**

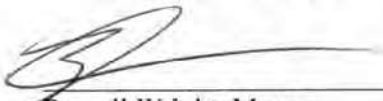
The governing body of the city of Garrison, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees; and

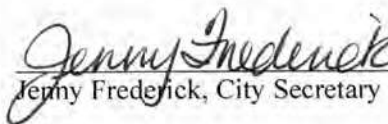
The governing body of the city of Garrison, Texas, hereby confirms that it supports the rehabilitation of the East Texas Apartments located at 757 Francis Loop, and that this formal action has been taken to put on record the opinion expressed by the City on 1-10-2022, and

**FURTHER RESOLVED**, that for and on behalf of the Governing Body, **Russell Wright, 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 10 day of January 2022 at a regular meeting of the City Council of Garrison.

  
\_\_\_\_\_  
Russell Wright, Mayor

  
\_\_\_\_\_  
Jenny Frederick, City Secretary

Seal



# Community Input Scoring Items

TDHCA# 22141

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 Little River-Academy

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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 Central Texas

Name of Community Organization

G. Veshell Greene

Contact Name

Support

Opposition

### B. Little River-Academy Volunteer Fire Department

Name of Community Organization

Charles D. Young

Contact Name

Support

Opposition

### C. Hill Country Community Action Association, Inc.

Name of Community Organization

Tama Shaw

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. 21722

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LITTLE RIVER-ACADEMY, TEXAS, OFFERING THE SUPPORT OF THE CITY FOR THE REHABILITATION OF AFFORDABLE RENTAL HOUSING IN THE CITY OF LITTLE RIVER-ACADEMY KNOWN AS THE TWIN OAKS VILLAGE APARTMENTS; PROVIDING FOR SAVINGS, SEVERABILITY, OPEN MEETINGS, AND EFFECTIVE DATE CLAUSES.**

**WHEREAS**, HVM 2022 Little River, LLC, has proposed the rehabilitation of affordable rental housing units known as the Twin Oaks Village Apartments which is located in at 1407 W Main Street within the City of Little River Academy;

**WHEREAS**, HVM 2022 Little River, LLC, has informed the City that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9.0% Housing Tax Credits for the Twin Oaks Village Apartments where HVM 2022 Little River, LLC, must demonstrate and show the support of the City by the City Council's approval of a resolution of City support and commitment to waive permit fees;

**WHEREAS**, HVM 2022 Little River, LLC has requested a waiver of development/permit fees in the amount of \$250.00 for the Twin Oaks Village Apartments development as a commitment of development funding from the City of Little River-Academy, Texas;

**WHEREAS**, the City supports the rehabilitation project proposed for the Rental Housing and the efforts to be undertaken by HVM 2022 Little River, LLC, for the Twin Oaks Village Apartments, which the City recognizes as contributing towards the overall revitalization efforts of the City; and

**WHEREAS**, the City's waiver of permit fees in the total amount of \$250.00 in support of the rehabilitation and revitalization of existing affordable housing within the City serves a public purpose by improving the availability of affordable housing which benefits those residents of the City of Little River-Academy in need of affordable housing;

**WHEREAS**, the City Council is authorized to waive permit and development fees in order to benefit and serve a public purpose;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LITTLE RIVER-ACADEMY, TEXAS, that:**

**Section 1. Findings.** The foregoing 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. Support for the Rehabilitation of Twin Oaks Village Apartments.** The City of Little River-Academy supports HVM 2022 Little River, LLC's revitalization and rehabilitation of the affordable rental housing known as the Twin Oaks Apartments.

**Section 3. Compliance with the City Code of Ordinances.** This Resolution shall not exempt HVM 2022 Little River, LLC, or any related person or entity, from the requirement to comply with all City ordinances and regulations applicable to any construction or rehabilitation projects within the City of Little River-Academy.

**Section 4. Waiver of Permit Fees.** HVM 2022 Little River, LLC, shall comply with all City ordinances and regulations and shall obtain all applicable and required City permits for any rehabilitation projects located within the City of Little River-Academy. However, the City Council for the City of Little River-Academy authorizes a waiver of up to \$250.00 in total fees for the required City-issued permits for the rehabilitation of the Twin Oaks Village Apartments.

**Section 5. Public Purpose.** The City Council expressly finds and determines that the waiver of up to \$250.00 in total permit or development fees for any required City-issued permits in support of the rehabilitation and revitalization of Twin Oaks Apartments performed by HVM 2022 Little River, LLC, serves a public purpose by improving the availability and quality of affordable housing for residents of the City of Little River-Academy who are in need of affordable housing.

**Section 6. Severability.** If any provision, section, subsection, sentence, clause or phrase of this Resolution, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Resolution or its application to other persons or sets of circumstances shall not be affected thereby. Therefore, all provisions of this Resolution are declared to be severable for that purpose.

**Section 7. Open Meetings.** 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, *Chapt. 551, Tex. Gov't. Code.*

**Section 8. Effective Date.** This Resolution shall take effect upon its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

**PASSED AND APPROVED** on the 17th day of February, 2022.

**ATTEST:**

**CITY OF LITTLE RIVER-ACADEMY, TEXAS**



Michelle Lee, City Secretary



Drew Lanham, Mayor



United Way of  
Central Texas

# LIVE UNITED

## 2021 Board of Directors

### Executive Committee

**Dr. Robin Battershell**  
Chairman  
Retired - TISD

**Dr. Alan Stevens**  
Past-Chairman  
Baylor Scott & White Health

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Tyroch Consulting

**Janet Leigh**  
VP Allocations

**Jerry Haisler**  
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Central Texas Workforce Solutions

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**Bill Schumann**  
Bell County Commissioner

**Seleese Thompson**  
Precious Memories

**Eric Tovar**  
Belton H-E-B Plus!

**Sherri Woytek – Ex Officio**  
Temple Community Clinic

02/23/2022

Dennis Hoover

c/o Arx Advantage

1305 Dusky Thrush Trail

Austin, TX 78746

Re: Letter of Support

Twin Oaks Village Apartments, 1407 W Main St, Little River-Academy, TX 76554,  
Application # 22141.

Dear Dennis Hoover,

United Way of Central Texas supports the acquisition and rehabilitation of the Twin Oaks Village 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,

*G. Veshell Greene*

Veshell Greene

Vice President of Resource Development, United Way of Central Texas

**HEALTH . EDUCATION . FINANCIAL STABILITY . BASIC NEEDS**

4 North 3<sup>rd</sup> Street . Temple, Texas 76501 . (254) 778-8616 . www.UWCT.org

LITTLE RIVER ACADEMY  
VOLUNTEER FIRE DEPARTMENT  
P. O. BOX 533  
LITTLE RIVER ACADEMY, TX 76554  
254-982-1120

February 22, 2022

Dennis Hoover  
c/o Arx Advantage  
1305 Dusky Thrush Trail  
Austin, TX 78746

Re: Letter of Support/Twin Oaks Village Apartments, 1407 W. Main St.,  
Little River-Academy, TX 76554

Dear Mr. Hoover:

Little River-Academy supports the acquisition and rehabilitation of the Twin Oaks Village 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. I feel that the rehabilitation will provide better fire and safety protection to the residence.

Sincerely,



Charles D. Young  
Fire Chief



**Hill Country Community Action Association, Inc.**

Tama Shaw, Chief Executive Officer

2905 W. Wallace, P.O. Box 846, San Saba, TX 76877  
Telephone: 325.372.5167 FAX: 325.372.3526  
e-mail: [hccaa-inc@centex.net](mailto:hccaa-inc@centex.net) website: [www.hccaa.com](http://www.hccaa.com)

*Case Management, Energy Assistance, Weatherization, Aging, Nutrition, RSVP, Head Start*

---

02/25/2022

Dennis Hoover  
c/o Arx Advantage  
1305 Dusky Thrush Trail  
Austin, TX 78746

Re: Letter of Support  
Twin Oaks Village Apartments, 1407 W Main St, Little River-Academy, TX  
76554, Application # 22141.

Dear Dennis Hoover,

Hill Country Community Action Association, Inc. supports the acquisition and rehabilitation of the Twin Oaks Village 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,

Tama Shaw  
Chief Executive Officer

---

**Dedicated to providing opportunities and resources to improve the lives of  
low-income children and families and the elderly in Central Texas**

*A United Way Agency*



# Community Input Scoring Items

TDHCA# 22313

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 Belton

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 20

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

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

### A. The Salvation Army

Name of Community Organization

Lt. David Beckham

Contact Name

Support

Opposition

### B. Belton Area Chamber of Commerce

Name of Community Organization

Randy Pittenger

Contact Name

Support

Opposition

### C. NA

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. 2022-07-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, SUPPORTING TEXAS HOUSING DEVELOPERS LLC'S TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR APARTMENT REHABILITATION FOR LOW AND MODERATE INCOME ELDERLY PERSONS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

---

**WHEREAS**, Texas Housing Developers LLC has made a request to the City Council regarding a tax credit application to the Texas Department of Housing and Community Affairs for rehabilitation of a 32-unit apartment complex located at 300-362 W. Avenue A, currently known as Belton Development Ltd. Apartments and proposed to be named Pinewood Valley Apartments (the "Project").

**WHEREAS**, the City Council has adopted a position of support for the Project, which will provide the following in Belton:

1. Response to the need for affordable housing for low and moderate income elderly persons;
2. An investment estimated at \$50,000 per dwelling unit, with some anticipated increase to the property tax rolls; and
3. 32 completely rehabilitated dwelling units, with each resident contributing to water and sewer revenues and sales taxes in the City.
4. Promotes local economic development and stimulates business and commercial activity in Belton.

**WHEREAS**, the City Council has considered the matter, and deems it in the public interest to authorize this position of support.

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

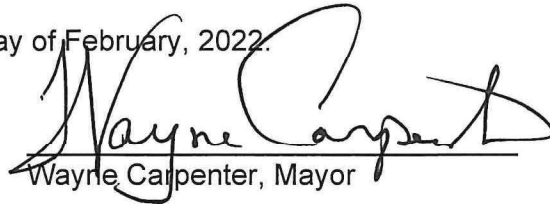
**Part 1:** The City Council supports Texas Housing Development LLC's tax credit application to the Texas Department of Housing and Community Affairs ("TDHCA") and authorizes the City Manager to execute any documents that may be necessary for the applicant's submission to the State.

**Part 2:** The City Council hereby adopts this resolution evidencing its commitment of \$500 in reduced permit fees to the Project and in conformance with TDHCA guidelines.

**Part 3:** The City Council hereby gives its approval to the TDHCA to issue an allocation of Housing Tax Credits for the Project.

**Part 4:** 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.

**PASSED AND APPROVED** this the 8th day of February, 2022.

  
Wayne Carpenter, Mayor

ATTEST:



Amy M. Casey, City Clerk



DOING  
THE MOST

William Booth, *Founder*

Brian Peddle, *General*

Commissioner Willis Howell, *Territorial Commander*

Lt. Colonel Ronnie L. Raymer, *Divisional Commander*

Lt. David Beckham, *Commanding Officer Bell County*

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: Pinewood Valley Apartments  
TDHCA Application #22313

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22313 Pinewood Valley Apartments to be located at 330 W Avenue A, in Belton, TX.

The Salvation Army Bell 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,

Lt. David Beckham



**2022 Board of Directors  
Executive Committee**

**Dr. Brent Burks**  
Chair

University of Mary Hardin-Baylor

**Matt Wood**

**Immediate Past Chair**

The Wood Group of  
Fairway Independent Mortgage

**Emilio Perales**

**Chair-Elect**

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**Misty Prestin**

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**Jordan Samfield**

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First Texas Bank

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BancorpSouth

**Rhonda Eggleston**

Bryn Oaks Bed & Breakfast

**Adriane Hodges**

Bold Republic Brewing Company

**Scot Hrbacek**

Edward Jones

**David K. Leigh**

Shine Branch

**Jared Porritt**

Workforce Solutions of Central Texas

**Ike Shaw**

Titan Total Training

**David Tuma**

Belton Journal

**Brett Turner**

Monteith Abstract & Title

**Davy Villanueva**

Extraco Banks

**Ex-Officio**

**Cynthia Hernandez**

Belton EDC

**Sam Listi**

City of Belton

**Frank Minosky**

Military Relations Committee Chair

**Tim Stephens**

Bell County Expo Center

February 24, 2022

TDHCA

Colin Nickells

221 East 11th Street

Austin, TX 78701

RE: Pinewood Valley Apartments  
TDHCA Application #22313

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22313 Pinewood Valley Apartments to be located at 330 W Avenue A, in Belton, TX.

The Belton 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,



Randy Pittenger  
President/CEO

# Community Input Scoring Items

TDHCA# 22094

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

City of Bay City

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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. Bay City Chamber of Commerce

Name of Community Organization

Mitch Thames

Contact Name

Support

Opposition

### B. Matagorda Bay Episcopal Health Outreach Program

Name of Community Organization

Celeste Harrison

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 R-2022-002

**RESOLUTION FROM THE CITY COUNCIL OF THE CITY OF BAY CITY, TEXAS IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE 2022 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY TEJAS COVE SENIOR HOUSING LIMITED PARTNERSHIP, FOR THE REHABILITATION OF TEJAS COVE APARTMENTS.**

WHEREAS, Tejas Cove Senior Housing Limited Partnership (“Applicant”) has requested funding support from the City of Bay City to rehabilitate an existing 61 unit affordable senior rental housing community named Tejas Cove Apartments located at 1900 Palm Village, Bay City, Matagorda 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 2022 Competitive 9% Housing Tax Credits (“HTC”) for the rehabilitation of Tejas Cove; 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;

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 \$250.00 of funding assistance to the Development to improve the overall success of its application;

WHEREAS, the Applicant has requested a commitment of required funding assistance for \$250.00 for its application in the form of reduced fees for the benefit of the Development from the City of Bay City for its application to TDHCA for the rehabilitation of Tejas Cove; 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 BAY CITY, THAT:

1. RESOLVED, that the City of Bay City, acting through its governing body, hereby confirms that it supports, approves the tax credit application for the proposed rehabilitation of Tejas Cove by Tejas Cove Senior Housing Limited Partnership located at 1900 Palm Village and that this formal action has been taken to put on record the opinion expressed by the City of Bay City in Matagorda County on January 11, 2022, and

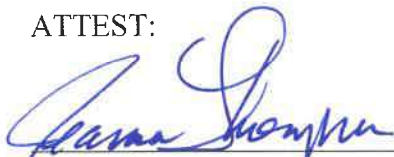
2. RESOLVED, that the City of Bay City, will commit a funding amount to the Development of waiving or reducing the Building Permit Fee in a minimum amount of \$250.00 should the project be selected for funding; and
3. Notwithstanding anything herein to the contrary, the funding commitment by the City of Bay City, shall be contingent on the Applicant's receipt of commitment of HTCs for the Development from TDHCA; and
4. FURTHER RESOLVED, that the City of Bay City, Matagorda County, Texas hereby supports the proposed Tejas Cove 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
5. FURTHER RESOLVED that for and on behalf of the Governing Body, Robert Nelson, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.
6. City of Bay City is not a related party to the Applicant, and any funding assistance committed by the City to the development of Tejas Cove pursuant to this resolution will not have been first provided to the City by the Applicant or any related party to the Applicant.

Passed and approved by City Council this 11th day of January, 2022.



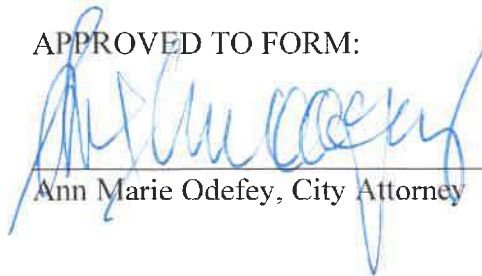
Robert K. Nelson, Mayor

ATTEST:



Jeanna Thompson, City Secretary

APPROVED TO FORM:



Ann Marie Odefey, City Attorney





Matagorda Episcopal Health Outreach Program

Community Health Center

Board of Directors

October 26, 2021

Eric Wright  
Bay City, TX

Jaime Alanis  
Palacios, TX

Marybelle Albrecht  
Wharton, TX

Jim Humphries, DDS  
Bay City, TX

Gayle Blackmon  
Van Vleck, TX

Edwin Hawes  
Dickerson  
Bay City, TX

Margaret Doughty  
Palacios, TX

Marisol Figueroa  
El Campo, TX

Martha Johnson  
Bay City, TX

Carlisa Krenek  
Bay City, TX

Harry Priesmeyer  
Wharton, TX

Freddie J. Reed  
Wharton, TX

Maria Rahaim  
Bay City, TX

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

RE: Tejas Cove  
1900 Palm Village Blvd.  
Bay City, TX 77414

Dear Mr. Campbell,

We would like to express our support for the proposed rehabilitation of Tejas Cove, a 61-unit affordable multifamily development for seniors located at 1900 Palm Village Boulevard in Bay City, Texas. We understand that Tejas Cove Senior Housing LP will submit a tax credit application to your agency for this proposed renovation.

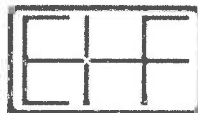
We are excited that the facility is interested in making improvements to its complex. We appreciate the willingness to make these improvements for its residents and the community. We are the Community Health Center that supports the community of Bay City and we serve many of the residents from Tejas Cove.

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,

Celeste Harrison, CEO

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





January 21, 2022

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

RE: Tejas Cove  
1900 Palm Village Blvd.  
Bay City, TX 77414

Dear Mr. Campbell,

We would like to express our support for the proposed rehabilitation of Tejas Cove, a 61-unit affordable multifamily development for seniors located at 1900 Palm Village Boulevard in Bay City, Texas. We understand that Tejas Cove Senior Housing LP 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 blue ink that reads "Mitch Thames".

Mitch Thames  
President and CEO  
Bay City Chamber of Commerce and Agriculture  
201 7<sup>th</sup> Street Bay City, Texas 77414  
mitchthames@visitbaycity.org

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

# Community Input Scoring Items

TDHCA# 22100

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

City of Columbus, TX

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 20

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

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

A. Columbus Chamber of Commerce

Name of Community Organization

Kristen Cepak

Contact Name

Support

Opposition

B. Food Bank of the Golden Crescent

Name of Community Organization

Robin Cadle

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 242-22**

**RESOLUTION FROM THE CITY COUNCIL OF THE CITY OF COLUMBUS, TEXAS IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE 2022 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY OAK BLUFF SENIOR HOUSING LIMITED PARTNERSHIP, FOR THE REHABILITATION OF OAK BLUFF APARTMENTS.**

**WHEREAS**, Oak Bluff Senior Housing Limited Partnership (“Applicant”) has requested funding support from the City of Columbus to rehabilitate an existing 39 unit affordable senior rental housing community named Oak Bluff Apartments located at 1513 Montezuma, Columbus, Colorado 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 2022 Competitive 9% Housing Tax Credits (“HTC”) for the rehabilitation of Oak Bluff; 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;

**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 \$250.00 of funding assistance to the Development to improve the overall success of its application;

**WHEREAS**, the Applicant has requested a commitment of required funding assistance for \$250.00 for its application in the form of a reduced fees for the benefit of the Development from the City of Columbus for its application to TDHCA for the rehabilitation of Oak Bluff; 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 COLUMBUS, THAT:**

1. **RESOLVED**, that the City of Columbus, acting through its governing body, hereby confirms that it **supports**, approves the tax credit application for the proposed rehabilitation of Oak Bluff by Oak Bluff Senior Housing Limited Partnership located at 1513 Montezuma and that this formal action has been taken to put on record the opinion expressed by the City of Columbus in Colorado County on January 10, 2022, and
2. **RESOLVED**, that the City of Columbus, will commit a funding amount to the Development of waiving or reducing the Building Permit Fee in a minimum amount of \$250.00 should the project be selected for funding; and
3. Notwithstanding anything herein to the contrary, the funding commitment by the City of Columbus, shall be contingent on the Applicant’s receipt of commitment of HTCs for the Development from TDHCA; and



4. **FURTHER RESOLVED**, that the City of Columbus, Colorado County, Texas hereby supports the proposed Oak Bluff 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
5. **FURTHER RESOLVED**, that for and on behalf of the Governing Body, Lori An Gobert, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.
6. City of Columbus is not a related party to the Applicant, and any funding assistance committed by the City to the development of Oak Bluff pursuant to this resolution will not have been first provided to the City by the Applicant or any related party to the Applicant.

**PASSED AND APPROVED this 10th day of January, 2022**



\_\_\_\_\_  
Mayor, Lori An Gobert

**ATTEST:**



\_\_\_\_\_  
Bana Schneider, City Secretary



**Chamber of Commerce**

425 Spring Street | Columbus, Texas 78934

Tel: 979.732.8385

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

December 6, 2021

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

RE: Oak Bluff Village Apartments  
1513 Montezuma Street  
Columbus, TX 78934

Dear Cody Campell,

The Columbus Chamber of Commerce would like to **express our support** for the proposed rehabilitation of **Oak Bluff Village Apartments**, a 39-unit affordable multifamily development for seniors, located at 1513 Montezuma Street in Columbus, Texas. We understand Oak Bluff Village Senior Housing LP 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.

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 above.

Sincerely,

Kristen Cepak  
Executive Director

cc: Tracey Fine, Oak Bluff Village Apartments



P O Box 5085 ~ Victoria, TX ~ 77901  
361.578.0591 ~ [www.tfbgc.org](http://www.tfbgc.org)

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

RE: Oak Bluff Village Apartments  
1513 Montezuma Street  
Columbus, TX 78934

Dear Mr. Campbell,

We would like to express our support for the proposed rehabilitation of Oak Bluff Village Apartments, a 39 unit affordable multifamily development for seniors located 1513 Montezuma Street in Columbus, Texas. We understand that Oak Bluff Village Senior Housing LP 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,

Robin Cadle  
President/CEO

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

*Helping heal the hurt of hunger in our eleven-county service area of Calhoun, Colorado, DeWitt, Goliad, Gonzales, Jackson, Lavaca, Matagorda, Refugio, Victoria and Wharton*

# Community Input Scoring Items

TDHCA# 22060

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

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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

Kimberly Tang

Contact Name

Support

Opposition

B. International Management District

Name of Community Organization

Natali Hurtado

Contact Name

Support

Opposition

C. Alief Super Neighborhood Council (QCP package expected)

Name of Community Organization

Barbara Quattro & Doug Smith

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. 2022-       

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, 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 the entity whose name is listed in the column on Schedule I captioned “Applicant Name” (“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” (“Applicant’s Project”), located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that the 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” (“Applicant’s Application”), to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for the Applicant’s Project; and

**WHEREAS**, the City Council, as the governing body of the City, supports the 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:**

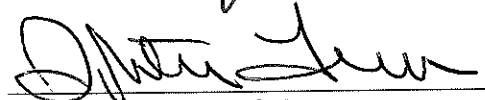
**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports the 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, 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 4.** 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 9<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
Mayor of the City of Houston

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

DocuSigned by:  \_\_\_\_\_  
City Secretary  
(Prepared by Legal Dept.   
\_\_\_\_\_  
Senior Assistant City Attorney

(Requested by Keith W. Bynam, Interim Director, Housing and Community Development Department)

City of Houston, Texas, Resolution No. 2022- 3

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF ONE OR MORE PROPERTIES WHICH ARE SUBJECT TO THE TWO MILE SAME YEAR RULE, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; ALLOWING THE CONSTRUCTION OF SUCH DEVELOPMENTS; AND AUTHORIZING THE ALLOCATION OF TAX CREDITS TO 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 2022 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City is a municipality with a population of two million or more where a federal disaster has been declared by the Full Application Delivery Date as identified in 10 Texas Administrative Code §11.2(a), and the City is authorized to administer disaster recovery funds as a subgrant recipient, for the disaster identified in the federal disaster declaration; and

**WHEREAS**, as provided for in 10 Texas Administrative Code §11.3(b), it is hereby acknowledged that the proposed Development Site is located less than two linear miles from the proposed Development Site of another Application within said City that is proposed for award in the same calendar year; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant’s Project and the submittal of each Applicant’s Application related thereto and, in connection therewith, supports allowing the construction of each such project and authorizing an allocation of Housing Tax Credits to each such project pursuant to Texas Government Code §2306.6711(f-1); **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 (i) confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to each such project, (ii) allows the construction of each such project, and (iii) authorizes an allocation of Housing Tax Credits to each such project.

**Section 3.** 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 4.** 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 9<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
Mayor of the City of Houston

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

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

Prepared by Legal Dept.   
\_\_\_\_\_  
Senior Assistant City Attorney

(Requested by Keith W. Bynam, Interim Director, Housing and Community Development Department)





CHINESE COMMUNITY CENTER  
中華文化服務中心

Cody Campbell  
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 Mr. Campbell,

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. 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,

Kimberly Tang  
Senior Health Services Director

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



November 15, 2021

Cody Campbell  
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 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. We appreciate the willingness to make these improvements for its residents and the community.

Evening Star sits within the International Management District formed under Tex. Local Gov't Code chapter 375.

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,

Executive Director  
International Management District

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



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*

December 2, 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: 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,

A handwritten signature in blue ink that reads "Barbara Quattro". The signature is written in a cursive, flowing style.

Barbara Quattro  
Chair

# Community Input Scoring Items

TDHCA# 22273

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

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 20

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

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

### A. The Houston Food Bank

Name of Community Organization

Stanley Stovall

Contact Name

Support

Opposition

### B. West Houston Assistance Ministries

Name of Community Organization

Elisabet Iparrea

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. 2022- 5

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF ONE OR MORE PROPERTIES, EACH OF WHICH IS LOCATED IN THE CITY OF HOUSTON, TEXAS AND WITHIN A CENSUS TRACT THAT HAS A POVERTY RATE ABOVE 40% FOR INDIVIDUALS; ALLOWING CONSTRUCTION OF SUCH PROPERTIES; SUPPORTING THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; AND AUTHORIZING THE ALLOCATION OF TAX CREDITS TO 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 2022 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council finds and, as provided in 10 Texas Administrative Code § 11.101(a)(3), acknowledges that the proposed new construction or reconstruction of each Applicant’s Project is located in a census tract that has a poverty rate above 40% for individuals; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant’s Project and the submittal of each Applicant’s Application related thereto and, in connection therewith, supports allowing the construction of each such project and authorizing an allocation of Housing Tax Credits to each such project; **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 (i) confirms that it supports each Applicant’s Project and the submittal of Applicant’s Application related to each such project, (ii) acknowledges

that each such project is located in a census tract that has a poverty rate above 40% for individuals; (iii) authorizes the construction of each such project; and (iv) authorizes the allocation of Housing Tax Credits to each such project.

**Section 3.** 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.


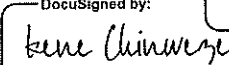
**Section 4.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 9th day of February, 2022.

  
Mayor of the City of Houston

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

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

DocuSigned by:   
  
(Prepared by Legal Dept. \_\_\_\_\_)  
2D15F4E132574F1...  
Senior Assistant City Attorney

(Requested by Keith W. Bynam, Interim Director, Housing and Community Development Department)



houston**food**bank

Our mission: Food for better lives.

## Board of Directors

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Steve Retzliff  
Allegiance Bank

Darryl Montgomery  
Wells Fargo

Ben Samuels  
Samuels Family Foundation

Tracy Vaught  
H Town Restaurant Group

Jon Young  
The Kroger Co.

## President/CEO

Brian Greene

01/07/2022

Greetings to whom it may concern,

I am writing this letter to voice my support for the rehabilitation of the Coral Hills Apartments located at 6363 Beverly Hills St, in Houston, TX. Houston 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 understand that the Developer intends to apply for Housing Tax Credits to help finance the rehabilitation costs. 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,

Stanley Stovall  
Director of culinary services  
Houston Food Bank | 535 Portwall street  
Houston Tx, 77029

(O) 832-369-9294

(E) Sstovall@houstonfoodbank.org



February 15, 2022

I am writing this letter to voice my support for the rehabilitation of the Coral Hills Apartments located at 6363 Beverly Hills St, in Houston, TX.

West Houston Assistance Ministries 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 understand that the Developer intends to apply for Housing Tax Credits to help finance the rehabilitation costs. 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 don't hesitate to reach out.

Sincerely,

A handwritten signature in black ink, appearing to read "Elisabet Iparrea", written in a cursive style.

**Elisabet Iparrea**

Director of Client Services

[lisa.iparrea@whamministries.org](mailto:lisa.iparrea@whamministries.org)

713-780-2727 ext. 203

10501 Meadowglen Lane

Houston, Texas 77042

[whamministries.org](http://whamministries.org)



# Community Input Scoring Items

TDHCA# 22312

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

City of Atlanta

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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. Regional East Texas Food Bank

Name of Community Organization

Dennis J. Cullinane

Contact Name

Support

Opposition

### B. Atlanta Area Chamber of commerce

Name of Community Organization

Jill N. Crocker

Contact Name

Support

Opposition

### C. For the Sake of One

Name of Community Organization

Angela Coston

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

**Resolution 2022-003**  
**City of Atlanta City Council**  
**Resolution for Azalea Trails Apartments**

WHEREAS, Azalea Trails Apartments, LP has proposed a rehabilitation development of affordable rental housing at 1300 Courtland Road, Atlanta TX named Pinewood Valley Apartments in the City of Atlanta; and

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

WHEREAS, Azalea Trails Apartments, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Low Income Housing Tax Credit Program funds for Azalea Trails Apartments, currently known as Country Place Apartments


Be it resolved that:

This resolution affirms the City of Atlanta's support for the above-named development; and

The City of Atlanta also affirms that it will provide a fee waiver or reducing building permit fee for the benefit of the development in the amount of \$250.00.

Resolved this 7<sup>th</sup> day of February, 2022

  
\_\_\_\_\_  
Travis Ransom  
Mayor

ATTEST:  
  
\_\_\_\_\_  
Danica Porter  
City Secretary



TDHCA

Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: #22312 Azalea Trails Apartments

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22312 Azalea Trails Apartments to be located at 1300 Courtland Road, in Atlanta, TX.

East Texas 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,

A handwritten signature in black ink, appearing to read "Dennis J. Cullinane", written in a cursive style.

Dennis J. Cullinane

Chief Executive Officer



# ATLANTA



# NTA

**AREA CHAMBER OF COMMERCE**

February 27, 2022

To Whom It May Concern:

**This letter serves as support for the for the proposed acquisition and renovation project, Azalea Trails Apartments TDHCA Tax Credit Application #22312 (currently known as Country Place Apartments) 1300 Courtland Road, under the direction of the Texas Housing Developers.**

**A Resolution of Support was also given by our City Council. We are not offering any financial assistance but are support he project for the betterment of our community and the efforts therein.**

**If you have any additional questions regarding the Atlanta Area Chamber of Commerce and its support for this project, please contact me directly using the information below.**

**Jill N. Crocker, President  
Atlanta Area Chamber of Commerce  
903-796-3296  
[atlareachamber@gmail.com](mailto:atlareachamber@gmail.com)  
101 N East Street  
Atlanta, TX 75551**

# For the Sake of One

**Angela Coston**

Executive Director

422 Hickory Street  
Texarkana, AR 71854

903-329-0566

[fsorvk@gmail.com](mailto:fsorvk@gmail.com)

[www.forthesakeofone.com](http://www.forthesakeofone.com)

**TDHCA**

Colin Nickells

221 East 11th Street  
Austin, TX 78701

February 28, 2022

RE: #22312 Azalea Trails Apartments

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22312 Azalea Trails Apartments to be located at 1300 Courtland Road, in Atlanta, TX.

For the Sake of One 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,



Angela Coston



### Community Input Scoring Items

TDHCA# 22316

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

City of Valley Mills

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 20

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

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

A. Helmets of Love

Name of Community Organization

Kathy Burt

Contact Name

Support

Opposition

B. Greater Valley Mills Chamber of Commerce

Name of Community Organization

Bryant Schuetz

Contact Name

Support

Opposition

C. NA

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

# Community Input Scoring Items

TDHCA# 22316

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

City of Marlin

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 20

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

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

A. Falls County Samaritan House

Name of Community Organization

Diane Melder

Contact Name

Support

Opposition

B. Marlin Chamber of Commerce

Name of Community Organization

Elizabeth Richardson

Contact Name

Support

Opposition

C. NA

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. 22-004

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARLIN, TEXAS, OFFERING THE SUPPORT OF THE CITY FOR THE REHABILITATION OF AFFORDABLE RENTAL HOUSING IN THE CITY OF MARLIN KNOWN AS MARLIN SQUARE APARTMENTS; PROVIDING FOR SAVINGS, SEVERABILITY, OPEN MEETINGS, AND EFFECTIVE DATE CLAUSES.**

**WHEREAS**, Texas Housing Developers, LLC, has proposed the purchase and rehabilitation of affordable rental housing units known as the Marlin Square Apartments which is located at 504 San Antonio Street, Marlin, Texas 76661, to be renamed Dogwood Trails Apartments I and II (the “Rental Housing”);

**WHEREAS**, there is a recognized need for affordable housing in the City of Marlin for its citizens of modest and the availability of affordable housing serves to benefit the citizens of the City and the general health and welfare of the City and its residents;

**WHEREAS**, Texas Housing Developers, LLC, represents to the City that it intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2022 Low Income Housing Tax Credit Program funds for the rehabilitation of the Rental Housing where Texas Housing Developers, LLC, must demonstrate and show the support of the City by the City Council’s approval of a resolution of City support and a nominal financial contribution from the City;

**WHEREAS**, the City supports the rehabilitation project proposed for the Rental Housing and the efforts to be undertaken by Texas Housing Developers, LLC, for the rehabilitation of affordable housing within the City, which the City recognizes as contributing towards the overall revitalization efforts of the City;

**WHEREAS**, in order to demonstrate the City’s support for the rehabilitation and revitalization efforts to be undertaken by Texas Housing Developers, LLC, to rehabilitate the Rental Housing, the City Council further authorizes and approves of a commitment of \$250.00 towards the Rental Housing revitalization and rehabilitation project provided that Texas Housing Developers, LLC, successfully acquires the Rental Housing and receives the approval of TDHCA;

**WHEREAS**, the City’s grant and donation of \$250.00 in support of the rehabilitation and revitalization of existing affordable housing within the City of Marlin serves a public purpose by improving the availability of affordable housing which benefits those residents of the City of Marlin in need of affordable housing;

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

**Section 1. Findings.** The foregoing 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. Support for the Rehabilitation of Marlin Square Apartments.** The City of Marlin supports Texas Housing Developers, LLC 's revitalization and rehabilitation of the affordable rental housing known as the Marlin Square Apartments, to be renamed Dogwood Trails Apartments I and II, which is located at 504 San Antonio Street, Marlin, Texas 76661.

**Section 3. Compliance with the City Code of Ordinances.** This Resolution shall not exempt Texas Housing Developers, LLC, or any related person or entity, from the requirement to comply with all City ordinances and regulations applicable to any construction or rehabilitation projects within the City of Marlin.

**Section 4. Authorization of Funding Contribution.** To demonstrate the City's support for the revitalization and rehabilitation of the Rental Housing, the City of Marlin authorizes a contribution of no more than \$250.00 to be provided to Texas Housing Developers, LLC, towards the revitalization and rehabilitation project contingent upon Texas Housing Developers, LLC's successful application to the TDHCA and Texas Housing Developers, LLC's purchase and acquisition of the Rental Housing.

**Section 5. Public Purpose.** The City Council expressly finds that the grant and donation of \$250.00 in support of the rehabilitation and revitalization of the Rental Housing project undertaken by Texas Housing Developers, LLC, serves a public purpose by improving the availability and quality of affordable housing for residents of the City of Marlin who are in need of affordable housing.

**Section 6. Severability.** If any provision, section, subsection, sentence, clause or phrase of this Resolution, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Resolution or its application to other persons or sets of circumstances shall not be affected thereby. Therefore, all provisions of this Resolution are declared to be severable for that purpose.

**Section 7. Open Meetings.** 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, *Chapt. 551, Tex. Gov't. Code.*


**Section 8. Effective Date.** This Resolution shall take effect upon its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

**PASSED AND APPROVED** on the 8th day of February, 2022.

**ATTEST:**

**CITY OF MARLIN, TEXAS**

  
Maryann Waddle, City Secretary

  
Carolyn Lofton, Mayor

CITY OF VALLEY MILLS, TEXAS

RESOLUTION NO. 030122

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEY MILLS, TEXAS REGARDING THE PROPERTY  
LOCATED AT 402 NUTT DRIVE NAMED DOGWOOD TRAILS APARTMENTS II FOR SUPPORT OF  
DEVELOPMENT

Whereas Dogwood Trails Apartments, LP has proposed the rehabilitation of affordable rental housing at 402 Nutt Drive named Dogwood Trails Apartments II in the City of Valley Mills; and

WHEREAS, there is a need for affordable housing for the City of Valley Mills citizens of modest means, and

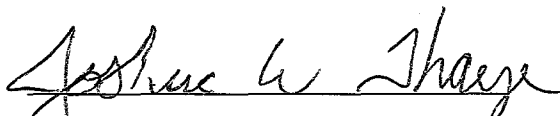
Whereas, Dogwood Trails Apartments, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Low Income Housing Tax Credit Program funds for Dogwood Trails Apartments II; and

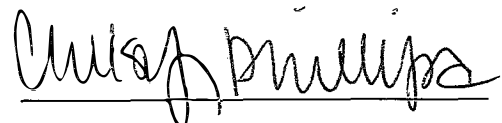
Whereas, there is a requirement for a minimum commitment of development funding by the Local Political Subdivision.

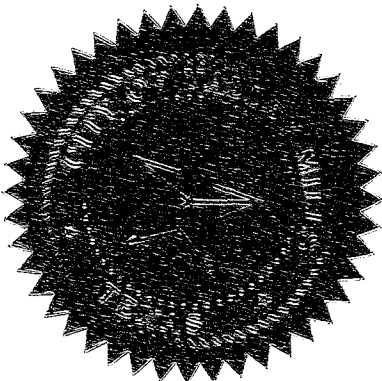
It is hereby RESOLVED, that the City of Valley Mills, acting through its governing body, hereby confirms that it supports the proposed development of Dog Wood Trails Apartments II, located at 402 Nutt Drive in the City of Valley Mills, Bosque County, Texas and its application to the TDHCA.

FUTHER RESOLVED, that for and on behalf of the Governing Body, Mayor Joshua Thayer is hereby authorized, empowered, and directed to certify these resolutions to TDHCA. This formal action has been taken to put on record the opinion expressed by the City of Valley Mills this 28th day of February, 2022

PASS ED AND APPROVED by the City Council of the City of Valley Mills, Texas on the 28nd day of February, 2022.

  
Joshua W. Thayer, Mayor

  
Chelsy Phillips, City Secretary



Falls County Samaritan House

154 Live Oak St.

Marlin, Texas 76661

February 24, 2022

RE: #22316 Dogwood Trails 1 Apartments

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA TAX Credit Application #22316 Dogwood Trails 1 Apartments to be located at 504 San Antonio St., in Marlin, TX.

Falls County Samaritan House is a tax-exempt civic organization that serves the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens here and that this development will help meet the need.

Sincerely,



Diane Melder, Manager

# Marlin Chamber of Commerce

245 Coleman St. • Marlin, TX 76661  
(254) 803-3301  
marlinchamberofcommerce18@gmail.com



## BOARD OFFICERS

### President

Elizabeth Richardson

### Vice President

Rev. Kurt Rutz

### Secretary

Kristy Macy

### Asst. Secretary

Candace Grams

### Treasurer

Byrleen Terry

### Membership Director

Michael Magouirk

## BOARD MEMBERS

Minister John Armstrong

Christine Bethke

Dr. Kelly Czajkoski, DC

Rev. Eddie Ellis

Ramona Grabill

Dr. Darryl Henson

Lori Jackson

Betty Jefferson

Jennifer Woycheshin

February 24, 2022

TDHCA  
Colin Nickells  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: #22316 Dogwood Trails I Apartments

Dear Mr. Nickells:

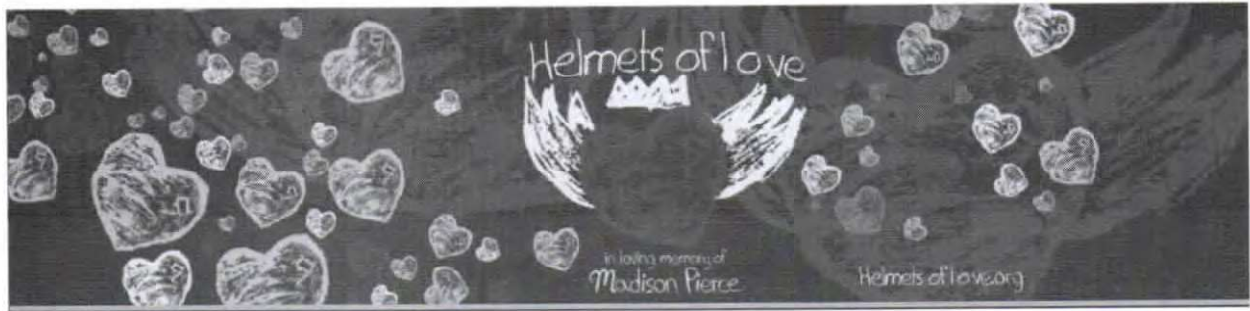
On behalf of the Marlin Chamber of Commerce, I am writing this letter to voice our support for TDHCA Tax Credit Application #22316 Dogwood Trails I Apartments to be located at 504 San Antonio Street in Marlin, TX.

Marlin 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,

**Elizabeth Richardson**

Elizabeth Richardson  
President



TDHCA  
Colin Nickells  
221 East 11<sup>th</sup>. Street  
Austin, Tx. 78701

February 24, 2022

RE: #22316 Dogwood Trails II Apartments

Dear Mr. Nickells;

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22316 Dogwood Trails II Aprtments to be located at 402 Nutt Drive, in Valley Mills, TX.

Helmets of Love is a 501c3 Non Profit Charity that serves the community in which the development site is located, promoting safety and well being for the children and families of the community. We believe there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Kathy Burt  
Helmets of Love



Greater Valley Mills Chamber of Commerce

PO Box  
Valley Mills, TX 76

TDHCA  
Colin Nickells  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

February 25, 2022

RE: #22316 Dogwood Trails II Apartments

Dear: Mr. Nickells:

I am writing this letter to express my support for the TDHCA Tax Credit Application # 22316 Dogwood Trails II Apartments to be located at 402 Nutt Drive, in Valley Mills, Texas 76689.

Greater Valley Mills 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 this community and feel this development will help meet that need.

Sincerely,

Greater Valley Mills Chamber of Commerce

A handwritten signature in blue ink, appearing to read 'Bryant Schuetz', is written over the printed name.

Bryant Schuetz, President

# Community Input Scoring Items

TDHCA# 22002

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 Burleson

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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. Harvest House

Name of Community Organization

Jennifer Woods

Contact Name

Support

Opposition

### B. When We Love

Name of Community Organization

Gary Wilkerson

Contact Name

Support

Opposition

### C. Promises Community Ministries (Promises) - ministry of FB Church of Burleson

Name of Community Organization

Debbie Beeman

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**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, IN SUPPORT FOR THE APPLICATION OF VOLUNTEERS OF AMERICA TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2022 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS TO REHABILITATE AFFORDABLE RENTAL HOUSING IN CONNECTION WITH THOMAS SQUARE APARTMENTS**

**WHEREAS**, Volunteers of America (VOA- the Applicant) has proposed the rehabilitation of affordable senior rental housing for Thomas Square Apartments, which is located at 551 S.W. Thomas St., Burleson, Texas 76549; and

**WHEREAS**, VOA has advised that it intends to submit a formal application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Competitive 9% Housing Tax Credits (HTC) for Thomas Square Apartments;

**WHEREAS**, in accordance with the rules that govern the HTC program, an application may qualify for points for a Resolution of Support and evidence of a commitment of development funding from the governing body of the city in which the proposed development site is located.

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

**Section 1.**

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.**

The City, acting through its governing body, hereby confirms that it supports the proposed improvements to the Thomas Square Apartments, which are located at 551 S.W. Thomas Street, Burleson, Texas 76549 and to VOA's submission to the TDHCA for HTC.

**Section 3.**

That this formal action has been taken to put on record the opinion expressed by the City on the date set forth below.



**Section 4.**

The City, acting through its governing body hereby approves a commitment to VOA of funding assistance in the amount of \$500.00 in the form of reduced development 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; or

**Section 5.**

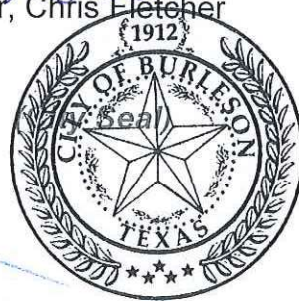
The City, acting through its governing body, hereby authorizes, empowers, and directs Mayor Chris Fletcher to execute this Resolution on behalf of the City and to certify this resolution to TDHCA.

**Section 6.**

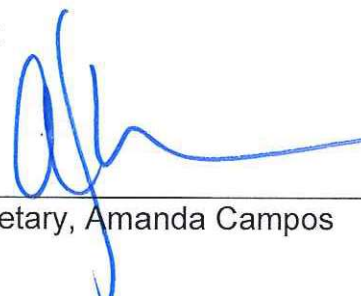
That the effect of this resolution takes effect immediately.

**DULY RESOLVED** by the City Council of the City of Burleson, Texas, on the 21st day of February, 2022.

  
\_\_\_\_\_  
Mayor, Chris Fletcher



ATTEST:

  
\_\_\_\_\_  
City Secretary, Amanda Campos

# TEXAS HOUSE of REPRESENTATIVES



**DEWAYNE BURNS**  
*DISTRICT 58*

February 22, 2022

Cody Campbell  
Director, Multifamily Finance Division  
P.O. Box 13941  
Austin, TX 78711-3941

RE: TDHCA Application #22002

Dear Mr. Campbell:

Please accept this **letter of support** for TDHCA Project Number 22002 ("Thomas Square"), an At Risk affordable rental housing community located in Texas House District 58 at 551 S.W. Thomas Street, Burleson, TX 76028.

Receipt of LIHTC's for this acquisition/rehabilitation development will provide funds needed to update Thomas Square Apartments, which was originally built in 1994. As an affordable community that pairs housing with supportive services that enrich and stabilize lives, the anticipated repairs will allow the preservation of this senior community for another 25 years.

I **submit this letter of support** for TDHCA Project Number 22002, Thomas Square.

Sincerely,

A handwritten signature in cursive script that reads "DeWayne Burns".

DeWayne Burns  
State Representative, House District 58





**HARVEST HOUSE**  
FEED • CLOTHE • RESTORE

---

**Board of Directors:** Steven Steffgen - President, Sara Shinn - Vice President, Carter Mahanay – Treasurer,  
Steve Davis - Secretary, Derrick Rose – Member, Paul Keese - Member,  
Blake Windham – Member, Jessica Martinez – Member, Kari Fletcher - Member

January 28, 2022

Texas Department of Housing and Community Affairs  
Attn: Cody Campbell  
P.O. Box 13941  
Austin, TX 78711-3941

Dear Mr. Campbell,

On behalf of Your Harvest House, I am pleased to write this letter of support for Thomas Square Apartments (#22002) located at 551 SW Thomas Street, Burleson, TX 76028.

Your Harvest House is a nonprofit, tax exempt community organization based in Burleson, Texas. Your Harvest House has a mission provides basic necessities, spiritual encouragement, education, and care to individuals and families in our community by following Biblical principles. We serve the community where these proposed apartments are located and look forward to more affordable housing opportunities that allow us to expand our services.

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

Thank you for your consideration of their application for funding.

Sincerely,

Executive Director  
Your Harvest House

**Mission Statement:** The Harvest House provides basic necessities, spiritual encouragement, education, and care to individuals and families in our community by following Biblical principles.



We are a 501 (c) 3 organization, Tax ID 75-1985674  
349 NW Renfro St. Burleson, TX 76028 817-295-6252 [www.yourharvesthouse.org](http://www.yourharvesthouse.org)

February 22, 2022

Texas Department of Housing and Community Affairs  
Attn: Cody Campbell  
P.O. Box 13941  
Austin, TX 78711-3941

Dear Mr. Campbell,

On behalf of WhenWeLove, I am pleased to write this letter of support for Thomas Square Apartments (#22002) located at 551 SW Thomas Street, Burleson, TX 76028.

WhenWeLove is a nonprofit, tax exempt community organization based in Fort Worth, Texas. Our organization has a mission of serving low-income youth, single-parent families, elderly clients, and Veterans experiencing and/or recovering from homelessness. We serve the community where these apartments are located and look forward to more affordable housing opportunities that allow us to expand our services.

We have enjoyed providing the elderly residents at Thomas Square with furniture and other resources to assist them with their needs. This aligns with our mission of serving elderly clients experiencing low income. We look forward to our continued relationship with Thomas Square apartments.

Please see attached 501(c)(3) determination letter. We serve all of Tarrant County and the surrounding cities of Burleson, Aledo and Crowley. Our website is [www.whenwelove.org](http://www.whenwelove.org) and it provides more information about our services and organization.

Thank you for your consideration of their application for funding.

Sincerely,

*Gary Wilkerson*

Founder/Executive Director  
WhenWeLove

---

“Sowing seeds of comfort, kindness and love”

501(c)(3) Organization Serving the low-income, poor and homeless since 2012

EIN # 46-5013398

February 2, 2022

Texas Department of Housing and Community Affairs  
Attn: Cody Campbell  
P.O. Box 13941  
Austin, TX 78711-3941

Dear Mr. Campbell,

On behalf of Promises Community Ministries (Promises), I am pleased to write this letter of support for Thomas Square Apartments (#22002) located at 551 SW Thomas Street, Burleson, TX 76028.

Promises is a nonprofit, tax exempt community organization based in Burleson, Texas. Promises has a mission to provide food to the needy of Johnson County as well as licensed, professional counseling at a greatly reduced price. We serve the community where these proposed apartments are located and look forward to more affordable housing opportunities that allow us to expand our services.

Please see attached 501(c)(3) determination letter. We have also attached a 3-year report of our food pantry with notation of counseling impacts which shows that we serve the Burleson community and the area where this proposed project is located. Our website is [firstburleson.org/promises](http://firstburleson.org/promises) and it provides more information about our services and organization.

Thank you for your consideration of their application for funding.

Sincerely,



Debbie Beeman,  
Director, Promises Community Ministries

# Community Input Scoring Items

TDHCA# 22231

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 Odessa

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Permian Basin Adult Literacy Center

Name of Community Organization

Alba Austin

Contact Name

Support  
 Opposition

### B. West Texas Food Bank

Name of Community Organization

Libby Campbell

Contact Name

Support  
 Opposition

### C. Crisis Center of West Texas

Name of Community Organization

Lorie Dunnam

Contact Name

Support  
 Opposition

### D. Meals on Wheels

Name of Community Organization

Margaret Burton

Contact Name

Support  
 Opposition

### E.

Name of Community Organization

Contact Name

Support  
 Opposition

### F.

Name of Community Organization

Contact Name

Support  
 Opposition

**RESOLUTION NO. 2022R-10**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ODESSA, TEXAS, APPROVING SUPPORT FOR AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2022 COMPETITIVE 9% HOUSING TAX CREDITS FOR THE WOODCREST APARTMENTS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; AND DECLARING AN EFFECTIVE DATE

**WHEREAS**, the existing Woodcrest Apartments which are an affordable rental housing complex located at 2550 W. 8th Street. are over 40 years old; and

**WHEREAS**, this resolution will assist RISE Residential Construction L.P., in applying for tax credits for the redevelopment of the existing Woodcrest Apartments; and

**WHEREAS**, the redevelopment of this property will extend and preserve the rental subsidy from HUD and gives the neighborhood and residents a new attractive modern housing development;

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

**Section 1.** That the statements of fact in the Preamble are found to be true and correct and are approved as findings.

**Section 2.** That the City Council of the City of Odessa, Texas hereby supports an application by RISE Residential Construction L.P. to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for the Woodcrest Apartments.

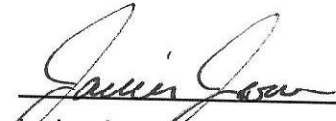
**Section 3.** That the City Manager or his designee is authorized to execute any documents necessary to implement this resolution.

**Section 4.** That this resolution shall be effective at the time of its adoption.

The foregoing resolution was approved and adopted on the 22nd day of February, A.D., 2022, by the following vote:

Mark Matta	AYE
Steven P. Thompson	AYE
Detra White	AYE
Tom Sprawls	AYE
Mari Willis	AYE
Denise Swanner	AYE
Javier Joven	AYE


Approved this the 22<sup>nd</sup> of February, A.D., 2022.

  
\_\_\_\_\_  
Javier Joven, Mayor

ATTEST:

  
\_\_\_\_\_  
Norma Aguilar-Grimaldo, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Natasha Brooks, City Attorney







STATE REPRESENTATIVE  
**BROOKS LANDGRAF**

February 25, 2022

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing & Community Affairs  
221 East 11th Street, Insurance Building Annex  
PO Box 13941  
Austin, TX 78711-3941

RE: Woodcrest Apartments-AT RISK, 9% HTC application, TDHCA #22-231, located at 2550 W. 8th Street, Odessa, Ector County, TX 79763

Dear Bobby:

I am writing to you as required by the enabling legislation under section 2306 of the Texas Government code related to funding by TDHCA. The development proposed for funding to TDHCA has the support of the Odessa City Council. The site is located in my district.

This letter is intended to meet the requirements as called for in the 2022 QAP, for the scoring of all the positive points applicable for a letter of support from the state representative. As the state representative for House District 81, My support is based on the resolution of support approved by the Odessa City Council and the representation the property is at risk of loss of their rental subsidy from HUD.

I support this development in my district. Please assure my letter of support is counted for the points for this application.

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

God bless Texas,

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





CRISIS CENTER  
OF WEST TEXAS  
RESPOND | SHELTER | EDUCATE

February 17, 2022

Texas Department of Housing & Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78711-3941

RE: Application # 22231– Woodcrest Apartments located in Odessa, Texas

Correct app number.

To Whom It May Concern:

Please accept this letter of support for the reconstruction of Woodcrest Apartments, an At-Risk affordable housing development proposed for this round of 9% tax credits.

This property is considered to be functionally obsolete. At 50+ years, the property needs to be redeveloped to modern standards for operating efficiency and resident well-being. In addition, this development effort is designed to preserve this affordable housing stock and its rental subsidy for the Odessa Community.

We support the reconstruction of Woodcrest Apartments. This project receives the full support of Crisis Center of West Texas and we are confident that you will find this project to be well planned and will have a positive impact for the community. If I may be of further assistance, please do not hesitate to contact me.

Sincerely,

Lorie Dunnam

Executive Director  
Crisis Center of West Texas



February 18, 2022

Texas Department of Housing & Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78711-3941

RE: Application # 22231 – Woodcrest Apartments located in Odessa, Texas

**Correct app number.**



To Whom It May Concern:

Please accept this letter of support for the reconstruction of Woodcrest Apartments, an At-Risk affordable housing development proposed for this round of 9% tax credits.

This property is considered to be functionally obsolete. At 50+ years, the property needs to be redeveloped to modern standards for operating efficiency and resident well-being. In addition, this development effort is designed to preserve this affordable housing stock and its rental subsidy for the Odessa Community. Meals on Wheels has several clients in these apartments at the present time. We are looking forward to have new apartments for these clients.

We support the reconstruction of Woodcrest Apartments. This project receives the full support of Meals on Wheels of Odessa, and we are confident that you will find this project to be well planned and will have a positive impact for the community. If I may be of further assistance, please do not hesitate to contact me.

Sincerely,

  
Margaret Burton,  
  
Executive Director

# PERMIAN BASIN Adult Literacy Center



*Our mission is to develop the literacy skills of adults so they can achieve their goals, improve their lives, and impact our community.*

February 9<sup>th</sup>, 2022

Texas Department of Housing & Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78711-3941

RE: Application # 21206 – Woodcrest Apartments located in Odessa, Texas

To Whom It May Concern:

Please accept this letter of support for the reconstruction of Woodcrest Apartments, an At-Risk affordable housing development proposed for this round of 9% tax credits.

This property is considered to be functionally obsolete. At 50+ years, the property needs to be redeveloped to modern standards for operating efficiency and resident well-being. In addition, this development effort is designed to preserve this affordable housing stock and its rental subsidy for the Odessa Community.

We support the reconstruction of Woodcrest Apartments. This project receives the full support of the Permian Basin Adult Literacy Center, and we are confident that you will find this project to be well planned and will have a positive impact for the community. If I may be of further assistance, please do not hesitate to contact me.

Sincerely,

Alba Austin

Executive Director  
Permian Basin Adult Literacy Center



Feeding  
More Than  
Hunger.

February 9, 2022

Texas Department of Housing & Community Affairs  
221 East 11th Street  
Austin, TX 78711-3941

RE: Application# 21206-Woodcrest Apartments located in Odessa, Texas

To Whom It May Concern:

Please accept this letter of support for the reconstruction of Woodcrest Apartments, an At-Risk affordable housing development proposed for this round of 9% tax credits. This property is considered functionally obsolete. At 50+ years, the property needs to be redeveloped to modern standards for operating efficiency and resident well-being. In addition, this development effort is designed to preserve this affordable housing stock and its rental subsidy for the Odessa Community.

We support the reconstruction of Woodcrest Apartments. This project receives the full support of the West Texas Food Bank, and we are confident that you will find this project to be well planned and will have 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 black ink that reads "Libby Campbell".

Libby Campbell  
Chief Executive Officer

# Community Input Scoring Items

TDHCA# 22120

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 Winona

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 8

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. [Redacted]

Name of Community Organization

Contact Name

Support

Opposition

B. [Redacted]

Name of Community Organization

Contact Name

Support

Opposition

C. [Redacted]

Name of Community Organization

Contact Name

Support

Opposition

D. [Redacted]

Name of Community Organization

Contact Name

Support

Opposition

E. [Redacted]

Name of Community Organization

Contact Name

Support

Opposition

F. [Redacted]

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION # 2021-12

**WHEREAS**, MAC-RE, LLC has proposed the rehabilitation of affordable rental housing at 905 Pecan Lane, named the Pecan Grove Apartments in the City of Winona, Texas; and

**WHEREAS**, MAC-RE, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for the Pecan Grove Apartments

**WHEREAS**, MAC-RE, LLC has requested a waiver of development/permit fees in the amount of \$250.00 for the Pecan Grove Apartments development as a commitment of development funding from the city of Winona, Texas; and

**WHEREAS**, the city of Winona, Texas has the authority to defer development fees on the property located at 905 Pecan Lane;

**IT IS HEREBY RESOLVED, THAT**

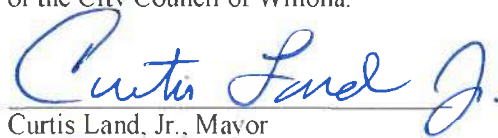
The governing body of the city of Winona, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees; and

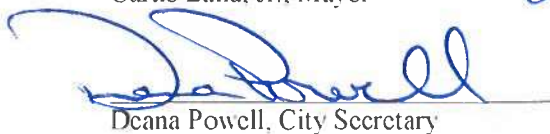
The governing body of the city of Winona, Texas, hereby confirms that it supports the rehabilitation of the Pecan Grove Apartments located at 905 Pecan Lane, and that this formal action has been taken to put on record the opinion expressed by the City on 21, December, 2021 and

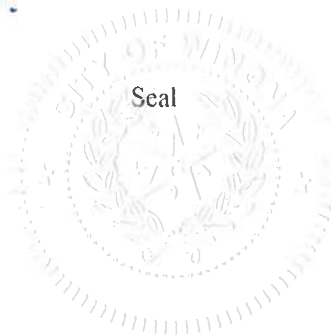
**FURTHER RESOLVED**, that for and on behalf of the Governing Body, **Curtis Land, Jr., Mayor** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

**PASSED, APPROVED and ADOPTED** this 21<sup>st</sup> day of December 2021 at a regular meeting of the City Council of Winona.

  
Curtis Land, Jr., Mayor

  
Deana Powell, City Secretary



## Community Input Scoring Items

TDHCA# 22121

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

Crockett County (Ozona is CDP)

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 8

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Helping Hands for the Elderly

Name of Community Organization

Stacey Mendez

Contact Name

Support

Opposition

B. Ozona United Methodist Church

Name of Community Organization

Pastor Leigh L Lloyd

Contact Name

Support

Opposition

C. Crockett County Senior Center

Name of Community Organization

Susie Childress

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 # \_\_\_\_\_

**WHEREAS**, MAC-RE, LLC has proposed the rehabilitation of affordable rental housing at 1304 Sheffield Road, named Ozona Seniors Apartments in the City of Ozona, Crockett County, Texas; and

**WHEREAS**, MAC-RE, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for the Ozona Seniors Apartments

**WHEREAS**, MAC-RE, LLC has requested a waiver of development/permit fees in the amount of \$250.00 for the Ozona Seniors Apartments development as a commitment of development funding from Crockett County, Texas; and

**WHEREAS**, Crockett County, Texas has the authority to defer development fees on the property located at 1304 Sheffield Road;

**IT IS HEREBY RESOLVED, THAT**

The governing body of Crockett County, 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


The governing body of Crockett County, Texas, hereby confirms that it supports the rehabilitation of the Ozona Seniors Apartments located at 1304 Sheffield Road, and that this formal action has been taken to put on record the opinion expressed by the County on December 13, 2021, and

**FURTHER RESOLVED**, that the rehabilitation of the Ozona Seniors Apartments will contribute more than any other tax credit assisted housing development to the concerted revitalization efforts of the County; and

**FURTHER RESOLVED**, that for and on behalf of the Governing Body, **Fred Deaton, County Judge** 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 13 day of December 2021 at a regular meeting of the Commissioner's Court of Crockett County, Texas.

  
\_\_\_\_\_  
Fred Deaton, County Judge

  
\_\_\_\_\_  
Court Clerk

Seal

Helping Hands for the Elderly Inc.

P.O. Box 944 Ozona, Tx. 76943

Ph: 325-392-5026 Fax 325-392-8006

Email: hhozonatx11@yahoo.com

02/07/2022

Murray Calhoun  
c/o Arx Advantage  
1305 Dusky Thrush Trail  
Austin, TX 78746

Re: Letter of Support  
Ozona Seniors Apartments, 1304 Old Hwy 290, Ozona, TX 76943, Application # 22121.

Dear Murray Calhoun,

Helping Hands for the Elderly Inc. supports the acquisition and rehabilitation of the Ozona Seniors 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,



Stacey Mendez

Director



## OZONA UNITED METHODIST CHURCH

---

02/15/2022

P.O. Box 983  
Ozona, Texas 76983  
Phone: 325-392/3060  
Fax: 325-392-8011

Murray Calhoun c/o Arx Advantage  
1305 Dusky Thrush Trail Austin, TX 78746

---

**Leigh Lloyd**  
Pastor

Re: Letter of Support  
Ozona Seniors Apartments  
1304 Old Hwy 290  
Ozona, TX 76943  
Application # 22121.

**Esther Williams**  
Administrative Assistant

**Niki Bishop RN, BSN**  
Wesley Nurse

Dear Murray Calhoun,

Ozona United Methodist Church supports the acquisition and rehabilitation of the Ozona Seniors 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,

*Pastor of Ozona United Methodist Church*

# Community Input Scoring Items

TDHCA# 22322

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

Crosbyton City Council

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points.

Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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 2

### A. South Plains Community Action Association

Name of Community Organization

William D. Powell, Jr

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

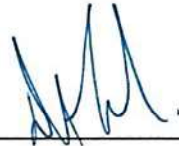
**RESOLUTION NO. 02-2022-02**

**WHEREAS**, Rural Housing of Crosbyton, LP has proposed to acquire and substantially rehabilitate an affordable rental housing development located at 1204 E. Hwy US-82, Crosbyton, TX 79322 named Savannah Park of Crosbyton, and

**WHEREAS**, Rural Housing of Crosbyton, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits to assist in the financing for Savannah Park of Crosbyton.

**IT IS HEREBY RESOLVED**, that the City of Crosbyton, acting through its governing body hereby confirms that it supports the proposed Savannah Park of Crosbyton development, and that this formal action has been taken to put on record the opinion of support expressed by the City of Crosbyton on February 15, 2022.

**BE IT FURTHER RESOLVED** that for and on behalf of the Governing Body, Dusty Cornelius, Mayor, are hereby authorized, empowered, and directed to certify each of these resolutions to the Texas Department of Housing and Community Affairs.



\_\_\_\_\_  
Dusty Cornelius, Mayor

ATTEST:



\_\_\_\_\_  
Cheyanne Flores, City Secretary



ADMINISTRATIVE OFFICE

**SOUTH PLAINS COMMUNITY ACTION ASSOCIATION, INC.**

(800) 782-5028

FAX: (806) 894-5349

WEBPAGE: [www.spcaa.org](http://www.spcaa.org)

411 Austin Street • P.O. Box 610 • Levelland, Texas 79336 • (806) 894-6104

March 1, 2022

Corey Farmer  
Belmont Development Company  
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 the Savannah Park of Crosbyton apartment community located at 1204 E. Hwy US-82, Crosbyton, TX 79322.

South Plains Community Action Association, Inc. is a private non-profit tax-exempt organization actively involved in the Crosbyton 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 Savannah Park of Crosbyton will provide valuable benefit to the citizens in the community in which we serve.

Sincerely

A handwritten signature in blue ink, appearing to read "William D. Powell, Jr.", is written over a circular blue ink stamp or seal.

William D. Powell, Jr.  
Executive Director  
South Plains Community Action Association, Inc.

# Community Input Scoring Items

TDHCA#: 22270

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 17

City of Livingston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. MannaFest**

Name of Community Organization

Marilyn Wise

Contact Name

Support

Opposition

**B. Greater East Texas Community Action Program**

Name of Community Organization

Kelsey Roberts

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. 594**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVINGSTON, TEXAS, SUPPORTING THE SUBMISSION OF AN APPLICATION BY RIDGECREST INN APARTMENTS, LTD TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2022 HOUSING TAX CREDITS FOR THE RIDGECREST INN APARTMENTS DEVELOPMENT AND PROVIDING FOR A WAIVER OF CERTAIN FEES**

**WHEREAS**, Ridgecrest Inn Apartments LTD has proposed a rehabilitation development for affordable rental housing at 901 Forest Hollow, named Ridgecrest Inn Apartments in the City of Livingston, Polk County, Texas; and

**WHEREAS**, Ridgecrest Inn Apartments LTD has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Competitive 9% Housing Tax Credits for Ridgecrest Inn Apartments; and

**WHEREAS**, Ridgecrest Inn Apartments, LTD has requested a partial reduction of development/permit fees by the amount of \$250.00 for the Ridgecrest Inn Apartments development as a commitment of development funding from the City of Livingston, Texas; and

**WHEREAS**, the City Council of the City of Livingston, Texas has the authority to partially reduce development fees on the Ridgecrest Inn Apartments development located at 901 Forest Hollow:

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LIVINGSTON, TEXAS**, that the City of Livingston, Texas hereby officially 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 partial reduction of development/permit fees by the amount of \$250.00; and

**FURTHER RESOLVED**, that the City of Livingston, acting through its governing body, hereby confirms that it supports the proposed rehabilitation development of Ridgecrest Inn Apartments located at 901 Forest Hollow, in the City of Livingston, Polk County, Texas, and the application by Ridgecrest Inn Apartments, LTD to TDHCA pursuant to Tex. Gov't Code §2306.6703(a)(4); and



**FURTHER RESOLVED**, it is expressly acknowledged and confirmed that the City of Livingston has over twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; 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 this Resolution to the Texas Department of Housing and Community Affairs.

**RESOLVED AND ADOPTED** this the 8th day of February, 2022 by action of the City Council of the City of Livingston, Texas.

**SIGNED:**

  
\_\_\_\_\_  
**Judy B. Cochran, Mayor**

**ATTEST:**

  
  
\_\_\_\_\_  
**Ellie Monteaux, TRMC, CMC**  
**City Secretary**  
**Assistant City Manager**



MannaFest

LEADING THE FIGHT AGAINST HUNGER IN POLK COUNTY

**Board of Directors**

**President**

Linda Norrell

**Vice President**

Dana Taylor

**Secretary**

Dawn Jander

**Treasurer**

Marylee Westmoreland

**Directors**

Kim Gouthier

Clara Lemons

Ron Lemons

Sandy Menefee

Joli Parkman

Georgann Patterson

Betty Peebles

Beth Roberts

Wayne Roberts

Connie Thompson

James Walker

G B Wise

Tamra Zeigler

**Executive Director**

Marilyn Wise

February 24, 2022

Texas Department of Housing and Community Affairs  
Austin, Texas

RE: Community Support

I am writing to you to express our support of the Ridgecrest Inn Apartments, Ltd. Development. This TDHCA application is for the rehabilitation of Ridgecrest Apartments, located on 901 Forest Hollow in Livingston, TX.

There is a great need for quality affordable senior housing in Stephenville, Texas. We believe that this development will help serve this need for our community.

If we can be of further help in this matter, please contact us.

Sincerely,

Marilyn Wise  
MannaFest Director

PO Box 466, Livingston, TX 77351  
Phone: 936-327-9555  
[mannafest@livingston.net](mailto:mannafest@livingston.net)  
[www.mannafestlivingstontexas.org](http://www.mannafestlivingstontexas.org)



**Greater East Texas Community Action Program**

P.O. BOX 631938 NACOGDOCHES, TX. 75963

PHONE:(936) 564-2491 FAX:(936) 564-6212 [www.get-cap.org](http://www.get-cap.org)

800-621-5746 ADMINISTRATIVE

Proudly serving rural east Texas

---

2/18/2022

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> St.  
Austin, TX 78701

RE: Community Support

To Whom It May Concern:

The purpose of this letter is to express our support for the Ridgecrest Inn Apartment, Ltd. Development. This TDHCA application is for the proposed weatherization of Ridgecrest Inn Apartments located at 901 Forrest Hollow, Livingston, TX.

There is a need for quality affordable housing in Livingston, TX in Polk County. We believe that these apartments will serve the need for our community.

A handwritten signature in blue ink that reads "Kelsey Roberts". The signature is written in a cursive style.

Kelsey Roberts  
Weatherization Coordinator  
Greater East Texas Community Action Program  
Office: 936-585-7216  
Cell: 936-645-6481  
Fax: 936-462-9157

# Community Input Scoring Items

TDHCA# 22172

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 Plainview

Name of Local Government Body

Hale County

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Plainview Chamber of Commerce

Name of Community Organization

Tonya Keesee

Contact Name

Support

Opposition

### B. Hale County Meals on Wheels, Inc.

Name of Community Organization

Ashley Mayberry

Contact Name

Support

Opposition

### C. Hale County Housing Authority

Name of Community Organization

Cindy Carthel

Contact Name

Support

Opposition

### D. 9th and Columbia Church of Christ of Plainview

Name of Community Organization

Evan Weiss

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

Resolution No. R22-551

A RESOLUTION OF SUPPORT OF THE CITY COUNCIL OF THE CITY OF PLAINVIEW, HALE COUNTY, TEXAS AUTHORIZING SUBMISSION OF A REQUEST TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR PARTICIPATION IN THE HOME INVESTMENT PARTNERSHIPS PROGRAM, MULTIFAMILY DEVELOPMENT PROGRAM.

WHEREAS, SCS Plainview 22, LP has proposed a development for affordable rental housing at approx. 1201 Andy Taylor Rd. named Legacy Trails of Plainview in the City of Plainview, Hale County; and

WHEREAS, SCS Plainview 22, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for Legacy Trails of Plainview; and

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

Section I.

That the City of Plainview, acting through its governing body, hereby confirms that it supports the proposed Legacy Trails of Plainview located at approximately 1201 Andy Taylor Rd and that this formal action has been taken to put on record the opinion expressed by the City of Plainview on [February 8<sup>th</sup>, 2022], and

Section II.

That the City of Plainview, acting through its governing body, hereby confirms that, upon successful award of 2022 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 Legacy Trails of Plainview; and

Section III

That for and on behalf of the Governing Body, Charles Starnes, Mayor of the City of Plainview is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Section IV.

This Resolution's public purpose is to encourage and facilitate quality development of affordable rental housing for the City's benefit as a whole.


PASSED AND APPROVED THIS 8<sup>th</sup> day of February, 2022.



---

Charles Starnes, Mayor

ATTEST:



---

Belinda Hinojosa, City Secretary

RESOLUTION NO. R22-0218

IN THE COMMISSIONERS COURT                   §  
   §  
OF HALE COUNTY, TEXAS                       §

**RESOLUTION EXPRESSING SUPPORT FOR AFFORDABLE HOUSING PROJECT**

WHEREAS, SCS Plainview 22, LP has proposed a development for affordable rental housing at 1201 Andy Taylor Road in Plainview, to be named Legacy Trails of Plainview;



AND WHEREAS, SCS Plainview 22, LP intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for Legacy Trails of Plainview;

AND WHEREAS, affordable, safe, and appropriate housing is in the best interest of the residents of Plainview and Hale County;

**BE IT THEREFORE RESOLVED THAT** Hale County, acting through its Commissioners Court, hereby confirms that it supports the proposed Legacy Trails of Plainview , to be located at 1201 Andy Taylor Road in Plainview, and that this formal action has been taken to put on record the opinion expressed by Hale County on this date.

So resolved by the Hale County Commissioners Court at its special called meeting on February 18, 2022.

  
\_\_\_\_\_  
DAVID B. MULL, Hale County Judge

  
  
**CERTIFICATION:** 2/18/2022  
**TRUE AND CORRECT COPY OF**  
**ORIGINAL ON FILE IN** *Keyna*  
**HALE COUNTY CLERK'S OFFICE**  
**LATRICE KEMP**  
**PAGE** 1 **OF** 1



January 27, 2022

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

Re: Legacy Trails of Plainview - TDHCA #22172  
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 #22172, Legacy Trails of Plainview proposed to be located at approximately 1201 Andy Taylor Road, Plainview, TX 79072.

Plainview Chamber of Commerce serves the community and we believe that there is a need for affordable senior housing in Plainview for our citizens of moderate-income levels and Legacy Trails of Plainview 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)296-7431 any time.

Sincerely,

Tonya Keesee

Executive Director  
Plainview Chamber of Commerce  
1906 W. 5th Street  
806-296-7431  
Plainview, Texas 79072



# HALE COUNTY MEALS ON WHEELS, INC.

1402 Borger St.  
Plainview, Texas 79072  
(806) 292-9020

February 22, 2022

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

Re: Legacy Trails of Plainview – TDHCA #22172  
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 #22172, Legacy Trails of Plainview, proposed to be located at approximately 1201 Andy Taylor Road, Plainview, Texas 79072.

Hale County Meals on Wheels serves the city of Plainview and Seth Ward community by providing nutritious meals to an average of 175 seniors each weekday. The meals are prepared by Covenant Hospital and distributed by a team of volunteers.

We know there is a tremendous need for housing that is affordable for Plainview residents living in the communities we serve, and we know that this proposed development will meet the needs of our neighbors by providing them a safe, decent, and quality place to call home. If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 806-292-9020.

Sincerely,



Ashley Mayberry  
Director Hale County Meals on Wheels

02-18-2022

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

Re: Legacy Trails of Plainview – TDHCA #22172  
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 #22172, Legacy Trails of Plainview proposed to be located at approximately 1201 Andy Taylor Road, Plainview, TX 79072.

The 9<sup>th</sup> and Columbia Church of Christ serves the community, and we believe that there is a need for affordable senior housing in Plainview for our citizens of moderate-income levels and Legacy Trails of Plainview 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) 293-2616 any time.

Sincerely,



Evan Weiss (For the Elders)  
Minister

**HALE COUNTY HOUSING AUTHORITY**  
**123 East 6<sup>th</sup> St, P.O. Box 99 / Plainview, Texas 79073**  
Phone: 806-293-4160 E-Mail: [hcha@NTS-ONLINE.NET](mailto:hcha@NTS-ONLINE.NET)

January 26<sup>th</sup>, 2022

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

Re: Legacy Trails of Plainview – TDHCA #22172  
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 #22172, Legacy Trails of Plainview proposed to be located at approximately 1201 Andy Taylor Road, Plainview, TX 79072.

Hale County Housing Authority Section 8 Housing Voucher Program serves the community and we believe that there is a need for affordable senior housing in Plainview for our citizens of moderate-income levels and Legacy Trails of Plainview 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)293-4160 any time.

Sincerely,



Cindy Carthel  
Executive Director

## Community Input Scoring Items

TDHCA# 22162

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

Pampa City Commission

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Pampa Meals on Wheels**

Name of Community Organization

Support

Evelyn West

Opposition

Contact Name

**B. Gray Cares Living at Home**

Name of Community Organization

Support

Dee Randall

Opposition

Contact Name

**C.**

Name of Community Organization

Support

Contact Name

Opposition

**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

**RESOLUTION NO. R21-034**

**A RESOLUTION OF THE CITY OF PAMPA, TEXAS, SUPPORTING A PROPOSED HOUSING TAX CREDIT COMMUNITY, SUMMER VILLAGE, TO BE LOCATED AT THE NORTHWEST CORNER OF NORTH SUMNER STREET AND WEST SOMERVILLE STREET, PAMPA, TEXAS**

---

**WHEREAS**, Summer Village, L.P., has advised the City of Pampa that it intends to submit an application for affordable rental housing to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Competitive 9% Housing Tax Credits within Region #1, Rural Category, in the City of Pampa, Gray County, Texas; and,

**WHEREAS**, Summer Village, L.P., has proposed a development for a new affordable multi-family housing development at the northwest corner of N. Sumner St. and W. Somerville St., named Summer Village in the City of Pampa, Gray County, Texas; and,

**WHEREAS**, there is a TDHCA scoring item that requires a de-minimis commitment of development funding by the local political subdivision (City of Pampa); and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PAMPA, TEXAS, THAT:**

1. The governing body of the City of Pampa supports new opportunities to encourage the development of quality, affordable housing for its residents.
2. The City of Pampa, acting through its governing body, hereby confirms its support for the proposed Summer Village to be located at the northwest corner of N. Sumner St. and W. Somerville St., Pampa, Texas; and this formal action has been taken to put on record the opinion expressed by the City of Pampa.
3. This Resolution supports and is intended to allow Summer Village, L.P., to receive funding from Texas Department of Housing and Community Affairs (TDHCA) Competitive 9% Housing Tax Credits for the Summer Village located in Pampa, Texas.
4. This resolution of support is intended to allow Summer Village to receive the maximum number of scoring points in relation to its Housing Tax Credit (HTC) application for its multifamily development project to be located in Pampa.
5. The governing body of the City of Pampa confirms it will provide a \$250 contribution to the project in the form of a fee waiver for Summer Village.

6. The governing body of the City of Pampa is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs (TDHCA).

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

**READ, APPROVED AND ADOPTED** this 25<sup>th</sup> day of October 2021.

CITY OF PAMPA, TEXAS

By: 


Lance DeFever, Mayor

ATTEST:



Karen L. Price, City Secretary

APPROVED AS TO FORM:

  
Bryan J. Guymon, City Attorney

February 11, 2022

Mr. Colin Nickells, 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  
HTC Application No. 22162

Dear Mr. Nickells:

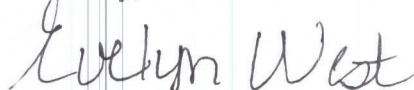
On behalf of Pampa Meals on Wheels, a 501(c)(3) non-profit organization serving the needs of individuals and families in Pampa and Gray County, Texas, I am pleased to provide this letter of support for the proposed affordable housing community for seniors known as Summer Village (#22162). This proposed development will be located at northwest corner of N Sumner Street and W Somerville Street within our service area.

Pampa Meals on Wheels is a non-profit, community service of meal delivery to residents in Pampa and Lefors of all socio-economic levels who are homebound due to illness, physical or mental handicap, or advanced aging that are no longer able to prepare their own meals. Pampa Meals on Wheels is a social service that enables eligible patrons to maintain their independence in their homes.

As a community service organization, our primary purpose is the overall betterment, development, and improvement of our community. We do this by enhancing the lives of families and individuals we serve through programs involving education, social activities, transportation, health, and nutrition.

There is a tremendous need in our service area for high quality, affordable housing. 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 included information showing how we serve this area and detailing the services we provide to our community. Should you have any questions, please feel free to contact me at 806-669-1007

Sincerely,



Evelyn West  
Executive Director Meals on Wheels  
Pampamealsonwheels@hotmail.com  
806-669-1007  
EIN # 75 1616739



511 N. Hobart  
Pampa, TX 79065  
806-688-7109  
graycares@gmail.com

February 23, 2022

Mr. Colin Nickells, 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  
HTC Application No. 22162

Dear Mr. Nickells:

On behalf of Gray Cares, a 501(c)(3) non-profit organization serving the needs of individuals and families in Pampa and Gray County, Texas, I am pleased to provide this letter of support for the proposed affordable housing community for seniors known as Summer Village (#22162). This proposed development will be located at the northwest corner of N Sumner Street and W Sommerville Street within our service area.

As a community service organization, our vision is a community where neighbors help neighbors remain living in their own homes/apartments for as long as possible. We do this by mobilizing volunteers to provide non-medical, independent living services for people ages 65 and older. The services we provide and our connection to the community are more fully described on our website at <http://graycares.org> or our Facebook page GrayCares Living at Home, Inc.

There is a tremendous need in our service area for high quality, affordable housing for our older population. 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. Should you have any questions, please feel free to contact me at 806-688-7109.



Sincerely,

A handwritten signature in black ink that reads "Dee Randall". The signature is written in a cursive, flowing style with a large initial "D".

Dee Randall

Executive Director

GrayCares Living at Home, Inc.

# Community Input Scoring Items

TDHCA# 22153

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 Amarillo City Council

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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. Amarillo Meals on Wheels

Name of Community Organization

Susie Akers

Contact Name

Support

Opposition

### B. United Way of Amarillo and Canyon

Name of Community Organization

Adam Leathers

Contact Name

Support

Opposition

### C. Amarillo Habitat for Humanity

Name of Community Organization

Alason Moorhead

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. 02-08-22-4

A RESOLUTION OF THE CITY OF AMARILLO CITY COUNCIL:  
SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE  
ESTACADO ESTATES DEVELOPMENT; COMMITTING TO A  
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, Estacado Estates, LP has proposed a development for affordable senior housing at the northwest corner of Southwest 58<sup>th</sup> Avenue and South Washington Street named, *Estacado Estates*, in the City of Amarillo, Randall County, Texas; and

WHEREAS, Estacado Estates, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 "Competitive 9% Housing Tax Credits" for the *Estacado Estates* project.

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

SECTION 1. The City of Amarillo, acting by and through its governing body, hereby confirms that it supports the proposed development, *Estacado Estates*, to be located near the northwest corner of Southwest 58<sup>th</sup> Avenue and South Washington Street, as evidenced by this Resolution.

SECTION 2. The City confirms that it will commit development fee waivers in an amount of \$500 to Estacado Estates, LP conditioned upon receipt of Housing Tax Credits.


SECTION 3. 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 4. This Resolution is effective on the date of its approval.


Approved this 8th day of February 2022.

  
Ginger Nelson, Mayor

APPROVED AS TO FORM:

  
Bryan S. McWilliams, City Attorney

ATTEST:

  
Stephanie Coggins, City Secretary



February 9, 2022

Mr. Colin Nickells, 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  
HTC Application No. 22153

Dear Mr. Nickells:

On behalf of Amarillo Meals on Wheels, a 501(c)(3) non-profit organization serving the needs of individuals and families in Amarillo, Texas, I am pleased to provide this letter of support for the proposed affordable housing community for seniors known as Estacado Estates (#22153). This proposed development will be located at the northwest corner of SW 58<sup>th</sup> Avenue and S Washington Street and is within our service area.

As a community service organization, our primary purpose is the overall betterment, development, and improvement of our community. We do this by enhancing the lives of families and individuals we serve through programs involving education, social activities, transportation, health, and nutrition. The services we provide and our connection to the community are more fully described in the accompanying information from our web site.

There is a tremendous need in our service area for high quality, affordable housing. 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 included information showing how we serve this area and detailing the services we provide to our community. Should you have any questions, please feel free to contact me at 806-374-1521.

Sincerely,

A handwritten signature in blue ink that reads 'Susie Akers'.

Susie Akers, CFRE  
Executive Director



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

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

Dear Mr. Colin Nickells, Director of Multifamily Housing,

I am writing this letter to voice my support for Estacado Estates Housing Project to be located at the Southwest 58<sup>th</sup> Avenue and South Washington Street in Amarillo, TX.

At the United Way of Amarillo & Canyon, we fight for the health, education, and financial stability of every person in our community. We partner with and invest in 24 of the most effective nonprofit programs that demonstrate real change in our community. Working with businesses and civic leaders throughout Amarillo & Canyon, allows us to address poverty at 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 older people who are on fixed incomes and this development will help address that need.

If you have any questions or concern concerning my letter of support, please feel free to contact me at phone (405) 240-3140 or email [adam@unitedwayama.org](mailto:adam@unitedwayama.org).

Thank you,



Adam Leathers

Senior Director of Community Impact

United Way of Amarillo & Canyon



February 15, 2022

Mr. Colin Nickells, 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  
HTC Application No. 22153

Dear Mr. Nickells:

On behalf of Amarillo Habitat for Humanity, a 501(c)(3) non-profit organization serving the needs of individuals and families in Amarillo, Texas, I am pleased to provide this letter of support for the proposed affordable housing community for seniors known as Estacado Estates (#22153). This proposed development will be located at the northwest corner of SW 58<sup>th</sup> Avenue and S Washington Street and is within our service area.

As a community service organization, our primary purpose is the overall betterment, development, and improvement of our community. We do this by enhancing the lives of families and individuals we serve through programs involving education, social activities, transportation, health, and nutrition. The services we provide and our connection to the community are more fully described in the accompanying information from our web site.

There is a tremendous need in our service area for high quality, affordable housing. 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 included information showing how we serve this area and detailing the services we provide to our community. Should you have any questions, please feel free to contact me at (806) 383-3456.

Sincerely,

A handwritten signature in black ink that reads "Alason Moorhead". The signature is written in a cursive, flowing style.

Alason Moorhead  
Executive Director  
Amarillo Habitat for Humanity

# Community Input Scoring Items

TDHCA# 22160

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

Lubbock City Council

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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. Lubbock Chamber of Commerce

Name of Community Organization

Kay Mcdowell

Contact Name

Support  
 Opposition

### B. Lubbock Area United Way

Name of Community Organization

Devin McCain

Contact Name

Support  
 Opposition

### C. Covenant Health

Name of Community Organization

Tavia Hatfield

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. 2022-R0067  
Item No. 7.9  
February 8, 2022

## RESOLUTION

**WHEREAS**, Frontage Estates, L.P. has proposed a development for affordable rental housing to be named Frontage Estates to be located at 2549 South Loop 289; and

**WHEREAS**, Frontage Estates, L.P. intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for Frontage Estates of Lubbock; **NOW, THEREFORE**,

### **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK:**

**THAT** the City Council of the City of Lubbock hereby confirms that it supports the application for the Texas Department of Housing and Community Affairs 2022 Competitive 9% Housing Tax Credits for the proposed development of Frontage Estates of Lubbock by Frontage Estates, L.P.; and

**THAT** the City Council of the City of Lubbock hereby directs City staff to provide a one-time permit fee waiver in the amount of five hundred dollars (\$500) to be applied to an application for a permit by Frontage Estates, L.P. if it is awarded the Texas Department of Housing and Community Affairs 2021 Competitive 9% Housing Tax Credits for the proposed development of Frontage Estates of Lubbock; and

**THAT** as provided for in 10 TAC §11.3(e) and §11.4(c)(1), it is hereby acknowledged that the proposed New Construction or Adaptive Reuse Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households; and

**THAT** the City of Lubbock hereby confirms that its Governing Body has no objection to the Application, pursuant to 10 TAC §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan; and

**THAT** the governing body affirms that the proposed Development is consistent with the jurisdiction's obligation to affirmatively further fair housing.

Passed by the City Council on February 8, 2022.

  
\_\_\_\_\_  
**DANIEL M. POPE, MAYOR**



**ATTEST:**

  
\_\_\_\_\_  
Rebecca Garza, City Secretary

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Bill Howerton, Deputy City Manager

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Kelli Leisure, Assistant City Attorney

Casey Doyle, Chair  
Steve Beck, Chair - Elect  
Dave Marcinkowski, Past Chair  
Kay McDowell, Secretary  
Beth Lawson, Treasurer  
Rey Carrasco, Vice Chair  
Chris Chambers, Vice Chair  
Dana Madison, Vice Chair  
Becky Palmer, Vice Chair  
Robert Wood, Vice Chair  
Maridel Acosta-Cruz  
Greg Ammons  
Nick Atwood  
Jeremy Barbee  
Travis Barnett  
Chris Berry  
Keith Bryant  
Fernando Bustos  
Mark Funderburk  
Elizabeth Hill  
Bud Holmes  
Pam Hufstedler  
Shara Konechney  
Mike Lambert  
Chris Mandrell  
Michelle McCord  
Dr. Felicia Powell  
Kathy Rollo  
Paulene Salamon  
Eddie Schulz  
Kathy Timms  
Kelly Tucker  
Gabe Vitela  
Cole Watts  
Victoria Whitehead

February 18, 2022

Mr. Colin Nickells, 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  
HTC Application No. 22160

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application #22160 (Frontage Estates) to be located at 2549 S Loop 289 in Lubbock, TX.

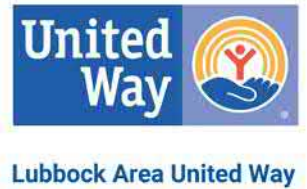
The Lubbock Chamber of Commerce is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,



Kay McDowell  
President and CEO

1655 Main Street, Suite 101  
Lubbock, TX 79401  
806.747.2711  
info@liveunitedlubbock.org  
**LIVEUNITEDLUBBOCK.ORG**



February 7, 2022

Mr. Colin Nickells  
Multifamily Finance  
Texas Department of Housing & Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: Letter of Community Organization Support –  
HTC Application No. 22160

Mr. Nickells:

On behalf of Lubbock Area United Way, a 501(c)(3) non-profit organization serving the needs of individuals and families in Lubbock, Texas, I am pleased to provide this letter of support for the proposed affordable housing community for seniors known as Frontage Estates (#22160). This proposed development will be located at 2549 S Loop 289 and is within our service area.

Lubbock Area United Way is a federally authorized, private, non-profit organization serving the Lubbock community, within which the development is located. Our organization's overarching purpose is the overall betterment, development and improvement of the community. Our mission is to address the root causes of poverty in our community and to create lasting, positive change. Our primary goals are to ensure all children are school-ready by kindergarten and are grade-level readers by 3rd grade, to eliminate child abuse and sex trafficking in our communities, and to provide access to all persons in need of mental health services.

We believe that there is a need for quality housing that is affordable, sustainable, and well located for our citizens and this development will help meet that need. We hope that this project will serve as a catalyst for more affordable housing options in our community. With this in mind, I am fully supportive of the aforementioned development. If you would like further information on Lubbock Area United Way, please feel free to contact me using the information below.

Respectfully Submitted,

A handwritten signature in black ink that reads "DMcCain".

Devin McCain  
*Vice President, Community Impact*  
Lubbock Area United Way  
dmccain@unitedway-lubbock.org  
806-905-5987

**OUR MISSION: Giving • People • Hope**

February 22nd, 2022

Mr. Colin Nickells, 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  
HTC Application No. 22160

Dear Mr. Nickells:

Covenant Health, Community Health Investment, is pleased to present this letter of support for Frontage Estates (#22160). Frontage Estates is a proposed new construction development to be located at 2549 S Loop 289, Lubbock, TX 79423.

Covenant Health is a 501(c)(3) tax exempt entity, with a mission to serve all, especially those who are poor and vulnerable. Covenant Health serves the Lubbock community, in which Frontage Estates will be located and recognize the need for affordable senior housing in our community.

Thank you for your consideration. If you have any questions or need any additional information, please feel free to contact Tavia Hatfield, Regional Director of Community Health Investment at 806-368-4902.

Sincerely,



Tavia Hatfield, Regional Director  
Community Health Investment TX/NM  
Covenant Health/Providence Health  
[tthatfield@ovhs.org](mailto:tthatfield@ovhs.org)

## Community Input Scoring Items

TDHCA# 22044

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 of Lubbock

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Lubbock Area United Way**

Name of Community Organization

Devin McCain - VP Community Impact

Contact Name

Support

Opposition

**B. Texas State Independent Living Council (SILC)**

Name of Community Organization

Brian White - General Counsel

Contact Name

Support

Opposition

**C. The Inside Out Foundation**

Name of Community Organization

Alexis Arnold - Co-Founder & Executive Director

Contact Name

Support

Opposition

**D. HUB City Outreach Center**

Name of Community Organization

Megan Estrada - Founder & President

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION**

**WHEREAS**, KCG Development, LLC has proposed a development for affordable rental housing to be named The Wheldon to be located at the Northeast Quadrant of Avenue U and 86th Street; and

**WHEREAS**, KCG Development, LLC intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for The Wheldon of Lubbock; **NOW, THEREFORE**,

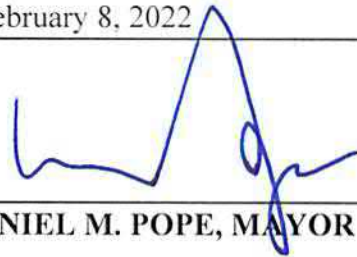
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK:**

**THAT** the City Council of the City of Lubbock hereby confirms that it supports the application for the Texas Department of Housing and Community Affairs 2022 Competitive 9% Housing Tax Credits for the proposed development of The Wheldon of Lubbock by KCG Development, LLC; and

**THAT** the City Council of the City of Lubbock hereby directs City staff to provide a one-time permit fee waiver in the amount of five hundred dollars (\$500) to be applied to an application for a permit by KCG Development, LLC if it is awarded the Texas Department of Housing and Community Affairs 2022 Competitive 9% Housing Tax Credits for the proposed development of The Wheldon of Lubbock; and

**THAT** the governing body affirms that the proposed Development is consistent with the jurisdiction's obligation to affirmatively further fair housing.


Passed by the City Council on February 8, 2022.



A handwritten signature in blue ink, appearing to read 'Daniel M. Pope', is written over a horizontal line.

**DANIEL M. POPE, MAYOR**

**ATTEST:**



A handwritten signature in blue ink, appearing to read 'Rebecca Garza', is written over a horizontal line.

Rebecca Garza, City Secretary

**APPROVED AS TO CONTENT:**

A handwritten signature in blue ink, appearing to read "Bill Howerton". The signature is written in a cursive style with a large, sweeping flourish at the end.

Bill Howerton, Deputy City Manager

**APPROVED AS TO FORM:**

A handwritten signature in blue ink, appearing to read "Kelli Leisure". The signature is written in a cursive style with a large, sweeping flourish at the end.

Kelli Leisure, Assistant City Attorney

February 7, 2022

Mr. Colin Nickells  
Multifamily Finance  
Texas Department of Housing & Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: The Wheldon – TDHCA Application #22044 – Lubbock, TX

Mr. Nickells:

This correspondence serves as support of The Wheldon – TDHCA Application #22044, with the proposed location of NEQ of Ave. U and 86th St, Lubbock, TX 79423.

Lubbock Area United Way is a federally authorized, private, non-profit organization serving the Lubbock community, within which the development is located. Our organization's overarching purpose is the overall betterment, development and improvement of the community. Our mission is to address the root causes of poverty in our community and to create lasting, positive change. Our primary goals are to ensure all children are school-ready by kindergarten and are grade-level readers by 3rd grade, to eliminate child abuse and sex trafficking in our communities, and to provide access to all persons in need of mental health services. Our Mission and Goals are carried out through our Initiatives below:

- Start Smart Texas - In 2019, Lubbock joined the Campaign for Grade Level Reading (CGLR) and became a Start Smart city. CGLR is a collaborative effort to improve reading proficiency and early school success for children from low-income families. In Lubbock, the local GLR campaign is supported by a partnership of Lubbock Area United Way, Lubbock ISD, Frenship ISD, and Lubbock-Cooper ISD.
- United We Read - Lubbock Area United Way hosted its first United We Read event in 2018. More than 500 volunteers read the book *The Little Red Fort* to 3,535 second-graders across the Lubbock, Frenship, Lubbock-Cooper, Shallowater, and New Deal Independent School Districts. Every child went home with a copy of the book and a craft, including 138 books in Spanish. We continue to build United We Read and strive for excellence in the coming years as this event reaches greater heights in Lubbock County.
- ALICE – Thanks to research from United Ways of Texas, Lubbock Area United Way has been spreading awareness and creating strategies to assist a very specific group: the ALICE population. ALICE stands for Asset-Limited, Income-Constrained, Employed. These households earn more than the federal poverty level (FPL) but below a basic survival threshold – the ALICE Threshold. When you combine Lubbock County Poverty Rate with the percentage of ALICE households, 48% of the total population does not earn enough to thrive.





*Empowering people with disabilities to live independently*

January 28, 2022

Mr. Colin Nickells  
Multifamily Finance  
Texas Department of Housing & Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: The Wheldon – TDHCA Application #22044 – Lubbock, Texas

Mr. Nickells:

This correspondence serves as support of The Wheldon – TDHCA Application #22044, with the proposed location of NEQ of Ave. U and 86<sup>th</sup> St, Lubbock, Texas 79423.

Texas State Independent Living Council (SILC) is a federally authorized, private, non-profit with the mission to assist Texans with disabilities to live as independently as they choose. Texas SILC has a Governor-appointed board that consists of a majority of Texans with a disability. Title VII, Chapter 1 of the Rehabilitation Act of 1973, establishes the Independent Living Services and Centers for Independent Living programs in each state. The purpose is to:

- promote the independent living philosophy, based on consumer control, peer support, self-help, self-determination, equal access and individual and systems advocacy;
- maximize the leadership, empowerment, independence and productivity of individuals with significant disabilities; and
- promote the integration and full inclusion of individuals with significant disabilities into the mainstream of American society.

Texas SILC works in collaboration with Texas' 27 Centers for Independent Living (non-profit organizations), Texas Health and Human Services Commission, and other organizations to develop and carry out the goals, objectives, and activities of the State Plan for Independent Living across many of the states communities, including the City of Lubbock. One of our shared goals pursuant to the State Plan is accessible, affordable housing for Texans with disabilities. The Wheldon will make further steps to sustainable housing keeping in mind universal design and inclusion for all in the City of Lubbock.



*Empowering people with disabilities to live independently*

The Wheldon is the next step in solving West Texas' housing crisis and providing for greater independence for Texans with and without disabilities. I support the project and the opportunities it will bring to the Lubbock and surrounding community. Please do not hesitate to contact me if you have any questions or if I can be of assistance.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Brian White'.

Brian White  
General Counsel  
Texas State Independent Living Council  
[brian@txsilc.org](mailto:brian@txsilc.org)  
(512) 577-6932



February 22, 2022

Mr. Colin Nickells  
Multifamily Finance  
Texas Department of Housing & Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: The Wheldon – TDHCA Application #22044 – Lubbock, TX

Mr. Nickells:

This letter serves as our written support of The Wheldon – TDHCA Application #22044, with the proposed location of NEQ of Ave. U and 86th St, Lubbock, Texas 79423.

The Inside Out Foundation is a federally authorized, private, non-profit organization serving the Lubbock community, within which the development is located. Our organization's overarching purpose is the overall betterment, development and improvement of the community through helping traumatic event survivors via aesthetic products and services at no cost to them. Our Mission is to revive and enrich every client who walks through our door; inside and out. We strive to make our clients not only look beautiful but feel beautiful down to their souls. Our Purpose is to help clients who are suffering from physical or emotional losses due to illness or traumatic life events with the goal of achieving a raised level of physical and emotional health, well-being, and the restoration of their self-esteem. Our Mission and Purpose are carried out through our services below:

- Mastectomy Bras, Prosthetic Breast Forms & Private Bra Fittings
- Skin Care Kits, Scar Cream, Body Cream & Skin Care Education
- Emotional Healing and Outreach Service Connections
- Mastectomy Survivor Bags and Burn Survivor Bags
- Turbans, Caps and Other Head Coverings
- Wigs, Wig Styling and Wig Care Information
- Eyebrow & Eyelash Kits

We believe that there is a need for housing that is affordable, sustainable and well located for our citizens and this development will help meet that need. The Wheldon will bring housing for some of our community's most valued and vulnerable citizens, while at the same time providing an economic catalyst for our local economy.

With this in mind, I am fully supportive of the aforementioned development. If you would like further information on The Inside Out Foundation, please feel free to contact me using the information below.

With Blessings,



Alexis Arnold  
Co-Founder & Executive Director  
The Inside Out Foundation

4630 50<sup>th</sup> Street, Suite 500  
Lubbock, TX 79414  
806-722-0750  
[www.theinsideoutfoundation.org](http://www.theinsideoutfoundation.org)  
[theinsideoutfoundation@gmail.com](mailto:theinsideoutfoundation@gmail.com)



Hub City Outreach Center  
4 Briercroft Office Park  
Lubbock, TX 79412  
P: 806-701-1687  
F: 806-368-6003  
[Team@HubCityOutreachCenter.org](mailto:Team@HubCityOutreachCenter.org)

February 17, 2022

Mr. Colin Nickells  
Multifamily Finance  
Texas Department of Housing & Community Affairs  
221 East 11<sup>th</sup> Street, Austin, TX 78701

RE: The Wheldon – TDHCA Application #22044 – Lubbock, TX

This correspondence gladly serves as Hub City Outreach Center’s formal support of The Wheldon – TDHCA Application #22044, with the proposed location of NEQ of Ave. U and 86th St, Lubbock, TX 79423.

Hub City Outreach Center is a federally recognized, private, non-profit organization serving the Lubbock community, within which the development would be located. Our organization’s overarching purpose is the overall wellness, healthy development and improvement of the community and our neighbors. Our Mission is Empowerment Through Prevention Education. Our Guiding Principle is to provide services to help youth develop the capacities to achieve social, behavioral, and mental health and wellness. Our Mission and Vision are carried out through our many free initiatives below:

- Youth Prevention Services and Wellness Presentations — Our Youth Prevention Services take a proactive approach to address health and wellness for youth, families, and communities by enhancing protective factors that increase knowledge, skills, and attitudes for making healthy choices. We primarily focus on Texas' four prevention priorities: underage alcohol use, tobacco and nicotine products, marijuana and other cannabinoids use, and prescription drug misuse. We do discuss other drugs and topics as well! Our three programs follow the Strategic Prevention Framework model of the Substance Abuse and Mental Health Services Administration (SAMHSA), to strengthen prevention efforts and strategies for coordination across multiple dimensions of wellness.
- Basic Necessity Closets— There’s levels to life, so we intentional focus on the whole persons involved in our community. We have a clothing closet, hygiene closet, school supplies available year-round.
- Food Assistance— Meals matter. We provide food vouchers through the local food bank, also distribute many holiday meals during the November and December months.
- ‘The Other Stuff’— We also provide referrals, have an online and in-person resource library, host a variety of community events, provide volunteer opportunities for community enhancement and scholarships for graduating seniors pursuing higher education or a trade.

As the founder, I grew up here. I’m local—I know that there is a great need for housing that is affordable, sustainable and well located for our citizens and this development will help meet that need. The Wheldon will bring housing for some of our communities most valued and vulnerable citizens, while at the same time providing an economic catalyst for our local economy. We’re excited to host community events here, and to provide outreach/services to the families who live here! With this in mind, I am fully supportive of the aforementioned development. If you would like further information on Hub City Outreach Center, please reach out to me.

Respectfully,

*Megan Estrada*

Megan Estrada, APS  
Founder, Director & President  
Hub City Outreach Center  
806-701-1687  
[Megan.Estrada@HubCityOutreachCenter.org](mailto:Megan.Estrada@HubCityOutreachCenter.org)



# Community Input Scoring Items

TDHCA#: 22069

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 of Amarillo

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Amarillo Chamber of Commerce

Name of Community Organization

Jason Harrison

Contact Name

Support

Opposition

### B. United Way of Amarillo & Canyon

Name of Community Organization

Adam Leathers

Contact Name

Support

Opposition

### C. Senior Ambassadors Coalition

Name of Community Organization

Ken Branum

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. 02-08-22-5

A RESOLUTION OF THE CITY OF AMARILLO CITY COUNCIL:  
SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE  
LANTANA VILLAS DEVELOPMENT; COMMITTING TO A  
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, RST Lantana Villas, LP has proposed a development for affordable senior rental housing near the southwest corner of Amarillo Boulevard and Plum Creek Drive named, *Lantana Villas*, in the City of Amarillo, Potter County, Texas; and

WHEREAS, RST Lantana Villas, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 "Competitive 9% Housing Tax Credits" for the *Lantana Villas* project.

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

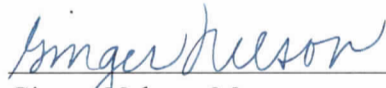
SECTION 1. The City of Amarillo, acting by and through its governing body, hereby confirms that it supports the proposed development, *Lantana Villas*, to be located near the southwest corner of Amarillo Boulevard and Plum Creek Drive, as evidenced by this Resolution.

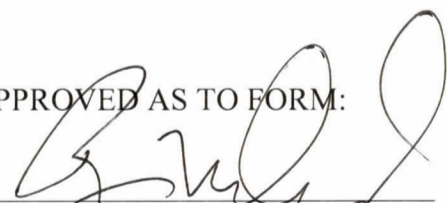
SECTION 2. The City confirms that it will commit development fee waivers in an amount of \$500 to RST Lantana Villas, LP conditioned upon receipt of Housing Tax Credits.

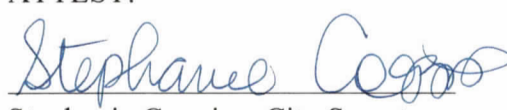
SECTION 3. The City Manager or designee is authorized to execute all reasonably necessary documents to implement this Resolution. The City Secretary is hereby authorized and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

SECTION 4. This Resolution is effective on the date of its approval.

Approved this 8th day of February 2022.

  
\_\_\_\_\_  
Ginger Nelson, Mayor

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

ATTEST:  
  
\_\_\_\_\_  
Stephanie Coggins, City Secretary

**MEMBER**

CO-CHAIR, HEALTH & HUMAN  
SERVICES TRANSITION LEGISLATIVE  
OVERSIGHT COMMITTEE

NATURAL RESOURCES COMMITTEE

PUBLIC HEALTH COMMITTEE



**FOUR PRICE**  
STATE REPRESENTATIVE

**CAPITOL OFFICE**

P.O. Box 2910  
AUSTIN, TEXAS 78768-2910

[www.house.texas.gov](http://www.house.texas.gov)

[four.price@house.texas.gov](mailto:four.price@house.texas.gov)

(512) 463-0470 Capitol

(806) 374-8787 District

February 17, 2022

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

Re: Region I/Urban - Application Number 22069  
Lantana Villas, 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.

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 and cursive.

Four Price  
State Representative



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

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

Dear Mr. Colin Nickells, Director of Multifamily Housing,

I am writing this letter to voice my support for Lantana Villas senior Housing Project to be located on the sw corner of Amarillo Blvd and Plum Creek Drive, in Amarillo, TX.

At the United Way of Amarillo & Canyon, we fight for the health, education, and financial stability of every person in our community. We partner with and invest in 24 of the most effective nonprofit programs that demonstrate real change in our community. Working with businesses and civic leaders throughout Amarillo & Canyon, allows us to address poverty at 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 older people who are on fixed incomes and this development will help address that need.

If you have any questions or concern concerning my letter of support, please feel free to contact me at phone (405) 240-3140 or email [adam@unitedwayama.org](mailto:adam@unitedwayama.org).

Thank you,



Adam Leathers

Senior Director of Community Impact

United Way of Amarillo & Canyon



**SENIOR AMBASSADORS COALITION**

February 7, 2022

Texas Department of Community Affairs  
% Clifton Phillips  
1603 LBJ Freeway, Suite 860  
Dallas, Texas 75234

Dear Mr. Phillips

I am writing this letter to voice our support for TDHCA's Tax Credit Application # 22069

Lantana Villas Senior development to be located at SWC of Amarillo Blvd and Plum Creek Drive in Amarillo, Texas. The Senior Ambassador Coalition is a tax-exempt not for 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 fill that need.

Sincerely,

Ken Branum  
President  
Senior Ambassador Coalition

P. O. Box 2024  
Amarillo, TX 79105  
(806) 340-5377  
[www.sac-panhandle.com](http://www.sac-panhandle.com)



February 7, 2022

Texas Department of Housing and Community Affairs  
C/o Mercedes Carr  
1603 LBJ Freeway, Suite 860  
Dallas, Texas 75234

**Re: Lantana Villas – Letter of Community Support**  
Approx. the SW corner of Amarillo BLVD. and Plum Creek Dr., Amarillo, TX 79106

Ms. Carr:

The Amarillo Chamber of Commerce is in support of the proposed affordable housing development, Lantana Villas located at approximately the SW Corner of Amarillo Blvd. and Plum Creek Drive.

As our community continues to grow, affordable housing for our senior families is a continued concern. In our opinion, the newly constructed eighty unit development will be a benefit to the seniors of Amarillo, Potter County, Texas.

If our organization can be of further assistance please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Harrison', is written over a white background.

Jason Harrison  
President & CEO

# Community Input Scoring Items

TDHCA# 22220

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 17

City of Burkburnett

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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. Redneck Culinary Academy

Name of Community Organization

Lee Harvey

Contact Name

Support

Opposition

### B. Burkburnett Boys and Girls Club

Name of Community Organization

Katie Ford

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 NUMBER 719

**A RESOLUTION OF SUPPORT OF THE BOARD OF COMMISSIONERS OF THE CITY OF BURKBURNETT, TEXAS SUPPORTING THE BURKBURNETT ROYAL GARDENS, LLC'S PROPOSED DEVELOPMENT OF AFFORDABLE RENTAL HOUSING KNOWN AS BURKBURNETT ROYAL GARDENS, TO BE LOCATED AT DANNY TAYLOR DRIVE IN THE CITY OF BURKBURNETT, WICHITA COUNTY, FINDING AND DETERMINING THIS MEETING WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

WHEREAS, Burkburnett Royal Gardens, LLC has proposed a development for affordable rental housing at DW Taylor Pathway, Burkburnett, Texas 76354

APPROXIMATELY 5 ACRES OUT OF 16.62 AC ABST 3 S ANDERSON

named **Burkburnett Royal Gardens** in the City of Burkburnett, Texas; and

WHEREAS, Burkburnett Royal Gardens, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Burkburnett Royal Gardens.

**NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE CITY OF BURKBURNETT, TEXAS;**

**SECTION 1.** That acting through its Governing Body, hereby **confirms that it supports** the proposed **Burkburnett Royal Gardens** and that this formal action has been taken to put on record the opinion expressed by the City of Burkburnett on February 15, 2022; and

**SECTION 2.** That acting through its Governing Body, hereby confirms that, upon successful award of **2022 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 Burkburnett Royal Gardens; and

**SECTION 3.** That on behalf of the Governing Body, Carl Law, Mayor of the City of Burkburnett, Texas is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs; and

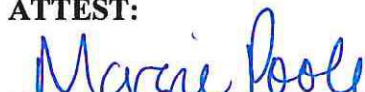
**SECTION 4.** The meeting at which this resolution was passed was open to the public as required by law.

**PASSED AND APPROVED ON THIS 15<sup>TH</sup> DAY OF FEBRUARY 2022.**



Carl Law, Mayor

ATTEST:

  
Margie Poole, City Clerk



STATE OF TEXAS  
HOUSE OF REPRESENTATIVES

**JAMES B. FRANK**

*District 69*

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

February 25, 2022

Re: Letter for Support for TDHCA Housing Tax Credit Application # 22220 – Burkburnett Royal Garden

Dear Mr. Wilkinson,

I have recently received the Public Notice for Burkburnett Royal Garden to be located in the City of Burkburnett, which I represent, at approximately 350 DW Taylor (South of 109 Willams Drive). Please accept this as a letter of support for this development, which as has been presented to me, will provide much needed high-quality affordable workforce housing for those living in Burkburnett 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 (940)767-1770.

Sincerely,

A handwritten signature in black ink, appearing to read "James B. Frank".

State Representative James B. Frank  
House District 69

February 1, 2022

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

Re: **Burkburnett Royal Garden** – TDHCA #22220  
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 #22220, Burkburnett Royal Garden, proposed to be located at approximately 350 DW Taylor (South of 109 Williams Dr), Burkburnett, TX 76354.

Redneck Culinary Academy serves the community and we believe that there is a need for affordable workforce housing in Burkburnett for our citizens of moderate-income levels and Burkburnett Royal Garden 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 (832) (205-0706) any time.

Sincerely,



**Lee Harvey**

President

Redneck Culinary Academy



2/23/2022

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

Re: Burkburnett Royal Garden – TDHCA #22220  
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 #22220, Burkburnett Royal Garden, proposed to be located at approximately 350 DW Taylor (South of 109 Williams Dr), Burkburnett, TX 76354.

The Burkburnett Boys & Girls Club serves the community and we believe that there is a need for affordable workforce housing in Burkburnett for our citizens of moderate-income levels and Burkburnett Royal Garden will assist the community in meeting this very important need.

The location of this property will be vital to the citizens and youth of Burkburnett, as it is located within walking distance of Overton Ray Elementary and the High School. Our Club is located between both of these schools, which will allow youth the ability to walk home, if needed. I am excited to write a letter supporting this project as there are not enough affordable housing options in our community. Without proper housing, our youth suffer mentally, physically and emotionally.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (940) 569-2812 any time.

Sincerely,

A handwritten signature in blue ink, appearing to be "Katie Ford", with a long horizontal line extending to the right.

Katie Ford  
Executive Director  
kford@burkburnettbgc.org

(9940) 569-2812

Boys & Girls Club  
Burkburnett, Texas  
800 County Road  
P.O. Box 2  
Burkburnett, TX 76354  
Tel 940.569.2812  
Fax 940.569-2663  
www.burkburnettbgc.org

**Officers**

Michael Stauffer  
President/CVO

Jeff Kindt  
Vice President

Secretary  
Robin Bachert

Dr. Morgan Moore  
Treasurer

**Board of Directors**

Marguerite Love  
Don Fritsche  
Keith Meyers  
Ryan Heptner  
Allison Bainbridge  
Jerry Davis  
Stacy Hopkins  
Donald Graves

Advisory  
Randy Aaron  
Nancy Viavattene

Pat Norris

Rick Sims  
Ed Stahr

Executive Director/CEO  
Katie Ford

**The Positive Place For Ki**



## Community Input Scoring Items

TDHCA#

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 Iowa Park

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested

**\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.**

**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. Nortex Housing Finance Corporation

Name of Community Organization

David Clark - Executive Director

Contact Name

Support

Opposition

B. Iowa Park Chamber of Commerce

Name of Community Organization

Dana Gentry - President

Contact Name

Support

Opposition

C. Grace Church of Iowa Park

Name of Community Organization

Kendall Graves - Pastor

Contact Name

Support

Opposition

D. Iowa Park Police Association

Name of Community Organization

Taylor Burchett, President

Contact Name

Support

Opposition

E. Friendly Door Senior Center

Name of Community Organization

Dana Polly - Executive Director

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 22-02

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF IOWA PARK, WICHITA COUNTY, TEXAS EXPRESSING SUPPORT FOR ABBINGTON GORDON LAKE, LP REGARDING THE ABBINGTON AT GORDON LAKE APARTMENT DEVELOPMENT; AUTHORIZING A LOCAL ECONOMIC CONTRIBUTION TOWARDS THE AFFORDABLE RENTAL HOUSING DEVELOPMENT; AUTHORIZING SUBMISSION OF AN APPLICATION FOR THE 2022 COMPETITIVE 9% HOUSING TAX CREDIT PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) AND DIRECTING THE CITY SECRETARY TO CERTIFY THIS RESOLUTION TO TDHCA.

WHEREAS, Abbington Gordon Lake, LP has proposed a development for affordable rental housing at the approximate address of the 1218 North Jackson Avenue and 1225 North Pacific Avenue named Abbington at Gordon Lake located in the City of Iowa Park, Wichita County; and

WHEREAS, Abbington Gordon Lake, LP has advised the City of Iowa Park that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2022 Competitive 9% Housing Tax Credit Program for the Abbington at Gordon Lake Apartment Development; and

WHEREAS, Abbington Gordon Lake, LP has requested funding in the form of an economic contribution from the City Iowa Park, Wichita County; and

WHEREAS, the City Council of the City of Iowa Park, Wichita County has determined Abbington Gordon Lake, LP is eligible for the requested funding in the form of an economic contribution as full support for Abbington at Gordon Lake Apartment Development; and

WHEREAS, the City Council of the City of Iowa Park, Wichita County has determined to assist and support the Abbington Gordon Lake, LP in securing the TDHCA tax credit award funding for the Abbington at Gordon Lake Apartment Development by providing an economic contribution in the form of building and construction fee waivers.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA PARK, WICHITA COUNTY, TEXAS THAT:

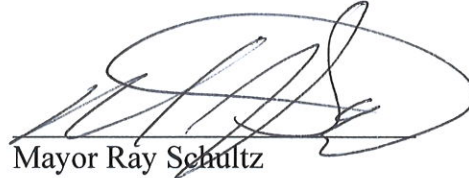
RESOLVED, that the Iowa Park City Council, acting through its governing body, hereby confirms that it strongly supports the proposed Abbington at Gordon Lake Apartment Development located at the approximate address of 1218 North Jackson Avenue and 1225 North Pacific Avenue and that this formal action has been taken to put on record as the opinion expressed by the City of Iowa Park, Wichita County on February 14, 2022;

FURTHER RESOLVED, the governing body of the City of Iowa Park, Wichita County, as further support to the proposed Abbington at Gordon Lake Apartment Development approves the requested development funding in the form of an economic contribution in the amount of \$250.00. This commitment of development funding by the governing body of the City of Iowa Park, Wichita County shall be for a waiver of building, construction and park fees in the total amount of \$250.00 to be provided to the Abbington at Gordon Lake Apartment Development;

FURTHER RESOLVED, that for and on behalf of the Governing Body of the City of Iowa Park, Wichita County, the Mayor is hereby authorized, empowered and directed to certify this Resolution to the Texas Department of Housing and Community Affairs (TDHCA) as their total and full support for the Abbington at Gordon Lake Apartment Development in the City of Iowa Park, Wichita County.

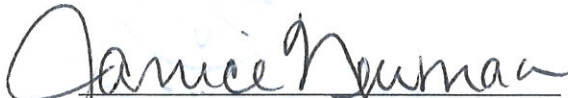
This Resolution shall take effect immediately from and after its passage.

PASSED, APPROVED AND ADOPTED on this day, February 14, 2022 at the regular meeting of the Iowa Park City Council.



Mayor Ray Schultz

ATTEST:



City Secretary Janice Newman



STATE OF TEXAS  
HOUSE OF REPRESENTATIVES

**JAMES B. FRANK**

*District 69*

February 16, 2022

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

RE: Abbington Gordon Lake, LP  
Abbington at Gordon Lake Apartment Development  
1218 North Jackson Avenue and 1225 North Pacific Avenue  
Iowa Park, Wichita County, TX

Dear Mr. Wilkinson,

I received the Public Notification for Abbington at Gordon Lake Apartments located at the above address in Texas State House District 69 which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District. It is my understanding that this project has already received a Resolution of Support from the City of Iowa Park.

I sincerely hope your application is considered for funding with the Housing Tax Credit (HTC) Program. Thank you for all you do to support communities in need of affordable housing throughout the State of Texas and thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "James B. Frank".

James Frank  
State Representative  
District 69  
Texas House of Representatives

**NORTEX HOUSING FINANCE CORPORATION**  
2112 Indian Hts. Blvd., Wichita Falls, Texas 76309 940 691 6857

February 15, 2022

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

Re: Abbington Gordon Lake, LP  
Abbington Gordon Lake Apartment Development  
1218 North Jackson Avenue and 1225 North Pacific Avenue  
Iowa Park, Wichita County, TX 76367

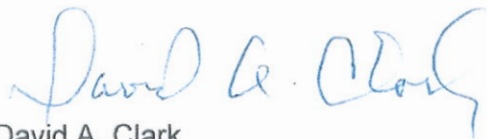
Dear Mr. Wilkinson:

The Nortex Housing Finance Corporation would like to express support for the Abbington Gordon Lake Apartment Development seeking Housing Tax Credit financing with the Department. There is a need for newer, affordable housing opportunities for the Iowa Park area. We feel certain that the proposed Abbington at Gordon Lake will be successful in meeting these needs.

The apartment development has the support of the City as demonstrated with their Resolution of Support. Our organization stands with the City of Iowa Park in hoping the Department recognizes this tremendous need and awards tax credits to the Abbington Gordon Lake Apartment Development.

Should you have any questions or concerns, please do not hesitate to contact me at the address above.

Sincerely,



David A. Clark  
Executive Director



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(940) 592-5441 • WWW.IOWAPARK.COM • 107 WEST CASH • IOWA PARK, TEXAS 76367

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February 15, 2022

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

Re: Abbington Gordon Lake, LP  
Abbington at Gordon Lake Apartment Development  
1218 North Jackson Avenue and 1225 North Pacific Avenue  
Iowa Park, Wichita County, TX 76367

Dear Mr. Wilkinson:

Thank you for the opportunity to express my support for the proposed Abbington at Gordon Lake apartment development seeking Housing Tax Credit financing with the Department. The proposed senior apartment development is to be located at 1218 North Jackson Avenue and 1225 North Pacific Avenue, just south of U.S. Highway 287 within the city limits of Iowa Park.

With the passage of a Resolution of Support, the City of Iowa Park is very supportive of the proposed senior apartment development. It is viewed the proposed senior housing development will bring greater economic investment by meeting the senior housing needs of the city.

Our organization provides much needed services to the local community and the future residents of this proposed senior apartment development will be the beneficiaries of our good work.

Please contact me if you have any questions.

Sincerely,

President

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•  
•  
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•

**GRACE CHURCH OF IOWA PARK** 1401 N Pacific Ave. Iowa Park, TX 76367  
(940) 592-4275

February 15, 2022

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

Re: Abbington Gordon Lake, LP  
Abbington at Gordon Lake Apartment Development  
1218 North Jackson Avenue and 1225 N. Pacific Avenue  
Iowa Park, Wichita County, TX 76367

Dear Mr. Wilkinson:

Thank you for the opportunity to express my support for the proposed Abbington at Gordon Lake Apartment Development that is seeking Housing Tax Credit financing with the Texas Department of Housing and Community Affairs. The apartment development is to be located at the 1218 block of North Jackson Avenue and 1225 North Pacific Avenue, just south of U.S. Highway 287 and within the city limits of Iowa Park.

The City of Iowa Park is supportive of the proposed affordable apartment development as demonstrated by the passing of a Resolution of Support. It is viewed the proposed apartment development will bring greater economic investment by meeting the housing needs of the area. Our organization provides much needed services to the community and the residents of the proposed housing development will be the beneficiaries of our good work.

Please contact me if you have any questions.

Sincerely,



Pastor Kendall Graves  
Grace Church of Iowa Park

• • • • •



**IOWA PARK POLICE ASSOCIATION**  
**P.O. BOX 190**  
**IOWA PARK, TX 76367**  
**(940)592-2181-OFFICE (940)592-5542-FAX**

February 15, 2022

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

Re: Abbington Gordon Lake, LP  
Abbington Gordon Lake Apartment Development  
1225 North Pacific Avenue and 1225 North Pacific Avenue  
Iowa Park, Wichita County, TX 76367

Dear Mr. Wilkinson:

The Iowa Park Police Association would like to express our support for the proposed Abbington at Gordon Lake Apartment Development. It is our understanding the proposed apartment development will be located at 1225 North Pacific Avenue and 1225 North Pacific Avenue within the city limits of Iowa Park. Our community is very supportive of the proposed senior housing development. It is viewed it will bring more business to our community and assist with the high demand for housing in the area.

Our goal is to provide protection and support to the citizens of our community. The additional housing will bring an opportunity for a beneficial relationship within the community.

Sincerely,

President

Iowa Park Police Association





February 16, 2022

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

Re: Abbington Gordon Lake, LP  
Abbington at Gordon Lake Apartment Development  
1225 N. Pacific Avenue and 1218 N. Jackson Avenue  
Iowa Park, Wichita County, TX 76367

Dear Mr. Wilkinson:

The Friendly Door Senior Center and its Board of Directors would like to express our strong support for the proposed Abbington at Gordon Lake Apartment Development. Located at 1225 N. Pacific Avenue and 1218 N. Jackson Avenue, the proposed apartment development will be located approximately 0.57 miles from our senior center making this very convenient for our senior residents and clients.

The senior residents and the senior center's clients have expressed a strong need for safe and affordable housing to our staff for several years. The proposed apartment development will fulfill this tremendous need perfectly. Our organization provides meals on wheels, transportation and congregate meals Monday through Friday to the seniors and disabled individuals of our community. Our senior clients would benefit from the proposed apartment development that would provide housing in their home town as opposed to a senior facility at least 15 miles from their previous home. The clients we serve are in the phases of their lives where the body is ailing, their skills of daily living are failing and they are alone. The proposed apartment development will provide a vital need to be met while providing a safe and social living environment for them. We can also not discount the economic advantages to our city in the form of jobs, revenue and new citizens.

We are very excited about the possibility of this proposed apartment development for seniors in our community and will provide whatever strong support that is needed to help make this reality. Thank you for your time and consideration.

Sincerely,



Dana Polly  
Executive Director

810 North Third Street  
Iowa Park, TX 76367  
(940) 592-9311 Fax (940) 592-0025

# Community Input Scoring Items

TDHCA# 22025

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 Wichita Falls

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points.

Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Habitat for Humanity

Name of Community Organization

Janet Monkres

Contact Name

Support

Opposition

B. YMCA

Name of Community Organization

AJ Hernandez

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. 19-2022

### **Resolution to consider economic benefits of and support for a proposed affordable housing tax credit project, Wichita Falls Lofts, at 3104 Seymour Road, Wichita Falls, Texas from Wichita Falls MHP, LP**

WHEREAS, Wichita Falls MHP, LP. (“Applicant”), have requested support from the City of Wichita Falls for new construction of affordable family housing units named Wichita Falls Lofts located at 3104 Seymour Road, Wichita Falls, Wichita County, Texas; and

WHEREAS, the Applicant intends to submit an application for affordable rental housing units to the Texas Department of Housing and Community Affairs (“TDHCA”) for an allocation of the 2022 Competitive 9% Housing Tax Credits within Region #2, Urban Category, in the City of Wichita Falls, Wichita County, Texas; and,

WHEREAS, the Applicant, has proposed a development for a new affordable multi-family housing development that will contribute to additional neighborhood revitalization efforts in older residential areas; and

Whereas, there is a TDHCA scoring item that requires a de minimis commitment of development funding by the local political subdivision (City of Wichita Falls) who confirms the City of Wichita Falls will provide streamlined site plan and permit review which is valued at least in the amount of \$500 for the development; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

1. The governing body of the City of Wichita Falls **supports** new opportunities to encourage the development of quality, affordable housing for its’ residents.
2. The City of Wichita Falls acting through its governing body, hereby confirms its support for the proposed Wichita Falls Lofts to be located at 3104 Seymour Road, a new affordable housing development for families that may assist with the revitalization of depressed and declining neighborhoods; and this formal action is taken to put on record the opinion expressed by the City of Wichita Falls.
3. **This resolution supports and is intended to allow Wichita Falls MHP, LP. to receive funding from Texas Department of Housing and Community Affairs (TDHCA) Competitive 9% Housing Tax Credits for Wichita Falls Lofts located at 3104 Seymour Road in the City of Wichita Falls.**
4. This resolution of support is intended to allow the Applicant to receive the maximum number of scoring points in relation to its Housing Tax Credit (HTC) application for Wichita Falls Lofts, an affordable rental development project to be located in Wichita Falls.

5. The governing body of the City of Wichita Falls confirms it will provide streamlined site plan and permit review which is valued at least in the amount of \$500 for site plan and permit review for Wichita Falls Lofts.

6. The governing body of the City of Wichita Falls is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs (TDHCA).

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

PASSED AND APPROVED this the 15<sup>th</sup>, day of February, 2022.

  
MAYOR

ATTEST:

  
City Clerk



STATE OF TEXAS  
HOUSE OF REPRESENTATIVES

**JAMES B. FRANK**

*District 69*

February 16, 2022

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

RE: Wichita Falls Lofts TDHCA ID 22025  
3014 Seymour Road, Wichita Falls, TX 76309

Dear Mr. Wilkinson,

I received the Public Notification for Wichita Falls Lofts located at the above address in Texas State House District 69 which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District. It is my understanding that this project has already received a Resolution of Support from the City of Wichita Falls.

I sincerely hope your application is considered for funding with the Housing Tax Credit (HTC) Program. Thank you for all you do to support communities in need of affordable housing throughout the State of Texas and thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "James B. Frank".

James Frank  
State Representative  
District 69  
Texas House of Representatives



**Habitat  
for Humanity®**  
of Wichita Falls

1206 Lamar  
Wichita Falls, Texas 76301

940-716-9300  
hfhwf@habitatwf.com

*"Building houses in partnership with God's people in need"*

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Wichita Falls Lofts TDHCA ID 22025  
3014 Seymour Road

Dear Mr. Campbell,

I am writing this letter to voice my support for Wichita Falls Lofts, an affordable housing development to be located approximately at 3014 Seymour Road in Wichita County.

Habitat for Humanity of Wichita Falls is a 501(c)(3) non-profit organization that is active in the Wichita Falls community. We serve this community by working in partnership with God's people in need to build decent and affordable housing and revitalize neighborhoods. Our vision is to eliminate poverty housing in Wichita Falls and the world. 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 Wichita Falls Lofts will serve our clients well and will promote a high quality of life for the underserved citizens of Wichita Falls and Wichita County.

If I can be of further help in this matter, please let me know. I can be reached at 940-716-9300 or [hfhwf@habitatwf.com](mailto:hfhwf@habitatwf.com). Thank you for your consideration.

Sincerely,



Janet Monkres

Executive Director

1206 Lamar Street  
Wichita Falls, Texas 76301

(817) 455-7185 Cell - (940)716-9300 Office - (940)716-9372 Fax





FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

February 7, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Wichita Falls Lofts TDHCA ID 22025  
3014 Seymour Road

Dear Mr. Campbell,

I am writing this letter to voice my support for Wichita Falls Lofts, an affordable housing development to be located approximately at 3014 Seymour Road in Wichita County.

YMCA of Wichita Falls is a 501(c)(3) non-profit organization that is active in the Wichita Falls community. We strengthen the community through youth development, healthy living, and social responsibility. 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 Wichita Falls Lofts will serve our clients well and will promote a high quality of life for the underserved citizens of Wichita Falls and Wichita County.

If I can be of further help in this matter, please let me know. I can be reached at 940-322-7816 or [ajhernandez@ymcawf.org](mailto:ajhernandez@ymcawf.org). Thank you for your consideration.

Sincerely,

AJ Hernandez  
President & Chief Executive Officer  
P: 920-322-7816  
E: [ajhernandez@ymcawf.org](mailto:ajhernandez@ymcawf.org)  
W: [ymcawf.org](http://ymcawf.org)

# Community Input Scoring Items

TDHCA#: 22282

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 March 1, 2022

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

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Interfaith Outreach Services

Name of Community Organization

Byron R. Francois

Contact Name

Support

Opposition

### B. Wichita Falls Faith Mission

Name of Community Organization

Steve Sparks

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





– WICHITA FALLS –  
**FAITH MISSION**  
EVERY STORY MATTERS

March 1, 2022

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

Re: Pioneer Crossing – TDHCA #22282  
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 #22282, Pioneer Crossing, proposed to be located at approximately 3110 Central Freeway, Wichita Falls, TX 76306.

Wichita Falls Faith Mission, Inc. serves the community, and we believe that there is a need for affordable housing in Wichita Falls for our citizens of moderate-income levels and 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 940-723-5663 any time.

Sincerely,

Steve Sparks  
CEO

Date

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

Re: Pioneer Crossing – TDHCA #22282  
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 #22282, Pioneer Crossing, proposed to be located at approximately 3110 Central Freeway, Wichita Falls, TX 76306.

Interfaith Outreach Services serves the community, and we believe that there is a need for affordable housing in Wichita Falls for our citizens of moderate-income levels and 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 940-322-1365 any time.

Sincerely,

*Byron R. Francois*

Byron R. Francois  
Director of Services

# Community Input Scoring Items

TDHCA# 22269

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 Stephenville

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Grace Place Ministries - First Baptist Church Stephenville

Name of Community Organization

Sherry M. Carroll

Contact Name

Support

Opposition

### B. Homelessness HELP

Name of Community Organization

Sherry M. Carroll

Contact Name

Support

Opposition

### C. H.O.P.E., Inc. - Helping Other People Effectively

Name of Community Organization

Jill Scott

Contact Name

Support

Opposition

### D. Basic Needs Ministry

Name of Community Organization

Deborah E. Swanson

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 2022-R-04**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS REGARDING RETIREMENT LIVING FOR SENIORS FOR SUPPORT AND LOCAL POLITICAL SUBDIVISION FUNDING**

WHEREAS, Retirement Living for Seniors, Ltd. has proposed a development for a Senior restricted Development located on W Lingleville Rd, named Retirement Living for Seniors, in the city of Stephenville, Texas; and


WHEREAS, Retirement Living for Seniors Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Competitive 9% Housing Tax Credits for Retirement Living for Seniors; and

WHEREAS, Chapter 380 of the Texas Local Government Code authorizes municipalities to administer programs to establish and provide for the making of loans and grants of public funds for the purpose of promoting state and local economic development and to stimulate business and commercial activity in the municipality.


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


1. The City of Stephenville, acting through its governing body, hereby confirms that it supports the proposed development of Retirement Living for Seniors, located on W Lingleville Rd, in the City of Stephenville, Texas, and its application to the TDHCA.
2. The City of Stephenville, acting through its Governing Body for the purposes of Local Political Subdivision Funding, will grant a reduction of \$250 towards water/sewer tap fees.
3. The Mayor, for and on behalf of the Governing Body, is hereby authorized, empowered, and directed to certify these resolutions to TDHCA.

**PASSED AND APPROVED** this 15<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
Doug Svien, Mayor

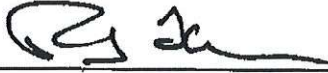
ATTEST:

  
\_\_\_\_\_  
Staci L. King, City Secretary





Reviewed by Allen L. Barnes,  
City Manager



Randy Thomas, City Attorney  
Approved as to form and legality



# Grace Place Ministries

A benevolence ministry of  
First Baptist Church Stephenville

PO Box 124 (365 W. Tarleton St.)  
Stephenville, TX 76401  
Phone: 254-965-4022 Fax: 254-965-1097  
graceplace@fbcstephenville.org  
Director: Sherry M. Carroll

*Carry each other's burdens and so you will fulfill the law of Christ. (Galatians 6:2)*

---

February 11, 2022

Texas Department of Housing and Community Affairs  
Austin, Texas

RE: Retirement Living for Seniors

I am writing to you to express our support of Retirement Living for Seniors Ltd., and the Retirement Living for Seniors development, to be located off of W Lingleville Rd in Stephenville, TX.

There is a great need for quality affordable senior housing in Stephenville, Texas. We believe that this development will help serve this need for our community.

If we can be of further help in this matter, please contact us.

Sincerely,

See signature on  
next page -bps

Sherry M. Carroll  
Director



# Grace Place Ministries

A benevolence ministry of  
First Baptist Church Stephenville

*Carry each other's burdens and so you will fulfill the law of Christ. (Galatians 6:2)*

---

PO Box 124 (365 W. Tarleton St.)  
Stephenville, TX 76401  
MF 6/2/2022 3:06pm bps

Phone: 254-965-4022 Fax: 254-965-1097

graceplace@fbcstephenville.org

Director: Sherry M. Carroll

February 11, 2022

Texas Department of Housing and Community Affairs  
Austin, Texas

RE: Retirement Living for Seniors

I am writing to you to express our support of Retirement Living for Seniors Ltd., and the Retirement Living for Seniors development, to be located off of W Lingleville Rd in Stephenville, TX.

There is a great need for quality affordable senior housing in Stephenville, Texas. We believe that this development will help serve this need for our community.

If we can be of further help in this matter, please contact us.

Sincerely,

Sherry Carroll  
Chair



PO Box 247  
Stephenville, TX 76401  
254-595-3656  
admin@homelessnesshelp.org

February 11, 2022

Texas Department of Housing and Community Affairs  
Austin, Texas

RE: Retirement Living for Seniors

I am writing to you to express our support of Retirement Living for Seniors Ltd., and the Retirement Living for Seniors development, to be located off of W Lingleville Rd in Stephenville, TX.

There is a great need for quality affordable senior housing in Stephenville, Texas. We believe that this development will help serve this need for our community.

Although our focus is helping those who are homeless, that includes doing what we can to help those at risk of homelessness. Affordable housing is a major part of that prevention strategy.

If we can be of further help in this matter, please contact us.

Sincerely,

See signature on  
next page -bps

Sherry Carroll  
Chair



**H.O.P.E., Inc.**  
**Helping Other People Effectively**

1617 E. Washington  
P.O. Box 1243  
Stephenville, TX 76401  
254-965-2700  
[hope9652700@gmail.com](mailto:hope9652700@gmail.com)  
hopestephenville.com

February 17, 2022

Texas Department of Housing and Community Affairs  
Austin, Texas

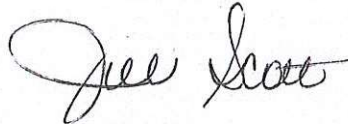
RE: Retirement Living for Seniors

I am writing to you to express our support of Retirement Living for Seniors Ltd., and the Retirement Living for Seniors development, to be located off of West Lingleville Road in Stephenville, Texas.

There is a great need for quality affordable senior housing in Stephenville, Texas. We believe that this development will help serve this need for our community.

If we can be of further help in this matter, please contact us.

Sincerely,



Jill Scott  
Executive Director

BASIC NEEDS MINISTRY  
313 N. BELKNAP  
STEPHENVILLE, TX 76408



February 22, 2022

Dear Mr. Bienski,

The purpose of this letter is to convey our support for the senior complex, Retirement Living for Seniors, located off of W. Lingleville Rd in Stephenville, TX. Our main purpose is to meet the basic needs of our clients. That includes housing for our clientele. The need is so great in Erath County that your presentation brought a breath of fresh air to us all.

Please know that we are fully behind your effort to secure the necessary tax credits available to help in completing this worthwhile endeavor. The seniors in Erath County will be forever grateful.

Respectfully yours,  
Deborah E. Swanson  
Director of Basic Needs Ministry  
Graham St. Church of Christ  
Stephenville, TX 76401  
254-965-4510 office  
254-977-3998 personal cell

# Community Input Scoring Items

TDHCA# 22285

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 Dallas

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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. United Way of Metropolitan Dallas

Name of Community Organization

Ashley Brundage

Contact Name

Support

Opposition

### C. Umo Igbo Unite Dallas

Name of Community Organization

William Ositadinma Ibekwe

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

February 23, 2022

**WHEREAS**, on May 9, 2018, City Council adopted the Comprehensive Housing Policy by Resolution No. 18-0704; and

**WHEREAS**, on November 28, 2018, City Council amended the Comprehensive Housing Policy by Resolution No. 18-1680; and

**WHEREAS**, on June 12, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-0884; and

**WHEREAS**, on June 26, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1041; and

**WHEREAS**, on September 25, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1498; and

**WHEREAS**, on December 11, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1864; 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 Housing Tax Credits (HTC) through the Texas Department of Housing and Community Affairs (TDHCA); and

**WHEREAS**, Saigebrook Development, LLC, or its affiliate and/or O-SDA Industries, LLC, or its affiliate (Applicant) has proposed the development of a mixed income multifamily complex to be known as The Jaipur Lofts located at 2102, 2108, 2202, 2206 Annex Avenue, and 2208 in the City of Dallas, Texas 75204; and

**WHEREAS**, the Applicant proposes to develop 71 units, to include 26 one-bedrooms, 7 two-bedrooms, and 8 three-bedrooms; and will include amenities; and

**WHEREAS**, upon completion of the development, the Applicant proposes to make 13 of the 71 units available to households earning 0.0%-30.0% of Area Median Income (AMI), 26 of the 71 units available to households earning between 31.0%-50.0% of AMI, 21 of the 71 units available to households earning between 51.0%-60.0% of AMI, and 11 of the 71 units available to households earning 61.0%-80.0% of AMI; and

**WHEREAS**, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2022 9% Competitive HTC (9% HTC) for the proposed development of a property to be known as The Jaipur Lofts; and

February 23, 2022

**WHEREAS**, the expenditure of City local general funds supporting this development project is consistent with the City's Comprehensive Housing Policy and adopted annual budget; 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 9% HTC application for The Jaipur Lofts located at 2102, 2108, 2202, 2206, and 2208 Annex Avenue in the City of Dallas, Texas 75204.

**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 Saigebrook Development, LLC or its affiliate and/or O-SDA Industries, LLC or its affiliate, to be located at 2102, 2108, 2202, 2206, and 2208 Annex Avenue in the City of Dallas, Texas 75204, the development's application for 2022 9% HTC, and any allocation by the TDHCA of 2022 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 an amount not to exceed \$500.00 with Saigebrook Development, LLC or its affiliate and/or O-SDA Industries, LLC 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. Saigebrook Development, LLC or its affiliate and/or O-SDA Industries, LLC or its affiliate must be awarded 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 encumber and disburse funds in an amount not to exceed \$500.00 in accordance with this resolution from General Fund, Fund 0001, Department HOU, Unit 4285, Object 3015, Activity AFHO, Encumbrance/Contract No. HOU-2022-00018455, Vendor VC21121.

**SECTION 4.** That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in an amount not to exceed \$500.00 in General Fund, Fund 0001, Department HOU, Balance Sheet Account 033F and a Deferred Revenue Balance Sheet Account 0898 in General Fund, Fund 0001, in the amount of \$500.00.

220363

February 23, 2022

**SECTION 5.** That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from Applicant from the General Fund, Fund 0001, Department HOU, Principal Revenue Code and Interest Revenue Code 847G and Interest Revenue Code 0847H, and debit Balance Sheet Account 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 23, 2022, 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.





February 7, 2021

TDHCA

Colin Nickells

221 East 11th Street

Austin, TX 78701

RE: Jaipur Lofts – TDHCA App. #22285

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22285 Jaipur Lofts to be located at 2102, 2108, 2202, 2206, and 2208 Annex Avenue in Dallas, TX.

Dallas Area 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 with a primary purpose of building affordable housing 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,

*David J. Crawford*

David J. Crawford  
CEO

1800 N. Lamar  
Dallas, TX 75202

Tel: 214.978.0000  
Fax: 214.220.8716

February 14, 2022

**2021-2022  
LEADERSHIP**

**Anne Chow**  
Annual Campaign Chair

**Charlene Lake**  
Chair, Board of Directors

**Jim Hinton**  
Vice Chair, Board of Directors

**Michelle Vopni**  
Treasurer, Board of Directors

**Terri West**  
Chair, United Way Foundation  
of Metropolitan Dallas

**Jennifer Sampson**  
McDermott-Templeton  
President & CEO

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: Jaipur Lofts – TDHCA App. #22285

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22285 Jaipur Lofts to be located at 2102, 2108, 2202, 2206, and 2208 Annex Avenue in Dallas, TX.

United Way of Metropolitan Dallas 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 in education, income, and health; the building blocks of opportunity 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,



Ashley Brundage  
Executive Director of Housing Stability and Senior Vice President,  
Community Impact United Way of Metropolitan Dallas





TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA #22285 Jaipur Lofts – 2102,2208,2206,2202,2108 Annex Ave Dallas Tx

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22285 Jaipur Lofts to be located at 2102,2208,2206,2202,2108 Annex Ave Dallas Tx .

Umu Igbo Unite Dallas 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,

William Ositadinma Ibekwe  
President of UIU-Dallas

**From:** [Grant Claussen](#)  
**To:** [Elizabeth Henderson](#); [HTC Public Comment](#)  
**Cc:** [Rainer Claussen](#); [dmitche13030@gmail.com](mailto:dmitche13030@gmail.com)  
**Subject:** Application 22285, Proposed multifamily in MF-2 Dallas, 2022 9% tax credit - Jaipur Lofts  
**Date:** Sunday, April 3, 2022 5:59:54 PM  
**Attachments:** [22285 - Pages from PLANS ANNEX - Jaipur Lofts on Annex Ave in Dallas TX.pdf](#)

---

Some people who received this message don't often get email from [gclaussen@ghcengineers.com](mailto:gclaussen@ghcengineers.com).  
[Learn why this is important](#)

Elizabeth,

I hope this email finds you well and is directed to the correct address. The TDHCA website is complex.

I am emailing to file for complaint about the proposed Jaipur Lofts multi-family on Annex Avenue in Dallas TX.

MF-2 zoning is verified in the application by Building Inspection/Zoning with the City of Dallas.

I am a Licensed Electrical Engineer in the construction industry and live directly across the street from this proposed facility. MF-2 only allows for buildings up to 36' in height and when over 26' require adjacent residential home owners notice since this is adjacent to single-family homes.

The proposed building is approximately 55' in height. The application and exterior elevations are deceiving in their application. They are setting the 0' point at the slab level of the second floor, where the apartments start. There is another 11' of parking on grade below this elevation.

The project is requesting tax credits of approximately \$1.6 million and I am not sure the status of approval or where to find this.

Our family intends to sell and move if this extremely large facility is approved for construction in this single family residence area of this community. We are hearing the same from our neighbors. This building will negatively affect the value of all of the homes in the area and I believe their application does not meet the CODES and ZONING required to build a facility of this type in our neighborhood.

I am strongly against the approval of this facility and plan on either moving and/or legal action if this project is green lighted. Attached is one page of the application that shows the elevation of one of the two buildings.

Sincerely,

**Grant Claussen, PE | President | GHC ENGINEERS**  
Mobile: (850) 624 3372  
[www.GHCEngineers.com](http://www.GHCEngineers.com)

# Community Input Scoring Items

TDHCA# 22218

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 Lewisville

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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 Channel

Name of Community Organization

Donna VanNess

Contact Name

Support

Opposition

### B. North Texas Fair Housing Center

Name of Community Organization

Frances Espinoza

Contact Name

Support

Opposition

### C. REACH (Rehabilitation Education Advocacy for Citizens with Handicaps)

Name of Community Organization

Charlotte A. Stewart

Contact Name

Support

Opposition

### D. Serve Denton (fka Denton Assistance Center Inc)

Name of Community Organization

Pat Smith

Contact Name

Support

Opposition

### E.

Name of Community Organization

Contact Name

Support

Opposition

### F.

Name of Community Organization

Contact Name

Support

Opposition

If State Representative letter is received prior to 5pm on 3/1/22, the letter will be uploaded as a separate file to TDHCA's file server.

**RESOLUTION NO. 0441-22-RES**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, **SUPPORTING** AN APPLICATION FOR COMPETITIVE (9%) HOUSING TAX CREDITS FROM THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR A PROPOSED MIXED-INCOME **SENIOR-LIVING DEVELOPMENT BY TX EDMONDS 2022, LTD TO BE LOCATED AT 1727 S. EDMONDS LANE;** COMMITTING TO A DEVELOPMENT INCENTIVE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** TX Edmonds 2022, Ltd. has proposed a development for affordable senior (age 55+) rental housing, named Heritage Estates at Edmonds, to be located at 1727 S. Edmonds Lane in the City of Lewisville; and

**WHEREAS,** TX Edmonds 2022, Ltd. has submitted an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Competitive (9%) Housing Tax Credits for the proposed Heritage Estates at Edmonds development (“TDHCA Application”); and

**WHEREAS,** the Lewisville 2025 Vision Plan Update contains a big move to “Diverse and Thriving Neighborhoods” with the considerations of retaining lifelong residents and making Lewisville the location of choice for all ages and incomes; and

**WHEREAS,** the City of Lewisville has recognized a need for diverse housing options for residents of all incomes and older residents; and

**WHEREAS,** the proposed Heritage Estates at Edmonds development would directly assist in providing housing options for low-income older residents and contribute to diverse and thriving neighborhoods; and

**WHEREAS,** the City commits to providing a development incentive in the form of a \$500 reduction to the New Commercial Construction permit fee for the proposed Heritage Estates at Edmonds development conditioned upon receipt of the Competitive (9%) Housing Tax Credits; and

**WHEREAS,** this resolution 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 or zoning regulations; and approval of this resolution will not be construed as a development permit or approval or a zoning change approval; and

**WHEREAS,** it is in the public interest of the citizens of the City of Lewisville that the TDHCA Application be made for such funding.

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

**SECTION 1.** All matters stated in the preamble are found to be true and correct and are hereby incorporated into the body of this resolution as if copied in their entirety.

**SECTION 2.** The City of Lewisville supports the application for 2022 Competitive (9%) Housing Tax Credits from the TDHCA (TDHCA Application #22218) for the proposed Heritage Estates at Edmonds development.

**SECTION 3.** The City of Lewisville commits to provide a development incentive in the form of a \$500 reduction to the New Commercial Construction permit fee for the proposed

Heritage Estates at Edmonds development conditioned upon receipt of the Competitive (9%) Housing Tax Credits.

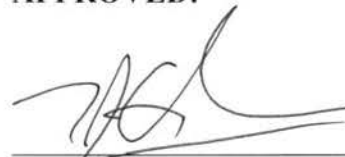
**SECTION 4.** The City of Lewisville recognizes that a zone change will be required in order to construct the proposed Heritage Estates at Edmonds project, and this resolution in no way grants approval of the zone change or commits the City to granting the zone change. The zone change request must follow the required process under state and local law.

**SECTION 5.** The City Manager is hereby authorized, empowered, and directed to submit this resolution to the Texas Department of Housing and Community Affairs.

**SECTION 6.** This resolution shall become effective immediately upon its passage.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, ON THIS THE 21<sup>ST</sup> DAY OF FEBRUARY, 2022.**

**APPROVED:**



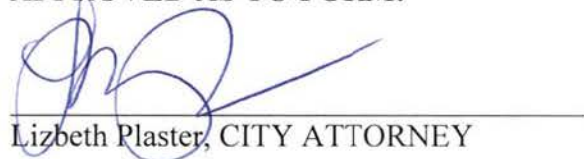
TJ Gilmore, MAYOR

**ATTEST:**



Julie Worster, CITY SECRETARY

**APPROVED AS TO FORM:**



Lizbeth Plaster, CITY ATTORNEY



2900 Airport Freeway  
Fort Worth, TX 76111  
(817) 924-5091 | (817) 924-7619 (f)

February 10, 2022

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

RE: Letter of Support – Heritage Estates at Edmonds (TDHCA Application# 22218)

Dear Ms. Holloway,

I am writing this letter to voice support for Heritage Estates at Edmonds (TDHCA Application# 22218) an affordable, multifamily development to be located at 1727 S. Edmonds Lane, in the City of Lewisville.

Housing Channel is a certified 501(c)(3) organization, which serves the Lewisville area, with a mission to increase the amount of decent, affordable housing available to low-income and moderate-income families. Housing Channel is active in the Lewisville area and is in full support of this development.

As you are well aware, there is an urgent need for high-quality, service-enriched, affordable senior housing in the City of Lewisville. Heritage Estates at Edmonds will help to address this need.

Attached is some additional information about our organization. Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Donna VanNess".

Donna VanNess  
President



# NORTH TEXAS FAIR HOUSING CENTER

---

2626 COLE AVENUE, SUITE 300  
DALLAS, TX 75204

February 10, 2022

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

RE: Letter of Support – Heritage Estates at Edmonds (TDHCA Application# 22218)

Dear Ms. Holloway,

I am writing this letter to voice support for Heritage Estates at Edmonds (TDHCA Application# 22218) an affordable, senior housing development to be located at 1727 S. Edmonds Lane, in the City of Lewisville.

As a local non-profit, which serves the development location, The North Texas Fair Housing Center is an organization that provides advocacy, counseling, and educational services to the residents in the Lewisville area. Our organization understands firsthand the incredible need for affordable housing in the City of Lewisville and are pleased to support this application.

Attached is some additional information about our organization. Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,



Frances Espinoza  
Executive Director





Resource Centers on Independent Living  
www.reachcils.org

February 17, 2022

Mr. Cody Campbell  
Director of Multifamily Programs  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Letter of Support – Heritage Estates at Edmonds (TDHCA Application# 22218)

Dear Mr. Campbell,

I am writing this letter to voice my organization’s support for Heritage Estates at Edmonds (TDHCA Application# 22218), an affordable, multifamily development to be located at 1727 S. Edmonds Lane, in the City of Lewisville.

Rehabilitation, Education, and Advocacy for Citizens with Handicaps Inc. (REACH) is a community based nonprofit organization that serves the Lewisville area, with an objective of advocating for an increase in the amount of decent, affordable housing available to low-income and moderate-income families. REACH is active in the Lewisville community and is in full support of this housing development.

As you are well aware, there is an urgent need for high-quality, service-enriched, affordable senior housing in the City of Lewisville. Heritage Estates at Edmonds will help to address this need.

Attached is some additional information about our organization. Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,

  
Charlotte A. Stewart  
Executive Director

Enclosures: IRS tax exemption letter & REACH brochure

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 Dr., 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) 383-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 398-9649 Fax



February 22, 2022

Mr. Cody Campbell  
Director of Multifamily Programs  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Letter of Support – Heritage Estates at Edmonds (TDHCA Application# 22218)

Dear Mr. Campbell,

I am writing this letter to voice support for Heritage Estates at Edmonds (TDHCA Application# 22218) an affordable, multifamily development to be located at 1727 S. Edmonds Lane, in the City of Lewisville.

Serve Denton is a certified 501(c)(3) organization, which serves the Lewisville area, with a mission to partner with nonprofits to help make their services more accessible for people in need. Serve Denton operates a 45,000 sqft facility where we seek to provide affordable office space for nonprofits in our community. Several nonprofits who office on our campus work directly with low income individuals looking for housing. They also seek to increase the amount of decent, affordable housing available to low-income and moderate-income families. Serve Denton is active in the Lewisville area and is in full support of this development.

As you are well aware, there is an urgent need for high-quality, service-enriched, affordable senior housing in the City of Lewisville. Heritage Estates at Edmonds will help to address this need.

Attached is some additional information about our organization. Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,

Pat Smith  
CEO  
Serve Denton

## OUR MISSION

Serve Denton partners with nonprofits to help make their services more accessible for people in need.

## Community Input Scoring Items

TDHCA# 22110

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 Dallas

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. A Brighter Day

Name of Community Organization

Elena Castoreno

Contact Name

Support

Opposition

B. Apartment Life, Inc.

Name of Community Organization

Randy Ginnan

Contact Name

Support

Opposition

C. Boots For Troops

Name of Community Organization

Lindsey Rogers

Contact Name

Support

Opposition

D. Mammogram Poster Girls Inc.

Name of Community Organization

Sheri Mathis

Contact Name

Support

Opposition

E. The Ruth Cheatham Foundation

Name of Community Organization

Lindsay Whittemore

Contact Name

Support

Opposition

F. Marketplace Chaplain

Name of Community Organization

Robert D. Smith II

Contact Name

Support

Opposition

February 23, 2022

**WHEREAS**, on May 9, 2018, City Council adopted the Comprehensive Housing Policy by Resolution No. 18-0704; and

**WHEREAS**, on November 28, 2018, City Council amended the Comprehensive Housing Policy by Resolution No. 18-1680; and

**WHEREAS**, on June 12, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-0884; and

**WHEREAS**, on June 26, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1041; and

**WHEREAS**, on September 25, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1498; and

**WHEREAS**, on December 11, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1864; 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 Housing Tax Credits (HTC) through the Texas Department of Housing and Community Affairs (TDHCA); and

**WHEREAS**, Sycamore Strategies, LLC and/or its affiliate (Applicant) has proposed the development of a mixed income multifamily complex to be known as Cypress Creek Apartment Homes at Montfort located at the northwest corner of Montfort Drive and Spring Valley Road in the City of Dallas, Texas; and

**WHEREAS**, the Applicant proposes to develop 168 units, to include 67 one-bedrooms, 84 two-bedrooms, and 17 three-bedrooms; and will include amenities; and

**WHEREAS**, upon completion of the development, the Applicant proposes to make 41 of the 168 units available to households earning 0.00%-30.00% of Area Median Income (AMI), 41 of the 168 units available to households earning between 51.00%-60.00% of AMI, 34 of the 168 units available to households earning between 61.00%-80.00%, and 52 of the 168 units being non income-restricted; and

**WHEREAS**, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2022 9% Competitive HTC (9% HTC) for the proposed development of a property to be known as Cypress Creek at Montfort (TDHCA No. 22110); and

**WHEREAS**, the expenditure of City local general funds supporting this development project is consistent with the City's Comprehensive Housing Policy and adopted annual budget; and

February 23, 2022

**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 9% HTC application for Cypress Creek Apartment Homes at Montfort located at the northwest corner of Montfort and Spring Valley, Dallas, Texas.

**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 Sycamore Strategies, LLC or its affiliate, to be located at the northwest corner of Montfort Drive and Spring Valley Road, Dallas, Texas, the development's application for 9% HTC, and any allocation by the TDHCA of 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 Sycamore Strategies, LLC and/or its affiliates, 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. Sycamore Strategies, LLC and/or its affiliate must be awarded 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 encumber and disburse funds in amount not to exceed \$500.00 in accordance with this resolution from General Fund, Fund 0001, Department HOU, Unit 4285, Object 3015, Activity AFHO, Encumbrance/Contract No. HOU-2022-00018436, Vendor VC22772.

**SECTION 4.** That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in an amount not to exceed \$500.00 in General Fund, Fund 0001, Department HOU, Balance Sheet Account 033F and a Deferred Revenue Balance Sheet Account 0898 in General Fund, Fund 0001, in the amount of \$500.00.

**SECTION 5.** That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from Applicant from the General Fund, Fund 0001, Department HOU, Principal Revenue Code and Interest Revenue Code 847G and Interest Revenue Code 0847H, and debit Balance Sheet Account 0001 (Cash); as well as debit Deferred Revenue Balance Sheet Account 0898 and credit Receivable Balance Sheet Account 033F.

220364

February 23, 2022

**SECTION 6.** That this formal action has been taken to put on record the support expressed by the City of Dallas on February 23, 2022, 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.





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# TEXAS HOUSE *of* REPRESENTATIVES

---

**John Turner**

State Representative, District 114

March 1, 2022

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

*[Delivered via email to Cody.Campbell@tdhca.state.tx.us and Michael.Lytle@tdhca.state.tx.us]*

**RE: Cypress Creek Apartment Homes at Montfort Drive - TDHCA Project #22110**

Dear Director Campbell,

I write to express my support for the Low-Income Housing Tax Credit application submitted for the proposed development known Cypress Creek Apartment Homes at Montfort, project #22110, planned for the Northwest corner of Spring Valley and Montfort Drive.

One of the factors to be considered by the department in evaluating an application is “the level of community support for the application, evaluated on the basis of a written statement from the state representative who represents the district containing the proposed development site.” Texas Govt. Code Sec. 2306.6710(b). I have reviewed the relevant circumstances related to the application and have determined that it is appropriate for me to provide this letter of support.

Thank you for your attention and for the work you do on behalf of our state.

Sincerely,

A handwritten signature in black ink, appearing to read "John Turner", with a long, sweeping underline that extends to the right.

John Turner



A Brighter Day  
6322 Sovereign Dr. Suite 212  
San Antonio TX, 78229  
Elena@abrighterdaytx.org  
(210) 440-8349

February 25, 2022

Cody Campbell  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Support for proposed Cypress Creek Apartment Homes at Montfort Drive (TDHCA #22110); located at the Northwest corner of Spring Valley and Montfort Drive, Dallas, Dallas County, TX 75254.

Dear Mr. Campbell,

I am pleased to submit this letter of support for the aforementioned apartment home community, Cypress Creek Apartment Homes at Montfort Drive (the "Development Site").

A Brighter Day 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.

Cypress Creek Apartment Homes at Montfort Drive is within our service area and we look forward to working with them. If you have any questions, please feel free to contact me.

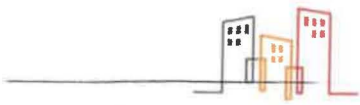
Sincerely,

Elena Castoreno, Executive Director  
A Brighter Day

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community





APARTMENTLIFE™

February 25, 2022

Cody Campbell  
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 Cypress Creek Apartment Homes at Montfort Drive (TDHCA #22110); located at the Northwest corner of Spring Valley and Montfort Drive, Dallas, Dallas County, TX 75254.**

Dear Mr. Campbell,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Cypress Creek Apartment Homes at Montfort Drive** (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.

**Cypress Creek Apartment Homes at Montfort Drive** 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 Ginnan  
Regional President  
Apartment Life

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community





February 18, 2022

Cody Campbell  
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 Cypress Creek Apartment Homes at Montfort Drive (TDHCA #22110); located at the Northwest corner of Spring Valley and Montfort Drive, Dallas, Dallas County, TX 75254.

Dear Mr. Campbell,

I am pleased to submit this letter of support for the aforementioned apartment home community, Cypress Creek Apartment Homes at Montfort Drive (the "Development Site").

Boots For Troops 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.

**Cypress Creek Apartment Homes at Montfort Drive** 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,

Lindsey Rogers, Director of Operations  
Boots For Troops

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community



February 28, 2022

Cody Campbell  
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 **Cypress Creek Apartment Homes at Montfort Drive** (TDHCA #22110); located at the Northwest corner of Spring Valley and Montfort Drive, Dallas, Dallas County, TX 75254.

Dear Mr. Campbell,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Cypress Creek Apartment Homes at Montfort Drive** (the "Development Site").

Mammogram Poster Girls Inc. 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.

**Cypress Creek Apartment Homes at Montfort Drive** 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 that reads "Sheri Mathis". The signature is stylized and cursive.

Sheri Mathis,  
Founder  
Mammogram Poster Girls Inc.  
Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community



February 28, 2022

Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701  
Attn: Cody Campbell  
Executive Director

Re: Support for TDHCA #22110 Cypress Creek Apartment Homes at Montfort Drive  
TDHCA #22106 Mariposa Apartment Homes at Plano Parkway

Dear Mr. Campbell,

The Ruth Cheatham Foundation supports the following proposed affordable rental housing communities at their proposed locations:

Cypress Creek Apartment Homes at Montfort Drive at 14112 Montfort Drive, Dallas, Texas and Mariposa Apartment Homes at Plano Parkway near the Northwest Corner of Plano Parkway and Dallas Parkway, Plano, Texas.

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. The Ruth Cheatham Foundation supports the sponsors of the above listed projects, in their efforts to provide quality affordable rental housing to residents of Dallas and Collin County, Texas.

Please contact me if you have any questions.

Sincerely,

Lindsay Whitemore  
President and Co-Founder  
The Ruth Cheatham Foundation  
Email: [lindsay@ruthcheathamfoundation.org](mailto:lindsay@ruthcheathamfoundation.org)

*The future of hope starts with you!*  
[www.RuthCheathamFoundation.org](http://www.RuthCheathamFoundation.org)  
Advocacy - Education - Financial Aid

*The Ruth Cheatham Foundation is a nonprofit 501(c) (3) exempt organization; EIN [81-4522443](https://www.irs.gov/efile).*



March 1, 2022

Cody Campbell  
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 **Cypress Creek Apartment Homes at Montfort Drive** (TDHCA #22110); located at the Northwest corner of Spring Valley and Montfort Drive, Dallas, Dallas County, TX 75254.

Dear Mr. Campbell,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Cypress Creek Apartment Homes at Montfort Drive** (the "Development Site").

Marketplace Chaplains 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.

**Cypress Creek Apartment Homes at Montfort Drive** 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 black ink that reads "Robert D. Smith II". The signature is written in a cursive style with a large, prominent "R" and "S".

Robert D. Smith II, Executive Director of Operations  
Marketplace Chaplains

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community

## Community Input Scoring Items

TDHCA# 22106

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 Plano

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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**

Name of Community Organization

Marzella Tyson

Contact Name

Support

Opposition

**B. Plano Community Homes**

Name of Community Organization

Lee Ann Eubanks

Contact Name

Support

Opposition

**C. Apartment Life**

Name of Community Organization

Randy Ginnan

Contact Name

Support

Opposition

**D. A Brighter Day**

Name of Community Organization

Elena Castoreno

Contact Name

Support

Opposition

**E. The Ruth Cheatham Foundation**

Name of Community Organization

Lindsay Whittemore

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition



City of Plano  
1520 K Avenue  
Plano, TX 75074

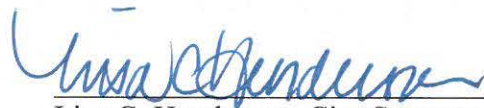
P.O. Box 860358  
Plano, TX 75086-0358  
Tel: 972.941.7000  
plano.gov

### NOTICE OF CERTIFICATION

I, Lisa C. Henderson, City Secretary, City of Plano, Texas, do hereby certify that the attached document is a true and correct copy of Resolution No. 2022-2-8(R) duly passed and approved on February 14, 2022, by the Plano City Council, as the same appears of record and filed among the official records in the Office of the City Secretary, and that I am the official custodian of same.

WITNESS MY HAND AND OFFICIAL SEAL this 15<sup>th</sup> day of February, 2022.



  
Lisa C. Henderson, City Secretary

RESOLUTION NO. 2022-2-8(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 7± acres, at approximately the northwest corner of Plano Parkway and Dallas Parkway, Plano, TX; designating the City Manager to certify this resolution to TDHCA; and declaring an effective date.**

**WHEREAS**, Mariposa Plano Parkway LP has proposed a development for affordable rental housing which will be named "Mariposa Apartment Homes at Plano Parkway" and will include approximately 200 units on 7± acres located at approximately northwest corner of Plano Parkway and Dallas Parkway, in the City of Plano, Collin County; and

**WHEREAS**, Mariposa Plano Parkway LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Competitive 9% Housing Tax Credits for the Mariposa Apartment Homes at Plano Parkway development; and

**WHEREAS**, the Mariposa Apartment Homes at Plano Parkway development will include 72 market rate units and 128 units affordable to seniors with an income at or below 60% of the area median income; and

**WHEREAS**, Mariposa Plano Parkway LP 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 November 8, 2021; 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 from TDHCA.



RESOLUTION NO. 2022-2-8(R)

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 Mariposa Apartment Homes at Plano Parkway, on 7± acres located at northwest corner of Plano Parkway and Dallas Parkway, Plano, TX 75093, and that this formal action has been taken to put on record the opinion expressed by the City of Plano on February 14, 2022.


**SECTION II.** The Resolution of Support is based on the following information presented in the application for Mariposa Apartment Homes at Plano Parkway:

1. The application met four out of the five City of Plano Housing Tax Credit Resolution Application threshold questions; and
2. The development will include 72 market rate units and 128 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 14<sup>th</sup> DAY OF FEBRUARY, 2022.

  
 \_\_\_\_\_  
 John B. Muns, MAYOR

ATTEST:

  
 \_\_\_\_\_  
 Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

  
 \_\_\_\_\_  
 Paige Mims, CITY ATTORNEY



February 25, 2022

Cody Campbell  
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 Plano Parkway** (TDHCA #22106); located at the Northwest corner of Plano Parkway and Dallas Parkway, Plano, Collin County, TX 75093.

Dear Mr. Campbell,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Mariposa Apartment Homes at Plano Parkway** (the "Development Site").

Meals on Wheels Collin County 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 Plano Parkway** 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,

Marzella Tyson M.P.H.  
Chief Executive Officer

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community

[600 N Tennessee Street, McKinney, TX 75069](http://600 N Tennessee Street, McKinney, TX 75069) [972-562-6996](http://972-562-6996) [www.mealsonwheelscc.org](http://www.mealsonwheelscc.org)

This acknowledgement serves as your receipt. No goods or services were provided in exchange for this contribution. The agency's Tax-Exempt number is 75-1544507.

Your donation may be eligible for an Employer Match.

#### Board of Trustees

Bob Roeder  
*Chairman*

Chris Veale  
*Vice Chairman*

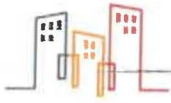
Pete Carrell  
*Treasurer/Finance Chairman*

Billy Gamble  
*Governance*

Wayne Rock  
*Chairman Emeritus*

Marzella Tyson  
*CEO/Executive Director*

Briana Andor  
Peggy Click  
Fernando Cortes  
Rick Dillahunty  
Jimmy Dismuke  
Ryan Gebhart  
Jim Gilmore  
Jennifer Haworth  
Clyde Hensley  
Holly Herin Wallace  
Doug Johnson  
Chris Miller  
Andrew Schick  
The Hon. Jim Skinner  
Tabitha South  
Ralph Steckel  
Maria Turner  
Brian Updike  
The Hon. David Waddill



APARTMENTLIFE™

February 25, 2022

Cody Campbell  
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 Plano Parkway** (TDHCA #22106); located at the Northwest corner of Plano Parkway and Dallas Parkway, Plano, Collin County, TX 75093.

Dear Mr. Campbell,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Mariposa Apartment Homes at Plano Parkway** (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 Plano Parkway** 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 Ginnan  
Regional President  
Apartment Life

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community





A Brighter Day  
6322 Sovereign Dr. Suite 212  
San Antonio TX, 78229  
Elena@abrighterdaytx.org  
(210) 440-8349

February 25, 2022

Cody Campbell  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Support for proposed Mariposa Apartment Homes at Plano Parkway (TDHCA #22106); located at the Northwest corner of Plano Parkway and Dallas Parkway, Plano, Collin County, TX 75093.

Dear Mr. Campbell,

I am pleased to submit this letter of support for the aforementioned apartment home community, Mariposa Apartment Homes at Plano Parkway (the "Development Site").

A Brighter Day 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 Plano Parkway 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,

Elena Castoreno, Executive Director  
A Brighter Day

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community



February 28, 2022

Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701  
Attn: Cody Campbell  
Executive Director

Re: Support for TDHCA #22110 Cypress Creek Apartment Homes at Montfort Drive  
TDHCA #22106 Mariposa Apartment Homes at Plano Parkway

Dear Mr. Campbell,

The Ruth Cheatham Foundation supports the following proposed affordable rental housing communities at their proposed locations:

Cypress Creek Apartment Homes at Montfort Drive at 14112 Montfort Drive, Dallas, Texas and Mariposa Apartment Homes at Plano Parkway near the Northwest Corner of Plano Parkway and Dallas Parkway, Plano, Texas.

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. The Ruth Cheatham Foundation supports the sponsors of the above listed projects, in their efforts to provide quality affordable rental housing to residents of Dallas and Collin 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)

*The future of hope starts with you!*  
[www.RuthCheathamFoundation.org](http://www.RuthCheathamFoundation.org)  
Advocacy - Education - Financial Aid

*The Ruth Cheatham Foundation is a nonprofit 501(c) (3) exempt organization; EIN [81-4522443](https://www.irs.gov/efile).*



February 18, 2022

Cody Campbell  
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 Plano Parkway** (TDHCA #22106); located at the Northwest corner of Plano Parkway and Dallas Parkway, Plano, Collin County, TX 75093.

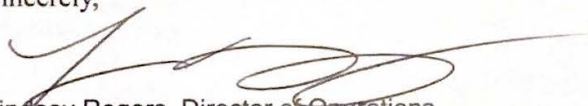
Dear Mr. Campbell,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Mariposa Apartment Homes at Plano Parkway** (the "Development Site").

Boots For Troops 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 Plano Parkway** 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,

  
Lindsey Rogers, Director of Operations  
Boots For Troops

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community

# Community Input Scoring Items

TDHCA# 22278

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 Arlington

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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 Pathfinders of Tarrant County

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. Sixty & Better, Inc.

Name of Community Organization

Becky Orander

Contact Name

Support

Opposition

### D. Tarrant County Homeless Coalition

Name of Community Organization

Lauren King

Contact Name

Support

Opposition

### E. NA

Name of Community Organization

Contact Name

Support

Opposition

### F.

Name of Community Organization

Contact Name

Support

Opposition

**Resolution No. 22-043**

**A resolution supporting the application of O-SDA Industries to the Texas Department of Housing and Community Affairs for Housing Tax Credits for the development of affordable rental housing located at 2301 Little Road, in Arlington, Texas, to be named Lydle Ridge**

WHEREAS, O-SDA Industries has proposed a development of affordable rental housing at 2301 Little Road, Arlington, Tarrant County, Texas, to be named Lydle Ridge; and

WHEREAS, O-SDA Industries has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Multifamily 9% Housing Tax Credits for Lydle Ridge; 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 Lydle Ridge, Application #22278, and that this formal action has been taken to put on record the opinion expressed by the City of Arlington on the below inscribed date.

III.

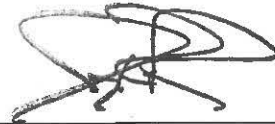
Further, the City of Arlington will provide development support in the amount of \$500 towards the Lydle Ridge development.



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 this resolution to the Texas Department of Housing and Community Affairs.

PRESENTED AND PASSED on this the 22nd day of February, 2022, by a vote of 9 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.



\_\_\_\_\_  
JIM R. ROSS, Mayor

ATTEST:



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

APPROVED AS TO FORM:  
TERIS SOLIS, City Attorney

BY  \_\_\_\_\_

ARLINGTON

TEXAS HOUSE of REPRESENTATIVES



TONY TINDERHOLT  
DISTRICT 94

March 1, 2022

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.

In regards to the "Lydle Ridge" application by Saigebrook (SEC W Arkansas Lane & Little Road, Arlington, TX, 76016), **I am supportive**. To be clear, this is a letter of support for the development project and should be awarded 8 points. The application number is 22278.

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, appearing to read "Tony D. Tinderholt".

Tony Tinderholt

*Representing Arlington, Dalworthington Gardens, & Pantego*



February 1, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA #22297 Lapiz Flats - 1410 Duncan Perry Rd, in Grand Prairie, TX.  
TDHCA #22278 Lydle Ridge – 2301 Little Rd, in Arlington, TX.

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22297 lapiz Flats to be located at 1410 Duncan Perry Rd, in Grand Prairie, TX & Application # 22278 Lydle Ridge to be located at 2301 Little Rd, in Arlington, TX.

Family Pathfinders 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 'Kathryn Arnold'.

Kathryn Arnold  
Chief Executive



*Delivering meals and so much more...<sup>®</sup>*

February 8, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

5740 Airport Freeway  
Fort Worth, Texas  
76117-6005

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

RE: TDHCA #22297 Lapid Flats 1410 Duncan Perry Rd, Grand Prairie TX 76011 and TDHCA #22278 Lydle Ridge 2301 Little Rd, in Arlington, TX

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22297 for Lapid Flats to be located at 1410 Duncan Perry Rd, in Grand Prairie, TX and #22278 for Lydle Ridge 2301 Little Road, Arlington TX 76016.

Meals On Wheels 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 "Carla Jutson".

Carla Jutson  
President & CEO

*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



TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA #22297 Lapiz Flats - 1410 Duncan Perry Rd, in Grand Prairie, TX.  
TDHCA #22278 Lydle Ridge – 2301 Little Rd, in Arlington, TX.

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Applications for the following proposed family housing communities in Tarrant County:

Lydle Ridge to be located at 2301 Little Rd., Arlington TX

Lapiz Flats to be located at 1410-1430 Duncan Perry Rd., Grand Prairie TX

Sixty and Better 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,

*Becky*

Becky Orander  
Executive Director



## THE HOMELESS COALITION

---

P.O. Box 471638, Fort Worth, TX 76147-1406 | 300 South Beach Street, Fort Worth, TX 76105  
817-509-3635 | [www.AHomeWithHope.org](http://www.AHomeWithHope.org)

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

February 25, 2022

RE: TDHCA #22297 Lapiz Flats - 1410 Duncan Perry Rd, in Grand Prairie, TX.  
TDHCA #22278 Lydle Ridge – 2301 Little Rd, in Arlington, TX.

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Applications for the following proposed family housing communities in Tarrant County:

Lydle Ridge to be located at 2301 Little Rd., Arlington TX  
Lapiz Flats to be located at 1410-1430 Duncan Perry Rd., Grand Prairie TX

The Tarrant County Homeless Coalition is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of preventing and ending homelessness by acting as a catalyst for community change. We work with over 40 partners, all of whom have a shared vision of *a vibrant community where everyone has a place to call home.*

Lack of units, places for people to live, is our biggest challenge to this goal. There is an incredible need for housing that is affordable and accessible in Tarrant County. These developments will help meet that need and will move our community closer to ensuring everyone has a place to call home.

Sincerely,

Lauren King  
Executive Director  
817.832.2527

[laurenking@ahomewithhope.org](mailto:laurenking@ahomewithhope.org)

# Community Input Scoring Items

TDHCA# 22297

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 Grand Prairie

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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 Pathfinders of Tarrant County

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. Sixty & Better, Inc.

Name of Community Organization

Becky Orander

Contact Name

Support

Opposition

### D. Tarrant County Homeless Coalition

Name of Community Organization

Lauren King

Contact Name

Support

Opposition

### E. NA

Name of Community Organization

Contact Name

Support

Opposition

### F.

Name of Community Organization

Contact Name

Support

Opposition

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE 2022 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY SAIGEBROOK DEVELOPMENT, LLC AND O-SDA INDUSTRIES, LLC FOR THE NEW CONSTRUCTION OF AFFORDABLE SENIOR HOUSING; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Saigebrook Development, LLC (Saigebrook) and O-SDA Industries, LLC (O-SDA), (“Applicant”) has requested support from the City of Grand Prairie for the new construction of 69 units located at 1410 Duncan Perry Road, Grand Prairie, Dallas County, Texas (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 an allocation of 2022 Competitive 9% Housing Tax Credits (“HTC”) for the new construction of Lapiz Flats; 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 reduced fees for the benefit of the Development from the City of Grand Prairie for its application to TDHCA for the new development of affordable senior housing.

**NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS 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 new construction of Lapiz Flats by Saigebrook Development, LLC (Saigebrook) and O-SDA Industries, LLC (O-SDA), located at 1410 Duncan Perry Road, 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 February 15, 2022.

**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.

**SECTION 4.** The City of Grand Prairie, Dallas County, Texas hereby supports the proposed new development of Lapiz Flats, to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4).

**SECTION 5.** 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.

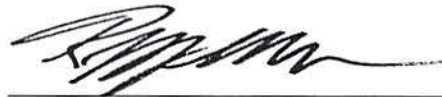


**SECTION 6.** The City of Grand Prairie is not a related party to the Applicant, and any funding assistance committed by the City to the new development of Lapiz Flats pursuant to this resolution will not have been first provided to the City by the Applicant or any related party to the Applicant.

**SECTION 7.** 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 15<sup>th</sup> DAY OF FEBRUARY 2022.**


**APPROVED:**



Ron Jensen, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

  
City Secretary  
City Attorney (Deputy)



February 1, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA #22297 Lapid Flats - 1410 Duncan Perry Rd, in Grand Prairie, TX.  
TDHCA #22278 Lydle Ridge – 2301 Little Rd, in Arlington, TX.

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22297 Lapid Flats to be located at 1410 Duncan Perry Rd, in Grand Prairie, TX & Application # 22278 Lydle Ridge to be located at 2301 Little Rd, in Arlington, TX.

Family Pathfinders 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 'Kathryn Arnold'.

Kathryn Arnold  
Chief Executive



*Delivering meals and so much more...<sup>®</sup>*

February 8, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

5740 Airport Freeway  
Fort Worth, Texas  
76117-6005

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

RE: TDHCA #22297 Lapiz Flats 1410 Duncan Perry Rd, Grand Prairie TX 76011 and TDHCA #22278 Lydle Ridge 2301 Little Rd, in Arlington, TX

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22297 for Lapiz Flats to be located at 1410 Duncan Perry Rd, in Grand Prairie, TX and #22278 for Lydle Ridge 2301 Little Road, Arlington TX 76016.

Meals On Wheels 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 "Carla Jutson".

Carla Jutson  
President & CEO

*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



TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA #22297 Lapiz Flats - 1410 Duncan Perry Rd, in Grand Prairie, TX.  
TDHCA #22278 Lydle Ridge – 2301 Little Rd, in Arlington, TX.

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Applications for the following proposed family housing communities in Tarrant County:

Lydle Ridge to be located at 2301 Little Rd., Arlington TX  
Lapiz Flats to be located at 1410-1430 Duncan Perry Rd., Grand Prairie TX

Sixty and Better 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,

*Becky*

Becky Orander  
Executive Director



## THE HOMELESS COALITION

---

P.O. Box 471638, Fort Worth, TX 76147-1406 | 300 South Beach Street, Fort Worth, TX 76105  
817-509-3635 | [www.AHomeWithHope.org](http://www.AHomeWithHope.org)

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

February 25, 2022

RE: TDHCA #22297 Lapiz Flats - 1410 Duncan Perry Rd, in Grand Prairie, TX.  
TDHCA #22278 Lydle Ridge – 2301 Little Rd, in Arlington, TX.

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Applications for the following proposed family housing communities in Tarrant County:

Lydle Ridge to be located at 2301 Little Rd., Arlington TX  
Lapiz Flats to be located at 1410-1430 Duncan Perry Rd., Grand Prairie TX

The Tarrant County Homeless Coalition is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of preventing and ending homelessness by acting as a catalyst for community change. We work with over 40 partners, all of whom have a shared vision of *a vibrant community where everyone has a place to call home.*

Lack of units, places for people to live, is our biggest challenge to this goal. There is an incredible need for housing that is affordable and accessible in Tarrant County. These developments will help meet that need and will move our community closer to ensuring everyone has a place to call home.

Sincerely,

Lauren King  
Executive Director  
817.832.2527

[laurenking@ahomewithhope.org](mailto:laurenking@ahomewithhope.org)

# Community Input Scoring Items

TDHCA# 22250

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 Plano

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. ICP Inclusive

Name of Community Organization

Ann Lott

Contact Name

Support

Opposition

### C. LifePath Systems

Name of Community Organization

Tammy Mahan

Contact Name

Support

Opposition

### D. MDHA

Name of Community Organization

Derek Avery

Contact Name

Support

Opposition

### E.

Name of Community Organization

Contact Name

Support

Opposition

### F.

Name of Community Organization

Contact Name

Support

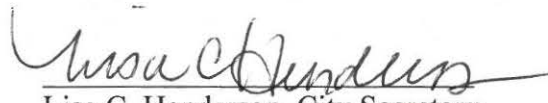
Opposition

## NOTICE OF CERTIFICATION

I, Lisa C. Henderson, City Secretary, City of Plano, Texas, do hereby certify that the attached document is a true and correct copy of Resolution No. 2022-2-9(R) duly passed and approved on February 14, 2022, by the Plano City Council, as the same appears of record and filed among the official records in the Office of the City Secretary, and that I am the official custodian of same.

WITNESS MY HAND AND OFFICIAL SEAL this 18<sup>th</sup> day of February, 2022.



  
Lisa C. Henderson, City Secretary

RESOLUTION NO. 2022-2-9(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 6.818 acres, at approximately 6512 Jupiter Road, at the corner with Los Rios Blvd., Plano, TX; designating the City Manager to certify this resolution to TDHCA; and declaring an effective date.**

**WHEREAS**, Versa Development, LLC has proposed a development for affordable rental housing which will be named "Juniper Apartments" and will include approximately 164 units on 6.818 acres located at approximately 6512 Jupiter Road, at the corner with Los Rios Blvd., in the City of Plano, Collin County; and

**WHEREAS**, Versa Development, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Competitive 9% Housing Tax Credits for the Juniper Apartments development; and

**WHEREAS**, the Juniper Apartments development will include 34 market rate units and 130 units affordable to families with an income at or below 60% of the area median income; and

**WHEREAS**, Versa Development, LLC 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 November 8, 2021; 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 from TDHCA.



RESOLUTION NO. 2022-2-9(R)

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 Juniper Apartments, on 6.818 acres located at 6512 Jupiter Road, at the corner with Los Rios Blvd., and that this formal action has been taken to put on record the opinion expressed by the City of Plano on February 14, 2022.

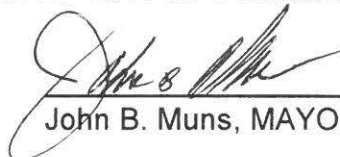
**SECTION II.** The Resolution of Support is based on the following information presented in the application for Juniper Apartments:

1. The application met four out of the five City of Plano Housing Tax Credit Resolution Application threshold questions; and
2. The development will include 34 market rate units and 130 units affordable to families 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 14<sup>th</sup> DAY OF FEBRUARY, 2022.

  
John B. Muns, MAYOR

ATTEST:

  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

  
Paige Mims, CITY ATTORNEY

# NORTH TEXAS FAIR HOUSING CENTER

---

2626 COLE AVENUE, SUITE 300  
DALLAS, TX 75204

February 18, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: Letter of Support - Juniper Community at Plano (TDHCA Application #22250)

Dear Mr. Nickells:

I am writing this letter to voice support for Juniper Community at Plano (TDHCA Application #22250), an affordable apartment development to be located at 6512 Jupiter Road, Plano, Texas.

As a local non-profit organization that serves the development location, The North Texas Fair Housing Center is an organization that provides advocacy, counseling, and educational services to the residents in the Plano area. Our organization understands firsthand the incredible need for affordable housing in the City of Plano and are pleased to support this application.

Attached is a brochure about our organization along with our non-profit determination letter. Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,



Frances Espinoza  
Executive Director



February 23, 2022

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

RE: Letter of Support for Juniper Apartments (TDHCA #22250)

Dear Mr. Wilkinson,

Pursuant to Section 11.9 (a)(6)(A) of TDHCA's 2022 Qualified Allocation Plan, please allow this letter to serve as an acknowledgment of the Inclusive Communities Project's (ICP) support for Juniper Apartments, a multi-family development to be located on 6512 Jupiter Road in the City of Plano, Texas.

ICP is an active nonprofit affordable housing organization that serves all Plano residents by engaging in educational, research, and advocacy activities that promote and support the policies underlying the passage of the Fair Housing Act of 1968 in the City of Plano and surrounding communities.

ICP also works directly with low-income families living in or moving to Plano using federal rental assistance through HUD's Housing Choice Voucher Program by serving as a liaison for families and providing housing search assistance and social service referrals.

Should you require any additional information or have questions about our organization, please feel free to contact me at [alott@inclusivecommunities.net](mailto:alott@inclusivecommunities.net). The enclosed information provides the required information regarding our services.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ann Lott', is written over a horizontal line.

Ann Lott  
Executive Director

Enc: ICP Brochure

cc: VDC Plano Jupiter, LP



February 28, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Application #22250 (Juniper Apartments)

Dear Mr. Nickells:

I am writing this letter to voice support for TDHCA Tax Credit Application #22250 (Juniper Apartments) to be located at approximately 6512 Jupiter Rd, Plano, TX 75074.

LifePath Systems is an agency of the state, a governmental unit, and a unit of local government as the Local Behavioral Health Authority and Local Intellectual and Developmental Disabilities Authority for Collin County. LifePath serves the community in which the proposed development site is located. Our mission is to serve individuals and families impacted by behavioral health, intellectual, or developmental challenges, resulting in stronger communities. We believe that there is a need for housing that is affordable for citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in black ink that reads "Tammy Mahan". The signature is written in a cursive, flowing style.

Tammy Mahan, MA, LPC-S  
*Chief Executive Officer*  
(972) 562-0190 x6101

# MDHA



METRO DALLAS HOMELESS ALLIANCE

March 1, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: Letter of Support - Juniper Apartments (TDHCA Application #22250)

Dear Mr. Nickells:

I am writing this letter to voice support for the Juniper Apartment (TDHCA Application #22250), an affordable apartment development to be located at approximately 6512 Jupiter Road, Plano, Texas.

As a local non-profit organization that serves the development location, the Metro Dallas Homeless Alliance's mission is to end homelessness in Dallas and Collin Counties through a collaborative and strategic effort which optimizes the combined strengths and resources of partnering organizations and the neighbors it serves. We believe in teamwork, transparency, and tenacity. Our organization understands firsthand the incredible need for affordable housing in the City of Plano and are pleased to support this application.

Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,

*Derek Avery*  
**Derek Avery (He/Him)**

Director Of Landlord Engagement | [Metro Dallas Homeless Alliance](#)  
(713) 259-3561  
[derek.avery@mdhadallas.org](mailto:derek.avery@mdhadallas.org)

**From:** [Danielle Leath](#)  
**To:** [Elizabeth Henderson](#)  
**Subject:** FW: Issue with Affordable housing proposed in my neighborhood  
**Date:** Wednesday, March 9, 2022 7:38:12 AM

---

Good Morning,  
Is this something you would handle?

*Danielle Leath*

Customer Service Representative, Housing Resource Center  
Texas Department of Housing and Community Affairs  
221 E. 11th Street | Austin, TX 78701  
(512) 475-4606

**About TDHCA**

The Texas Department of Housing and Community Affairs is committed to expanding fair housing choice and opportunities for Texans through the administration and funding of affordable housing and homeownership opportunities, weatherization, and community-based services with the help of for-profits, nonprofits, and local governments. For more information about fair housing, funding opportunities, or services in your area, please visit [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us) or the [Learn about Fair Housing in Texas](#) page.

---

**From:** Shiree Alexander <shireeh1@gmail.com>  
**Sent:** Tuesday, March 8, 2022 8:36 PM  
**To:** info <info@tdhca.state.tx.us>  
**Subject:** Issue with Affordable housing proposed in my neighborhood

You don't often get email from [shireeh1@gmail.com](mailto:shireeh1@gmail.com). [Learn why this is important](#)

Hi,

There is a developer trying to build affordable housing in my neighborhood on a side two lane road right across from the city of Plano Oak Point nature preserve/trail.

This cannot happen not the right location, congestion issues, will be bad for current homeowners , scenic area, etc

This is in Plano TX on corner of Los Rios/Jupiter the proposed development will be named Juniper or something like that. Residents furious about this . Developers plan sounds like a money grab no real use for this not enough logic to disrupt that peaceful location for this particular plan. We have enough apartments which is why one of the council members rejected the idea altogether, developers plan/presentation was mediocre, skipped over slides in the public meeting etc...I already spoke with city council and others were in agreement that it is not a good idea in that location.

How do I submit this complaint to you all at TDHCA?

I went to your website but still confused about the process for resident complaints and how we

actually know when the right time is. Not sure if the developer has presented to you yet but this is a no go.

Thanks,

# Community Input Scoring Items

TDHCA# 22257

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 Denton

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 20

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

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

### A. Meals on Wheels Denton County

Name of Community Organization

Julie Hydock

Contact Name

Support

Opposition

### B. Grace Like Rain, Inc.

Name of Community Organization

Leighanne Christon

Contact Name

Support

Opposition

### C. Tarrant Area Food Bank

Name of Community Organization

Vicky Martinez

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



RESOLUTION NO. 22-169

A RESOLUTION OF THE CITY OF DENTON SUPPORTING OVERLAND PROPERTY GROUP, LLC'S 9% HOUSING TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE PROPOSED NEW CONSTRUCTION OF THE RESERVES AT MAGNOLIA APARTMENTS TO PROVIDE AFFORDABLE RENTAL HOUSING; COMMITTING TO PROVIDE FEE REDUCTIONS IN AN AMOUNT OF \$500.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Overland Property Group, LLC ("Applicant") is proposing the new construction of a multi-family affordable rental housing development to be located at 1020 N. Willowwood, Denton, TX 76205 to be named The Reserves at Magnolia Apartments (the "Project"); and

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for Housing Tax Credit funding to provide equity financing for the Project (the "Application"); and

WHEREAS, pursuant to 10 Texas Administrative Code §11.9(d)(1), TDHCA will provide points to an application for a municipality's resolution of support for a development which will be located in such municipality's jurisdiction; and

WHEREAS, pursuant to 10 Texas Administrative Code §11.9(d)(2) the City will provide a letter in the form attached hereto as Exhibit A (the " Fee Reduction Letter"), committing to provide a development fee reduction in an amount of \$ 500.00 in connection with the development of the Project as the City' s financial contribution; and

WHEREAS, the City Council of the City of Denton wishes to express support for this proposed Project's application to TDHCA pursuant to 10 Texas Administrative Code §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan to facilitate the possible award of Housing Tax Credits to the Project; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON HEREBY RESOLVES:

SECTION 1. The recitals contained in the preamble of this Resolution are incorporated by reference into the body of this Resolution as if fully set forth herein.

SECTION 2. The City affirms that the proposed Project is consistent with the jurisdiction's obligation to affirmatively further fair housing pursuant to 10 Texas Administrative Code §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan.

SECTION 3. The City affirms its commitment to provide Applicant with fee reductions in a total amount of \$500.00 in connection with the development of the Project conditioned on: (i) the Applicant securing the 9% housing tax credit from the TDHCA, and (ii) Applicant securing development plan approvals for the Project, including any required zoning approvals, from the City.

SECTION 4. The City Manager is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 5. The City Council hereby approves and authorizes the execution on behalf of the City of all other documents and writings whatsoever that may be necessary or convenient, in the reasonable opinion of either the City Manager or the City Attorney, for carrying out this Resolution.

SECTION 6. This Resolution shall be effective as of its date of approval and passage by City Council.

The motion to approve this Resolution was made by Gerard Hudspeth and seconded by Deb Arminator, the Resolution was passed and approved by the following vote [5 - 2]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Gerard Hudspeth:	<u>✓</u>	_____	_____	_____
Vicki Byrd, District 1:	<u>✓</u>	_____	_____	_____
Brian Beck, District 2:	_____	<u>✓</u>	_____	_____
Jesse Davis, District 3:	<u>✓</u>	_____	_____	_____
Alison Maguire, District 4:	_____	<u>✓</u>	_____	_____
Deb Arminator, At Large Place 5:	<u>✓</u>	_____	_____	_____
Paul Meltzer, At Large Place 6:	<u>✓</u>	_____	_____	_____

PASSED AND APPROVED this the 15<sup>th</sup> day of February, 2022.

Gerard Hudspeth  
GERARD HUDSPETH, MAYOR

ATTEST:  
ROSA RIOS, CITY SECRETARY

BY: Rosa Rios

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY: Scott Bray  
Digitally signed by Scott Bray  
Date: 2022.01.27 08:36:56 -06'00'





**Exhibit A**

**City Manager's Office**

215 E. McKinney St., Denton, TX 76201 • (940) 349-8307

February 1, 2022

April Engstrom, Development Associate  
Overland Property Group  
5341 W. 151st Terrace  
Leawood, Kansas 66224

RE: Commitment of Development Funding by Local Political Subdivision for Overland Property Group, LLC for the proposed new construction of The Reserves at Magnolia Apartments located at approximately 1020 N. Willowwood, Denton, TX 76205, in Denton, City of Denton, Denton County, Texas

Dear Mr. Engstrom,

The City affirms commitment to Overland Property Group, LLC (the Applicant) for The Reserves at Magnolia Apartments development (the "Project") to provide fee reductions in a de minimis total amount of \$500.00 in connection with the development of the Project.

It is the intention of this letter to firmly commit this benefit to the Project in order to satisfy a requirement of Section 11.9(d)(2) of the Qualified Allocation Plan as published by the Texas Department of Housing and Community Affairs in order to gain points under that rule for this commitment of funds.

This is conditioned on: (i) the Applicant securing the 9% housing tax credit from the TDHCA, and (ii) Applicant securing development plan approvals for the Project, including any required zoning approvals, from the City.

Sincerely,

Sara Hensley  
Interim City Manager  
City of Denton, Texas

**OUR CORE VALUES**

Integrity • Fiscal Responsibility • Transparency • Outstanding Customer Service



# Span, Inc.

1800 Malone Street  
Denton, TX 76201-1746



February 23, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: #22257, The Reserves at Magnolia

Dear Mr. Nickells:

I am writing this letter to voice my support, on behalf of Span/Meals on Wheels of Denton County (operating under Span, Inc.), for TDHCA Tax Credit Application #22257 The Reserves at Magnolia to be located at 1020 Willowwood St. in Denton, TX.

Span, Inc. is a tax-exempt 501(c)3 organization that serves the community in which the development site is located, with the 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 'Julie Hydock'.

Julie Hydock  
Director of Administration and Human Resources  
[julieh@span-transit.org](mailto:julieh@span-transit.org)  
(940) 382-2224





To see families' lives *transformed* by breaking the cycle of poverty and homelessness.

Mr. Colin Nickells  
TDHCA  
221 East 11th Street  
Austin, TX 78701

February 24, 2022

RE: #22257 The Reserves at Magnolia & #22258 The Reserves at Monarch

Dear Mr. Nickells,

I am writing this letter in support of TDHCA Tax Credit Application #22257 The Reserves at Magnolia that will be located at 1020 Willowwood St. & Application #22258 The Reserves at Monarch that will be located at 1400 Teasley Ln., both in Denton, TX.

Grace Like Rain is a tax-exempt civic organization that serves the community that the development sites are located, with the 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 these developments will help meet that need.

Sincerely,

*Leighanne Christon*

Leighanne Christon  
CEO  
lchriston@glrtx.org

940.535.5557 | glrtx.org  
306 North Loop 288 Suite 112  
Denton, Texas 76209



TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

February 25, 2022

RE: #22257 The Reserves at Magnolia & #22258 The Reserves at Monarch

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application #22257 The Reserves at Magnolia to be located at 1020 Willowwood St. & Application #22258 The Reserves at Monarch to be located at 1400 Teasley Ln, both in Denton, TX.

Tarrant Area Food Bank is a tax-exempt civic organization that serves the community in which the development sites are located, with the 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 these developments will help meet that need.

Sincerely,

*Vicky Martinez*

Vicky Martinez  
Tarrant Area Food Bank  
Director, Agency Services

# Community Input Scoring Items

TDHCA# 22251

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 March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Meals on Wheels of Tarrant County

Name of Community Organization

Carla Jutson

Contact Name

Support

Opposition

### C. na

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. 5533-02-2022

## SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR GALA AT RIDGMAR AND COMMITTING DEVELOPMENT FUNDING

**WHEREAS**, the City's 2021 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 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 2022 Competitive (9%) Housing Tax Credits for the Gala at Ridgmar apartments, a new complex consisting of approximately 91 units, of which at least ten percent (10%) of the total units will be set aside for households earning at or below 30% of Area Median Income and at least ten percent (10%) of the total units will be set aside for households earning above 70% of Area Median Income;

**WHEREAS**, TDHCA's 2022 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 2022 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. 22251), 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 22<sup>nd</sup> day of February, 2022.

**ATTEST:**

By: *Jannette S. Goodall*  
Jannette S. Goodall (Feb 23, 2022 14:33 CST)  
\_\_\_\_\_  
Jannette S. Goodall, City Secretary



# NORTH TEXAS FAIR HOUSING CENTER

---

2626 COLE AVENUE, SUITE 300  
DALLAS, TX 75204

February 10, 2022

TDHCA  
Bobby Wilkinson  
Executive Director  
221 East 11th Street  
Austin, TX 78701

RE: Application Number 22251 – Gala at Ridgmar

Dear Mr. Wilkinson:

Please accept this letter of support for the 2022 Housing Tax Credit application #22251 for the proposed Gala at Ridgmar to be located at the NEC Plaza Pkwy and Lands End Blvd, Fort Worth, TX, 20149. 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 Gala at Ridgmar apartment development would help fill some of that need.

The proposed site 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*



*Delivering meals and so much more...*

February 16, 2022

TDHCA

Bobby Wilkinson

221 East 11<sup>th</sup> Street

Austin, TX 78701

5740 Airport Freeway  
Fort Worth, Texas  
76117-6005

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

RE: Application #22251 – Gala at Ridgmar

Dear Mr. Wilkinson,

I am writing this letter to voice my support for TDHCA Tax Credit Application #22251 – Gala at Ridgmar located NEC Plaza Pkwy and Lands End Blvd, Fort Worth TX 76116.

*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.

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 blue ink that reads "Carla Jutson".

Carla Jutson

President & CEO



Community Partner

# Community Input Scoring Items

**TDHCA#** 22234

**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 Denton

**Name of Local Government Body**

**Name of Local Government Body (if applicable)**

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Housing Channel**

**Name of Community Organization**

Donna VanNess

**Contact Name**

Support

Opposition

**B. North Texas Fair Housing Center**

**Name of Community Organization**

Frances Espinoza

**Contact Name**

Support

Opposition

**C. REACH (Rehabilitation Education Advocacy for Citizens with Handicaps)**

**Name of Community Organization**

Charlotte A. Stewart

**Contact Name**

Support

Opposition

**D. Serve Denton (fka Denton Assistance Center Inc)**

**Name of Community Organization**

Pat Smith

**Contact Name**

Support

Opposition

**E.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**F.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

RESOLUTION NO. 22-165

A RESOLUTION OF THE CITY OF DENTON SUPPORTING GENERATION HOUSING PARTNERS, LLC'S 9% HOUSING TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE PROPOSED NEW CONSTRUCTION OF THE WESTVIEW HEIGHTS AT DENTON APARTMENTS TO PROVIDE AFFORDABLE RENTAL HOUSING; COMMITTING TO PROVIDE FEE REDUCTIONS IN AN AMOUNT OF \$500.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Generation Housing Partners, LLC ("Applicant") is proposing the new construction of a multi-family affordable rental housing development to be located approximately at the northwest corner of I-35 & FM 1173, Denton, TX 76207 to be named the Westview Heights at Denton Apartments (the "Project"); and

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for Housing Tax Credit funding to provide equity financing for the Project (the "Application"); and

WHEREAS, pursuant to 10 Texas Administrative Code §11.9(d)(1), TDHCA will provide points to an application for a municipality's resolution of support for a development which will be located in such municipality's jurisdiction; and

WHEREAS, pursuant to 10 Texas Administrative Code §11.9(d)(2) the City will provide a letter in the form attached hereto as Exhibit A (the " Fee Reduction Letter"), committing to provide a development fee reduction in an amount not to exceed \$ 500.00 in connection with the development of the Project as the City' s financial contribution; and

WHEREAS, the City Council of the City of Denton wishes to express support for this proposed Project's application to TDHCA pursuant to 10 Texas Administrative Code §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan to facilitate the possible award of Housing Tax Credits to the Project; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON HEREBY RESOLVES:

SECTION 1. The recitals contained in the preamble of this Resolution are incorporated by reference into the body of this Resolution as if fully set forth herein.

SECTION 2. The City affirms that the proposed Project is consistent with the jurisdiction's obligation to affirmatively further fair housing pursuant to 10 Texas Administrative Code §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan.

SECTION 3. The City affirms its commitment to provide Applicant with fee reductions in a total amount of \$500.00 in connection with the development of the Project conditioned on: (i) the Applicant securing the 9% housing tax credit from the TDHCA, and (ii) Applicant securing development plan approvals for the Project, including any required zoning approvals, from the City.

SECTION 4. The City Manager is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 5. The City Council hereby approves and authorizes the execution on behalf of the City of all other documents and writings whatsoever that may be necessary or convenient, in the reasonable opinion of either the City Manager or the City Attorney, for carrying out this Resolution.

SECTION 6. This Resolution shall be effective as of its date of approval and passage by City Council.

The motion to approve this Resolution was made by Paul Meltzer and seconded by Brian Beck, the Resolution was passed and approved by the following vote [ 7 - 0 ]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Gerard Hudspeth:	<u>✓</u>	_____	_____	_____
Vicki Byrd, District 1:	<u>✓</u>	_____	_____	_____
Brian Beck, District 2:	<u>✓</u>	_____	_____	_____
Jesse Davis, District 3:	<u>✓</u>	_____	_____	_____
Alison Maguire, District 4:	<u>✓</u>	_____	_____	_____
Deb Armintor, At Large Place 5:	<u>✓</u>	_____	_____	_____
Paul Meltzer, At Large Place 6:	<u>✓</u>	_____	_____	_____

PASSED AND APPROVED this the 1<sup>st</sup> day of February, 2022.

  
GERARD HUDSPETH, MAYOR

ATTEST:  
ROSA RIOS, CITY SECRETARY

BY: 

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY:  Digitally signed by Scott Bray  
Date: 2022.01.27 08:05:45 -06'00'





February 1, 2022

Adrian Iglesias  
Generation Housing Partners, LLC  
17440 North Dallas Parkway, Suite 120  
Dallas, Texas 75287

RE: **Commitment of Development Funding by Local Political Subdivision** for Generation Housing Partners, LLC for the proposed new construction of the **Westview Heights at Denton Apartments** located approximately at the NWC of I-35 & FM 1173, Denton, TX 76207, in Denton, City of Denton, Denton County, Texas

Dear Mr. Iglesias,

**The City affirms commitment to** Generation Housing Partners, LLC (the Applicant) for the Westview Heights at Denton Apartments development (the "Project") to **provide fee reductions in a de minimis total amount of \$500.00 in connection with the development of the Project.**

It is the intention of this letter to firmly commit this benefit to the Project in order **to satisfy a requirement of Section 11.9(d)(2) of the Qualified Allocation Plan** as published by the Texas Department of Housing and Community Affairs in order to gain points under that rule for this commitment of funds.

This is conditioned on: (i) the Applicant securing the 9% housing tax credit from the TDHCA, and (ii) Applicant securing development plan approvals for the Project, including any required zoning approvals, from the City.

Sincerely,

Sara Hensley  
Interim City Manager  
City of Denton, Texas

**OUR CORE VALUES**

Integrity • Fiscal Responsibility • Transparency • Outstanding Customer Service



---

**LYNN STUCKY, D.V.M.**  
STATE REPRESENTATIVE • DISTRICT 64

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February 15, 2022

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

Re: **Letter of Support – Westview Heights at Denton (TDHCA) Application# 22234**

Dear Mr. Wilkinson,

My office has been monitoring the City of Denton review progress for the **Westview Heights at Denton Project (TDHCA Application No. 22234)**, an affordable, multi-family development to be located at the **northwest corner of FM1173 and I-35E in the City of Denton, Texas.**

As a result of the approval of the Resolution of Support on February 1, 2022 by the City Council of the City of Denton, **I hereby support this application.** I am fully aware that there is an urgent need for high-quality, service-enriched, affordable housing in the City of Denton and that this development will help to serve that need.

Sincerely,

Lynn Stucky, DVM  
State Representative  
House District 64





2900 Airport Freeway  
Fort Worth, TX 76111  
(817) 924-5091 | (817) 924-7619 (f)

February 10, 2022

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

RE: Letter of Support – Westview Heights at Denton (TDHCA Application# 22234)

Dear Ms. Holloway,

I am writing this letter to voice support for Westview Heights at Denton (TDHCA Application# 22234), an affordable, multifamily development to be located at the northwest corner of I-35 and FM1173, in the City of Denton.

Housing Channel is a certified 501(c)(3) organization, which serves the Denton area, with a mission to increase the amount of decent, affordable housing available to low-income and moderate-income families. Housing Channel is active in the Denton area and intends to work with the development team to provide financial literacy classes and homeownership classes to the residents of Westview Heights at Denton.

As you are well aware, there is an urgent need for high-quality, service-enriched, affordable housing in the City of Denton. Westview Heights will help to address this need.

Attached is some additional information about our organization. Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Donna VanNess".

Donna VanNess  
President



# NORTH TEXAS FAIR HOUSING CENTER

---

2626 COLE AVENUE, SUITE 300  
DALLAS, TX 75204

February 10, 2022

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

RE: Letter of Support – Westview Heights at Denton (TDHCA Application# 22234)

Dear Ms. Holloway,

I am writing this letter to voice support for Westview Heights at Denton (TDHCA Application# 22234), an affordable, multifamily development to be located at the northwest corner of I-35 and FM1173, in the City of Denton.

As a local non-profit, which serves the development location, The North Texas Fair Housing Center is an organization that provides advocacy, counseling, and educational services to the residents in the Denton area. Our organization understands firsthand the incredible need for affordable housing in the City of Denton and are pleased to support this application.

Attached is some additional information about our organization. Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,



Frances Espinoza  
Executive Director



Resource Centers on Independent Living  
www.reachcils.org

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February 17, 2022

Mr. Cody Campbell  
Director of Multifamily Programs  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Letter of Support – Westview Heights at Denton (TDHCA Application# 22234)

Dear Mr. Campbell,

I am writing this letter to voice my organization's support for Westview Heights at Denton (TDHCA Application# 22234), an affordable, multifamily development to be located at NWC of F. M. 1173 & IH-35 in the City of Denton, Denton County, TX 76207.

Rehabilitation, Education, and Advocacy for Citizens with Handicaps, Inc. (REACH) is a certified 501(c)(3) organization, which serves the Denton area with an objective to advocate for an increase in the number of decent, affordable housing for low-income and moderate-income families. REACH is active in the Denton community and is in full support of this housing development.

As you are well aware, there is an urgent need for high-quality, service-enriched, affordable housing in the City of Denton. Westview Heights at Denton will help to address this need.

Attached is some additional information about our organization. Thank you for the opportunity to provide our support for this project and please contact me at my Dallas office if you have any questions.

Sincerely,

Charlotte A. Stewart  
Executive Director

Enclosures: IRS tax exemption letter & REACH brochure

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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 Dr., 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) 383-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 398-9649 Fax



February 18, 2022

Mr. Cody Campbell  
Director of Multifamily Programs  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Letter of Support – Westview Heights at Denton (TDHCA Application# 22234)

Dear Mr. Campbell,

I am writing this letter to voice support for Westview Heights at Denton (TDHCA Application# 22234) an affordable, multifamily development to be located at NWC of F.M. 1173 & IH-35, in Denton, Denton County, TX 76207.

Serve Denton is a certified 501(c)(3) organization, which serves the Denton County area, with a mission to partner with nonprofits to help make their services more accessible for people in need. Serve Denton operates a 45,000 sqft facility where we seek to provide affordable office space for nonprofits in our community. Several nonprofits who office on our campus work directly with low income individuals looking for housing. They also seek to increase the amount of decent, affordable housing available to low-income and moderate-income families. Serve Denton is active in the Denton area and is in full support of this development.

As you are well aware, there is an urgent need for high-quality, service-enriched, affordable housing in the City of Denton. Westview Heights at Denton will help to address this need.

Attached is some additional information about our organization. Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,

Pat Smith  
CEO  
Serve Denton

## OUR MISSION

Serve Denton partners with nonprofits to help make their services more accessible for people in need.

## Community Input Scoring Items

TDHCA#

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 Denton

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested **4**

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. REACH

Name of Community Organization

Charlotte A. Stewart

Contact Name

Support

Opposition

B. Denton County MHMR Center

Name of Community Organization

Pam Gutierrez

Contact Name

Support

Opposition

C. Apartment Life

Name of Community Organization

Dave Marshall

Contact Name

Support

Opposition

D. North Texas Fair Housing Center

Name of Community Organization

Francis Espinoza

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 22-166

A RESOLUTION OF THE CITY OF DENTON SUPPORTING PRUDENTIA DEVELOPMENT, LLC'S 9% HOUSING TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE PROPOSED NEW CONSTRUCTION OF THE TORRINGTON FALLMEADOW APARTMENTS TO PROVIDE AFFORDABLE RENTAL HOUSING; COMMITTING TO PROVIDE FEE REDUCTIONS IN AN AMOUNT OF \$500.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Prudentia Development, LLC ("Applicant") is proposing the new construction of a multi-family affordable rental housing development to be located approximately at the east side of the north end of Fallmeadow St to be named the Torrington Fallmeadow Apartments (the "Project"); and

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for Housing Tax Credit funding to provide equity financing for the Project (the "Application"); and

WHEREAS, pursuant to 10 Texas Administrative Code §11.9(d)(1), TDHCA will provide points to an application for a municipality's resolution of support for a development which will be located in such municipality's jurisdiction; and

WHEREAS, pursuant to 10 Texas Administrative Code §11.9(d)(2) the City will provide a letter in the form attached hereto as Exhibit A (the " Fee Reduction Letter"), committing to provide a development fee reduction in an amount of \$ 500.00 in connection with the development of the Project as the City' s financial contribution; and

WHEREAS, the City Council of the City of Denton wishes to express support for this proposed Project's application to TDHCA pursuant to 10 Texas Administrative Code §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan to facilitate the possible award of Housing Tax Credits to the Project. NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON HEREBY RESOLVES:

SECTION 1. The recitals contained in the preamble of this Resolution are incorporated by reference into the body of this Resolution as if fully set forth herein.

SECTION 2. The City affirms that the proposed Project is consistent with the jurisdiction's obligation to affirmatively further fair housing pursuant to 10 Texas Administrative Code §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan.

SECTION 4. The City affirms its commitment to provide Applicant with fee reductions in a total amount of \$500.00 in connection with the development of the Project conditioned on: (i) the Applicant securing the 9% housing tax credit from the TDHCA, and (ii) Applicant securing development plan approvals for the Project, including any required zoning approvals, from the City.

SECTION 5. The City Manager is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 6. The City Council hereby approves and authorizes the execution on behalf of the City of all other documents and writings whatsoever that may be necessary or convenient, in the reasonable opinion of either the City Manager or the City Attorney, for carrying out this Resolution.

SECTION 7. This Resolution shall be effective as of its date of approval and passage by City Council.

The motion to approve this Resolution was made by Deb Armintor and seconded by Vicki Byrd, the Resolution was passed and approved by the following vote [7 - 0]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Gerard Hudspeth:	<u>✓</u>	_____	_____	_____
Vicki Byrd, District 1:	<u>✓</u>	_____	_____	_____
Brian Beck, District 2:	<u>✓</u>	_____	_____	_____
Jesse Davis, District 3:	<u>✓</u>	_____	_____	_____
Alison Maguire, District 4:	<u>✓</u>	_____	_____	_____
Deb Armintor, At Large Place 5:	<u>✓</u>	_____	_____	_____
Paul Meltzer, At Large Place 6:	<u>✓</u>	_____	_____	_____

PASSED AND APPROVED this the 1<sup>st</sup> day of February, 2022.

*Gerard Hudspeth*  
GERARD HUDSPETH, MAYOR

ATTEST:  
ROSA RIOS, CITY SECRETARY

BY: *Rosa Rios*

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY: *Scott Bray* Digitally signed by Scott Bray  
Date: 2022.01.27 08:25:14 -06'00'





Resource Centers on Independent Living  
www.reachcils.org

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February 17, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: Torrington Fallmeadow, Application Number 22199

Dear Mr. Nickells:

I am writing this letter to voice my organization's support for TDHCA Tax Credit Application # 22199 Torrington Fallmeadow to be located at the NEQ Fallmeadow Street and Gardenview Street, Denton, TX 76207.

Rehabilitation, Education and Advocacy for Citizens with Handicaps (REACH) is a tax-exempt nonprofit 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 for citizens of modest means and this development will help meet that need.

Sincerely,

Charlotte A. Stewart  
Executive Director

Enclosures: IRS tax exemption letter & REACH brochure

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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 Dr., 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) 383-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 398-9649 Fax





## DENTON COUNTY MHMR CENTER

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February 17, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: Torrington Fallmeadow, Application Number 22199

Dear Mr. Nickells:

Hello, I am Pam Gutierrez, Executive Director of Denton County MHMR Center, I am writing this letter to voice my support for TDHCA Tax Credit Application # 22199, Torrington Fallmeadow, to be located at the NEQ Fallmeadow Street and Gardenview Street, Denton, TX 76207.

Denton County MHMR 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. Denton County MHMR Center believes that there is a tremendous need for housing that is affordable to citizens of modest means and this development will help meet that unmet need.

Sincerely,

*Pamela Gutierrez*

Pam Gutierrez  
Executive Director

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: Torrington Fallmeadow, Application Number 22199

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22199 Torrington Fallmeadow to be located at the NEQ Fallmeadow Street and Gardenview Street, Denton, TX 76207.

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 citizens of modest means and this development will help meet that need.

Sincerely,



Dave Marshall  
Regional President/Apartment Life  
PO Box 650951  
Dallas, TX 75265-0951  
484.678.2315  
davemarshall@apartmentlife.org

# NORTH TEXAS FAIR HOUSING CENTER

---

2626 COLE AVENUE, SUITE 300  
DALLAS, TX 75204

February 22, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: Torrington Fallmeadow, Application Number 22199

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22199 Torrington Fallmeadow to be located at the NEQ Fallmeadow Street and Gardenview Street, Denton, TX 76207.

The North Texas Fair Housing Center (NTFHC) is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located. NTFHC is an organization that provides advocacy, counseling, and educational services to residents of the Denton area. Our organization understands firsthand the incredible need for affordable housing and are pleased to support this application.

Attached is a brochure about our organization along with our non-profit determination letter. Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,



Frances Espinoza  
Executive Director

# Community Input Scoring Items

TDHCA# 22175

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 Dallas

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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 Channel

Name of Community Organization

Donna VanNess

Contact Name

Support

Opposition

### B. North Texas Fair Housing Center

Name of Community Organization

Frances Espinoza

Contact Name

Support

Opposition

### C. REACH (Rehabilitation Education Advocacy for Citizens with Handicaps)

Name of Community Organization

Charlotte A. Stewart

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

If State Representative letter is received prior to 5pm on 3/1/22, the letter will be uploaded as a separate file to TDHCA's file server.

February 23, 2022

**WHEREAS**, on May 9, 2018, City Council adopted the Comprehensive Housing Policy by Resolution No. 18-0704; and

**WHEREAS**, on November 28, 2018, City Council amended the Comprehensive Housing Policy by Resolution No. 18-1680; and

**WHEREAS**, on June 12, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-0884; and

**WHEREAS**, on June 26, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1041; and

**WHEREAS**, on September 25, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1498; and

**WHEREAS**, on December 11, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1864; and

**WHEREAS**, on September 9, 2021, City Council amended the Comprehensive Housing Policy by Resolution No. 21-1450; 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 Housing Tax Credits (HTC) through the Texas Department of Housing and Community Affairs (TDHCA); and

**WHEREAS**, TX Markville 2022, LTD, or its affiliate (Applicant) has proposed the development of a mixed income multifamily complex to be known as Patriot Pointe at Markville located at 9222 Markville Drive in the City of Dallas, Texas 75243; and

**WHEREAS**, the Applicant proposes to develop 168 units, to include 56 one-bedrooms, 88 two-bedrooms, and 24 three-bedrooms; and will include amenities; and

**WHEREAS**, upon completion of the development, the Applicant proposes to make 10 of the 168 units available to households earning 0.00%-30.00% of Area Median Income (AMI), 40 of the 168 units available to households earning between 31.00%-50.00% of AMI, 50 of the 168 units available to households earning between 51.00%-60.00% of AMI, and 68 of the 168 units will be non income-restricted; and

**WHEREAS**, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2022 9% Competitive HTC (9% HTC) for the proposed development of a property to be known as Patriot Point at Markville; and

February 23, 2022

**WHEREAS**, the expenditure of City local general funds supporting this development project is consistent with the City's Comprehensive Housing Policy and adopted annual budget; 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 9% HTC application for Patriot Pointe located at 9222 Markville Drive, Dallas, Texas 75243.

**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 TX Markville 2022, LTD, or its affiliate, to be located at 9222 Markville Drive, Dallas, Texas 75243, the development's application for 2022 9% HTC, and any allocation by the TDHCA of 2022 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 an amount not to exceed \$500.00 with TX Markville, LTD, or its affiliates, 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. TX Markville 2022, LTD, or its affiliates must be awarded 9% HTC by TDHCA; and
- b. The line of credit will have an interest rate of 1.00%. 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 encumber and disburse funds in an amount not to exceed \$500.00 in accordance with this resolution from General Fund, Fund 0001, Department HOU, Unit 4285, Object 3015, Activity AFHO, Encumbrance/Contract No. HOU-2022-00018495, Vendor VC24263.

**SECTION 4.** That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in an amount not to exceed \$500.00 in General Fund, Fund 0001, Department HOU, Balance Sheet Account 033F and a Deferred Revenue Balance Sheet Account 0898 in General Fund, Fund 0001, in the amount of \$500.00.

220365

February 23, 2022

**SECTION 5.** That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from Applicant from the General Fund, Fund 0001, Department HOU, Principal Revenue Code and Interest Revenue Code 847G and Interest Revenue Code 0847H, and debit Balance Sheet Account 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 23, 2022, 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.



## Audrey Martin

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**From:** Adrian Iglesias <aiglesias@ghdevelopment.com>  
**Sent:** Monday, February 28, 2022 5:01 PM  
**To:** Audrey Martin; Joel Martin  
**Cc:** Chris Applequist; Travis Barber  
**Subject:** FW: Patriot Pointe Markville

Audrey,

Please see below from the City of Dallas.

Thank you,

**Adrian Iglesias | President**



**GENERATION  
HOUSING  
PARTNERS**

**Generation Housing Partners, LLC**

17440 North Dallas Parkway, Suite 120

Dallas, Texas 75287

Ph. (214) 613-6569 x0 | Mb. (512) 971-9127

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**From:** Hines, Kyle <kyle.hines@dallascityhall.com>  
**Sent:** Monday, February 28, 2022 5:00 PM  
**To:** Adrian Iglesias <aiglesias@ghdevelopment.com>  
**Cc:** Chris Applequist <chris.applequist@ghdevelopment.com>  
**Subject:** RE: Patriot Pointe Markville

Adrian

I can confirm that the City is OK with reducing the number of units from 168 to 131.

Thanks

Kyle



**Kyle J. Hines, MPA**

*Assistant Director*

**City of Dallas | [Dallascityhall.com](http://Dallascityhall.com)**

Housing & Neighborhood Revitalization

1500 Marilla St, Room 6CN

Dallas, TX 75201

O: 214-670-4942 | C: 469-781-4579

[kyle.hines@dallascityhall.com](mailto:kyle.hines@dallascityhall.com)







---

## TEXAS HOUSE *of* REPRESENTATIVES

---

**John Turner**

State Representative, District 114

March 1, 2022

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

*[Delivered via email to Cody.Campbell@tdhca.state.tx.us and Michael.Lytle@tdhca.state.tx.us]*

**RE: Patriot Pointe at Markville - TDHCA Project #22175**

Dear Director Campbell,

I write to express my support for the Low-Income Housing Tax Credit application submitted for the proposed development known as Patriot Pointe at Markville, project #22175, planned for 9222 Markville Drive, Dallas, TX

One of the factors to be considered by the department in evaluating an application is “the level of community support for the application, evaluated on the basis of a written statement from the state representative who represents the district containing the proposed development site.” Texas Govt. Code Sec. 2306.6710(b). I have reviewed the relevant circumstances related to the application and have determined that it is appropriate for me to provide this letter of support.

Thank you for your attention and for the work you do on behalf of our state.

Sincerely,

A handwritten signature in black ink that reads "John Turner".

John Turner



2900 Airport Freeway  
Fort Worth, TX 76111  
(817) 924-5091 | (817) 924-7619 (f)

February 9, 2022

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

RE: Letter of Support – Patriot Pointe at Markville (TDHCA Application# 22175)

Dear Ms. Holloway,

I am writing this letter to voice support for Patriot Pointe at Markville (TDHCA Application# 22175) an affordable, multifamily development to be located at 9222 Markville Drive, in the City of Dallas.

Housing Channel is a certified 501(c)(3) organization, which serves the Dallas area, with a mission to increase the amount of decent, affordable housing available to low-income and moderate-income families. Housing Channel is active in the Dallas area and intends to work with the development team to provide financial literacy classes and homeownership classes to the residents of Patriot Pointe.

As you are well aware, there is an urgent need for high-quality, service-enriched, affordable housing in the City of Dallas. Patriot Pointe at Markville will help to address this need.

Attached is some additional information about our organization. Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Donna VanNess".

Donna VanNess  
President



# NORTH TEXAS FAIR HOUSING CENTER

---

2626 COLE AVENUE, SUITE 300  
DALLAS, TX 75204

February 10, 2022

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

RE: Letter of Support – Patriot Pointe at Markville (TDHCA Application# 22175)

Dear Ms. Holloway,

I am writing this letter to voice support for Patriot Pointe at Markville (TDHCA Application# 22175) an affordable, multifamily development to be located at 9222 Markville Drive, in the City of Dallas.

As a local non-profit, which serves the development location, The North Texas Fair Housing Center is an organization that provides advocacy, counseling, and educational services to the residents in the Dallas area. Our organization understands firsthand the incredible need for affordable housing in the City of Dallas and are pleased to support this application.

Attached is some additional information about our organization. Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,



Frances Espinoza  
Executive Director



Resource Centers on Independent Living  
www.reachcils.org

February 17, 2022

Mr. Cody Campbell  
Director of Multifamily Programs  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Letter of Support – Patriot Pointe at Markville (TDHCA Application# 22175)

Dear Mr. Campbell,

I am writing this letter to voice my organization’s support for Patriot Pointe at Markville (TDHCA Application# 22175) an affordable, multifamily development to be located at 9222 Markville Dr., in the City of Dallas, Dallas County, TX 75243.

Rehabilitation, Education, and Advocacy for Citizens with Handicaps, Inc. (REACH) is a community based nonprofit organization, that serves the Dallas area, with an objective to advocate for an increase in the amount of decent, affordable housing available for low-income and moderate-income families. REACH is active in the Dallas community and is in full support of this development.

As you are well aware, there is an urgent need for high-quality, service-enriched, affordable housing in the City of Dallas. Patriot Pointe at Markville will help to address this need.

Attached is some additional information about our organization. Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,

Charlotte A. Stewart  
Executive Director

Enclosures: IRS tax exemption letter & REACH brochure

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 Dr., 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) 383-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 398-9649 Fax

# Community Input Scoring Items

TDHCA#: 22059

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 McKinney

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. REACH

Name of Community Organization

Charlotte A. Stewart

Contact Name

Support

Opposition

### B. North Texas Fair Housing Center

Name of Community Organization

Francis Espinoza

Contact Name

Support

Opposition

### C. Metrocare Services

Name of Community Organization

Linda Thompson

Contact Name

Support

Opposition

### D. The Samaritan Inn

Name of Community Organization

Rick J. Crocker

Contact Name

Support

Opposition

### E.

Name of Community Organization

Contact Name

Support

Opposition

### F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 2022-02-025 (R)**

**A RESOLUTION OF SUPPORT BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS OF THE APPLICATION BY MCKINNEY VIRGINIA PARKWAY, LTD. TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR THE COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF MCKINNEY VIRGINIA PARKWAY APARTMENTS, A 120-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF VIRGINIA PARKWAY AND CARLISLE STREET; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** McKinney Virginia Parkway, Ltd., is proposing to construct McKinney Virginia Parkway, located at the northeast corner of Virginia Parkway and Carlisle Street (the "Project") in the City of McKinney, Collin County, Texas (the "City") and

**WHEREAS,** McKinney Virginia Parkway, Ltd., has provided notice to the City in accordance with Chapter 2306 of the Texas Government Code of its intent to file its application with the Texas Department of Housing and Community Affairs (the "TDHCA") for 9% tax credits for the development of the Project and has requested from the City issuance of a resolution of support for the Project as part of McKinney Virginia Parkway, Ltd. application to TDHCA and

**WHEREAS,** City staff has reviewed the Project in accordance with the City of McKinney Low Income Housing Tax Credits Resolution Policy and

**WHEREAS,** the City has had sufficient opportunity to obtain a response from McKinney Virginia Parkway, Ltd., regarding any questions or concerns about the Project and

**WHEREAS,** the City conducted a public hearing in accordance with Chapter 2306 of the Texas Government Code so that public comment may be made on the Project and

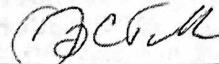
**WHEREAS,** the City of McKinney understands the importance of the low-income housing tax credits program and the ability of developers to invest in and construct low-income housing.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THAT:**

- Section 1. The foregoing premises are incorporated herein by reference.
- Section 2. After due consideration of the information provided by McKinney Virginia Parkway, Ltd., and public comment, the City of McKinney, acting through its governing body, supports the application submitted to the TDHCA for the Project and its proposed location within the City of McKinney, including a five hundred dollar \$500 permit fee waiver for the Project.
- Section 3. The City of McKinney's support of the Project is based on the following legislative findings that the Project sufficiently satisfies the City Council's evaluation criteria for low-income housing tax credits.
- Section 4. The City Manager or his designee is hereby authorized to forward a copy of this resolution to McKinney Virginia Parkway, Ltd. and the TDHCA.
- Section 5. This resolution shall take effect from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ON THIS THE 22nd DAY OF FEBRUARY 2022.

CITY OF MCKINNEY, TEXAS



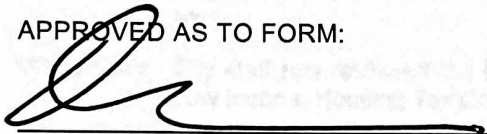
\_\_\_\_\_  
GEORGE C. FULLER  
Mayor

CORRECTLY ENROLLED:



\_\_\_\_\_  
EMPRESS DRANE,  
City Secretary  
JOSHUA STEVENSON,  
Deputy City Secretary

APPROVED AS TO FORM:



\_\_\_\_\_  
MARK S. HOUSER  
City Attorney

WHEREAS, the City of McKinney, Texas, has received an application for a...

WHEREAS, the City of McKinney, Texas, has received an application for a...

WHEREAS, the City of McKinney, Texas, has received an application for a...

WHEREAS, the City of McKinney, Texas, has received an application for a...

WHEREAS, the City of McKinney, Texas, has received an application for a...

WHEREAS, the City of McKinney, Texas, has received an application for a...



Resource Centers on Independent Living  
www.reachcils.org

January 13, 2022

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

RE: Support Letter for 2022 9% Application – TDHCA #22059 McKinney Virginia Parkway to be located at the NEQ of Virginia Parkway W and Carlisle Street, McKinney, Collin County, Texas 75071

Dear Mr. Campbell:

Please accept this letter of support for the 2022 Housing Tax Credit application for the proposed McKinney Virginia Parkway apartment community to be located at the NEQ of Virginia Parkway W and Carlisle Street, Collin County, Texas 75071.

REACH, Inc. is a tax-exempt non-profit organization and not a government entity. Our organization serves the area in which the development is located. REACH 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. We operate four REACH Resource Centers on Independent Living serving Dallas, Denton, Collin and Tarrant counties. Our array of services that would be available to the residents living at McKinney Virginia Parkway apartments would include information & referral assistance, 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 that we can refer individuals with disabilities to when this project is funded.

Sincerely,

  
Charlotte A. Stewart  
Executive Director

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 Dr., 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) 383-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 398-9649 Fax



# NORTH TEXAS FAIR HOUSING CENTER

---

2626 COLE AVENUE, SUITE 300  
DALLAS, TX 75204

January 27, 2022

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

RE: 2022 9% Application – TDHCA #22059 McKinney Virginia Parkway to be located at the NEQ of Virginia Parkway W and Carlisle Street, McKinney, Collin County, Texas 75071

Mr. Campbell,

Please accept this letter of support for the 2022 Housing Tax Credit application for the proposed McKinney Virginia Parkway to be located at McKinney Virginia Parkway to be located at the NEQ of Virginia Parkway W and Carlisle Street, McKinney, Collin County, Texas 75071. 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, Collin, Denton, and 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 McKinney Virginia Parkway apartment development would help fill some of that need. Attached I have provided a brochure about our organization and its services.

The proposed McKinney Virginia Parkway development site 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



01/26/2022

Mr. Cody Campbell  
Director Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: 2022 9% Application – TDHCA #22059 McKinney Virginia Parkway to be located at the NEQ of Virginia Parkway W and Carlisle Street, McKinney, Collin County, Texas 75071

Mr. Campbell,

Please accept this letter of support for the 2022 Housing Tax Credit application for the proposed McKinney Virginia Parkway to be located at McKinney Virginia Parkway to be located at the NEQ of Virginia Parkway W and Carlisle Street, McKinney, Collin County, Texas 75071. We are confident the proposed housing development will provide much needed affordable housing for our community.

The Dallas County Aging and Disability Resource Center, a program under Metrocare Services a non-profit organization, provides specialized information and referral for older adults and individuals with disabilities. We have tax-exempt status. Our goal is to improve neighborhoods and communities for everyone. The McKinney Virginia Parkway apartment development would help fill some of that need. Attached I have provided a brochure about our organization and its services.

The proposed McKinney Virginia Parkway development site 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 blue ink that reads "Linda Thompson".

Linda Thompson  
Chief Operating Officer  
214-743-1258  
linda.thompson@metrocareservices.org

Enclosures:

1. Proof of tax-exempt status
2. Brochure



## The Samaritan Inn

HOPE FOR THE HOMELESS

February 26, 2022

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

RE: 2022 9% Application – TDHCA #22059 McKinney Virginia Parkway to be located at the NEQ of Virginia Parkway W and Carlisle Street, McKinney, Collin County, Texas 75071

Mr. Campbell,

Please accept this letter of support for the 2022 Housing Tax Credit application for the proposed McKinney Virginia Parkway to be located at McKinney Virginia Parkway to be located at the NEQ of Virginia Parkway W and Carlisle Street, McKinney, Collin County, Texas 75071. We are confident the proposed housing development will provide much needed affordable housing for our community.

The Samaritan Inn, Inc. is a non-profit organization that provides programs and services single men, single women, and families with children who are experiencing the crisis of homelessness. We have tax-exempt status and we are not a government entity. Our goal is to improve neighborhoods and communities for everyone. The McKinney Virginia Parkway apartment development would help fill some of that need. Attached I have provided a brochure about our organization and its services.

The proposed McKinney Virginia Parkway development site 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,

Rick J. Crocker  
Chief Executive Officer

Enclosures:

1. Proof of tax-exempt status
2. Brochure

## Community Input Scoring Items

TDHCA# 22263

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 Denton

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

**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. REACH, Inc.**

Name of Community Organization

Charlotte Stewart

Contact Name

Support

Opposition

**B. United Way of Denton County**

Name of Community Organization

Amanda Adams

Contact Name

Support

Opposition

**C. Grace Like Rain, Inc.**

Name of Community Organization

Michelle Connor

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. 22-167

A RESOLUTION OF THE CITY OF DENTON SUPPORTING TX LEGACY DENTON, LP'S 9% HOUSING TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE PROPOSED NEW CONSTRUCTION OF THE LEGACY IN DENTON APARTMENTS TO PROVIDE AFFORDABLE RENTAL HOUSING; COMMITTING TO PROVIDE FEE REDUCTIONS IN AN AMOUNT OF \$500.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the TX Legacy Denton, LP ("Applicant") is proposing the new construction of a multi-family affordable rental housing development to be located at 4298 E. McKinney, Denton, TX 76208 to be named The Legacy in Denton Apartments (the "Project"); and

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for Housing Tax Credit funding to provide equity financing for the Project (the "Application"); and

WHEREAS, pursuant to 10 Texas Administrative Code §11.9(d)(1), TDHCA will provide points to an application for a municipality's resolution of support for a development which will be located in such municipality's jurisdiction; and

WHEREAS, pursuant to 10 Texas Administrative Code §11.9(d)(2) the City will provide a letter in the form attached hereto as Exhibit A (the " Fee Reduction Letter"), committing to provide a development fee reduction in an amount of \$ 500.00 in connection with the development of the Project as the City' s financial contribution; and

WHEREAS, the City Council of the City of Denton wishes to express support for this proposed Project's application to TDHCA pursuant to 10 Texas Administrative Code §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan to facilitate the possible award of Housing Tax Credits to the Project. NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON HEREBY RESOLVES:

SECTION 1. The recitals contained in the preamble of this Resolution are incorporated by reference into the body of this Resolution as if fully set forth herein.

SECTION 2. The City affirms that the proposed Project is consistent with the jurisdiction's obligation to affirmatively further fair housing pursuant to 10 Texas Administrative Code §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan.

SECTION 3. The City affirms its commitment to provide Applicant with fee reductions in a total amount of \$500.00 in connection with the development of the Project conditioned on: (i) the Applicant securing the 9% housing tax credit from the TDHCA, and (ii) Applicant securing development plan approvals for the Project, including any required zoning approvals, from the City.

SECTION 4. The City Manager is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 5. The City Council hereby approves and authorizes the execution on behalf of the City of all other documents and writings whatsoever that may be necessary or convenient, in the reasonable opinion of either the City Manager or the City Attorney, for carrying out this Resolution.

SECTION 6. This Resolution shall be effective as of its date of approval and passage by City Council.

The motion to approve this Resolution was made by Brian Beck and seconded by Paul Meltzer, the Resolution was passed and approved by the following vote [7 - 0]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Gerard Hudspeth:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vicki Byrd, District 1:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Beck, District 2:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jesse Davis, District 3:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alison Maguire, District 4:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deb Armintor, At Large Place 5:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paul Meltzer, At Large Place 6:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PASSED AND APPROVED this the 1<sup>st</sup> day of February, 2022.

  
 \_\_\_\_\_  
 GERARD HUDSPETH, MAYOR

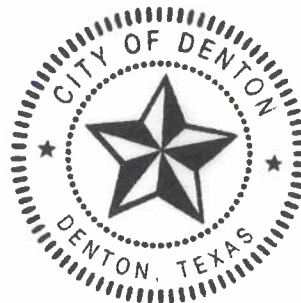
ATTEST:  
 ROSA RIOS, CITY SECRETARY

BY:   
 \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
 MACK REINWAND, CITY ATTORNEY

BY:   
 \_\_\_\_\_

Digitally signed by Scott Bray  
 Date: 2022.01.27 08:46:37  
 -06'00'





**Exhibit A**

**City Manager's Office**

215 E. McKinney St., Denton, TX 76201 • (940) 349-8307

February 1, 2022

Jack Traeger  
TX Legacy Denton, LP  
17304 Preston Road, Suite 800  
Dallas, TX 75248

RE: Commitment of Development Funding by Local Political Subdivision for TX Legacy Denton, LP for the proposed new construction of The Legacy in Denton Apartments located at 4298 E. McKinney, Denton, TX 76208, in Denton, City of Denton, Denton County, Texas

Dear Mr. Traeger,

The City affirms commitment to TX Legacy Denton, LP (the Applicant) for The Legacy in Denton Apartments development (the "Project") to provide fee reductions in a de minimis total amount of \$500.00 in connection with the development of the Project.

It is the intention of this letter to firmly commit this benefit to the Project in order to satisfy a requirement of Section 11.9(d)(2) of the Qualified Allocation Plan as published by the Texas Department of Housing and Community Affairs in order to gain points under that rule for this commitment of funds.

This is conditioned on: (i) the Applicant securing the 9% housing tax credit from the TDHCA, and (ii) Applicant securing development plan approvals for the Project, including any required zoning approvals, from the City.

Sincerely,

Sara Hensley  
Interim City Manager  
City of Denton, Texas

**OUR CORE VALUES**

Integrity • Fiscal Responsibility • Transparency • Outstanding Customer Service



February 1, 2022

Jack Traeger  
TX Legacy Denton, LP  
17304 Preston Road, Suite 800  
Dallas, TX 75248

RE: Commitment of Development Funding by Local Political Subdivision for TX Legacy Denton, LP for the proposed new construction of The Legacy in Denton Apartments located at 4298 E. McKinney, Denton, TX 76208, in Denton, City of Denton, Denton County, Texas

Dear Mr. Traeger,

The City affirms commitment to TX Legacy Denton, LP (the Applicant) for The Legacy in Denton Apartments development (the "Project") to provide fee reductions in a de minimis total amount of \$500.00 in connection with the development of the Project.

It is the intention of this letter to firmly commit this benefit to the Project in order to satisfy a requirement of Section 11.9(d)(2) of the Qualified Allocation Plan as published by the Texas Department of Housing and Community Affairs in order to gain points under that rule for this commitment of funds.

This is conditioned on: (i) the Applicant securing the 9% housing tax credit from the TDHCA, and (ii) Applicant securing development plan approvals for the Project, including any required zoning approvals, from the City.

Sincerely,

Sara Hensley  
Interim City Manager  
City of Denton, Texas

**OUR CORE VALUES**

Integrity • Fiscal Responsibility • Transparency • Outstanding Customer Service





---

## LYNN STUCKY, D.V.M.

STATE REPRESENTATIVE • DISTRICT 64

---

October 30, 2021

Legacy Multifamily Development, LLC  
c/o Jack D. Traeger  
17304 Preston Road, Suite 800  
Dallas, TX 75252

Dear Mr. Traeger,

My office has been monitoring the City of Denton review progress of the 16.11 acre 4298 E. McKinney Project (061309400) located within the City of Denton and Texas House District 64.

As a result of the Project's approval by the City Council of the City of Denton and strong community support from the United Way of Denton County Homelessness Leadership Team, I too support the Legacy Multifamily Project. The Project will enhance the diversity of housing in the City of Denton and my District.

Sincerely,

Lynn Stucky, DVM  
State Representative  
House District 64



Resource Centers on Independent Living  
www.reachcils.org

November 16, 2021

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

RE: Proposed Legacy at Denton Apartments

Mrs. Holloway,

I am writing this letter of support for the 2022 application round of Housing Tax Credits for the proposed Legacy at Denton Apartments, to be located at 4298 E. McKinney in the City of Denton, Denton County, Texas.

Rehabilitation, Education and Advocacy for Citizens with Handicaps, Inc. (REACH) is a tax-exempt organization and has the overall betterment, development, and improvement of the community we serve as one of our goals. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The proposed Legacy at Denton Apartments would be within the service area for our Denton center and we look forward to working with the staff and residents at this affordable apartment community once it is constructed.

Sincerely,

Charlotte A. Stewart  
Executive Director

Enclosures

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 Dr., 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) 383-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 398-9649 Fax

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

To whom it may concern,

The United Way of Denton County has been recognized as a 501(c)(3) non-profit organization serving Denton County residents since 1971. United Way of Denton County (UWDC) is pleased to provide a letter of support on behalf of United Way of Denton County and The Denton County Homelessness Leadership Team (DCHLT), for the Legacy Multifamily Development, LLC's proposed project on 4298 East McKinney Street, Denton TX, Denton County.

The Denton County Homelessness Leadership Team was formed in 2016 as a strategic, quasi-governmental, decision making body that convenes to improve the planning, coordination, oversight, and implementation required to create systems change, for housing and homelessness initiatives in Denton County. Appointees on the Leadership team are made up of municipality representatives, non-profits leaders, representatives from workforce, healthcare, education institutions and community members. UWDC is backbone support to the Leadership Team and it's initiatives.

The DCHLT and UWDC are proud to support the possibility of an expansion of availability of affordable housing in Denton County. Affordable housing is a critical and needed aspect of the housing market in Denton County. Not only in finding appropriate housing for people experiencing homelessness but also finding units that families at risk of experiencing homelessness can access as well. Currently, Denton County consistently has 300-400 people experiencing literal homelessness on any given day, with majority of services located in the City of Denton. Additionally, just over 20% of our County's population of 944,000+ people are Asset Limited Income Restrained and Employed households (ALICE) who are working but unable to afford the basic necessities of housing, food, childcare, health care and transportation. This potential project is a needed resource in our community now more than ever.

We are pleased to offer our support for Legacy Multifamily Development, as their project will be a crucial component to making homelessness rare, brief, and non-recurring in Denton County.

Sincerely,



Gary Henderson  
*President & CEO*



To see families' lives *transformed* by breaking the cycle of poverty and homelessness.

February 28, 2022

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

RE: Proposed Legacy at Denton Apartments  
4298 E McKinney, Denton, Texas 76208

Mr. Campbell,

I am writing this letter of support for the 2022 application round of Housing Tax Credits for the proposed Legacy at Denton Apartments, to be located at 4298 E. McKinney, Denton, Texas 76208, Denton County.

Grace Like Rain is an organization and has the overall betterment, development, and improvement of the community we serve. We seek to see families' lives transformed breaking the cycle of poverty and homelessness. Please see the enclosures as evidence of our tax-exempt status.

We look forward to working with the staff and residents at this apartment community once it is constructed.

Sincerely,

*Leighanne Christon*

Leighanne Christon  
CEO

940.535.5557 | glrtx.org  
306 North Loop 288 Suite 112  
Denton, Texas 76209

# Community Input Scoring Items

TDHCA# 22015

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 Mesquite

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Sharing Life

Name of Community Organization

Teresa Jackson

Contact Name

Support

Opposition

### B. Housing Channel

Name of Community Organization

Donna VanNess

Contact Name

Support

Opposition

### C. The Center for Integrative Counseling and Psychology

Name of Community Organization

Brad Schwall

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. 13-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, SUPPORTING THE MVAH PARTNERS' APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (THE "TDHCA") FOR 2022 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE CONSTRUCTION OF A 96-UNIT AFFORDABLE MULTI-FAMILY RENTAL HOUSING DEVELOPMENT TO BE LOCATED AT 901 EAST U.S. HIGHWAY 80, IN ACCORDANCE WITH CHAPTER 2306 OF THE TEXAS GOVERNMENT CODE; PROVIDING A LOCAL FUNDING COMMITMENT FOR THE DEVELOPMENT; AND AUTHORIZING THE CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TDHCA.

WHEREAS, MVAH Partner (the "**Applicant**") has proposed the construction of a 96-unit affordable multi-family rental housing development to be located at 901 East U.S. Highway 80 in the City of Mesquite in Dallas County (the "**Proposed Development**"); and

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") for 2022 Competitive 9% Housing Tax Credits for the Proposed Development (the "**Application**"); 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; 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 in an amount of \$500.00 or more for the benefit of the Proposed Development so the Applicant may receive one point for a contribution from the City.

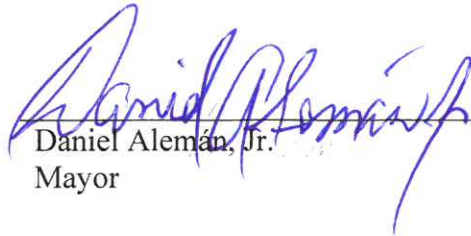
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That after due consideration of the information provided by the Applicant and public comment at a duly called and noticed public hearing, the City Council of the City of Mesquite, as the governing body of the City, supports the Application and Proposed Development.

SECTION 2. This resolution is solely related to potential TDHCA financing for the Proposed Development and is not a statement of approval for any other matter, including but not limited to requirements of the City of Mesquite's Subdivision Ordinance and other applicable regulations; Applicant has made no application for any permit as defined in Chapter 245 of the Texas Local Government Code.

SECTION 3. That the City Secretary of the City of Mesquite, Texas, is hereby authorized, empowered, and directed to certify this resolution to the TD HCA. The City Manager is hereby authorized to provide correspondence to the TDHCA confirming the City's commitment to provide a local funding contribution with a value of five hundred dollars (\$500.00) for the benefit of the Proposed Development as an affordable multi-family rental housing development so the Applicant may receive one point for local political subdivision funding as a part of the TDHCA application.

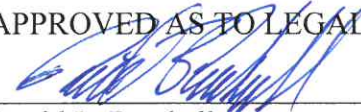
DULY RESOLVED by the City Council of the City of Mesquite, Texas, on this 21st day of February 2022.

  
Daniel Aleman, Jr.  
Mayor

ATTEST:

  
Sonja Land  
City Secretary

APPROVED AS TO LEGAL FORM:

  
David L. Paschall  
City Attorney



2/2/2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Rodeo Lofts TDHCA ID 22015  
901 US-80 Mesquite, TX

Dear Mr. Campbell,

I am writing this letter to voice my support for Rodeo Lofts an affordable housing development to be located approximately at 901 US-80 in Dallas County.

Sharing Life Community Outreach, Inc. is a 501(c)(3) non-profit organization that is active in the Mesquite community. We have been serving this community for 23 years by striving to end hunger and poverty by demonstrating compassion to those in need through food, clothing, financial resources, and educational programs. Most of the financial resources we provide are in the form of homelessness prevention. 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 Rodeo Lofts will serve our clients well and will promote a high quality of life for the underserved citizens of Mesquite and Dallas County.

If I can be of further help in this matter, please let me know. I can be reached at 214-334-6309 or [Teresa@sharing.life](mailto:Teresa@sharing.life). Thank you for your consideration.

Sincerely,

Teresa Jackson  
CEO  
214-334-6309





2900 Airport Freeway  
Fort Worth, TX 76111  
(817) 924-5091 | (817) 924-7619 (f)

February 8, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Rodeo Lofts TDHCA ID 22015  
901 US-80 Mesquite, TX

Dear Mr. Campbell,

I am writing this letter to **voice my support for Rodeo Lofts** an affordable housing development to be located approximately at 901 US-80 in Dallas County.

Housing Channel is a housing nonprofit organization that has **served the Dallas/Fort Worth area metroplex for over 30 years**. We provide a variety of free financial education programs including pre-purchase homebuyer classes, credit counseling, family budgeting and foreclosure prevention to low and moderate income households, which includes clients that are **residents of Mesquite**.

There is an urgent need for high-quality, service-enriched, affordable housing in the City of Mesquite and we believe the Rodeo Lofts development would help to serve that need for the underserved citizens of Mesquite and Dallas County.

If I can be of further help in this matter, please contact me at 817-924-5091 ext. 3293 or by email at [donna@housingchannel.org](mailto:donna@housingchannel.org). Thank you for your consideration.

Sincerely,

Donna VanNess  
President



**TUNE IN | MOVE FORWARD**



February 8, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Rodeo Lofts TDHCA ID 22015  
901 US-80 Mesquite, TX

Dear Mr. Campbell,

I am writing this letter to voice my support for Rodeo Lofts an affordable housing development to be located approximately at 901 US-80 in Dallas County.

The Center for Integrative Counseling and Psychology is a 501(c)(3) non-profit organization that is active in the Mesquite community. We serve this community by offering counseling. We offer care for the whole person helping people find security and stability in life. Mental health is crucial to finding that stability and security as is housing. As an organization that serves across communities to encourage healthy families and communities, we believe that Rodeo Lofts will serve our clients well and will promote a high quality of life for the underserved citizens of Mesquite and Dallas County.

If I can be of further help in this process, please let me know. I can be reached at [bschwall@thecentercounseling.org](mailto:bschwall@thecentercounseling.org). Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Schwall", written in a cursive style.

Dr. Brad Schwall  
President & CEO

# Community Input Scoring Items

TDHCA# 22306

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 Arlington

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 20

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

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

### A. US India Chamber of Commerce DFW

Name of Community Organization

Susan Phillips

Contact Name

Support

Opposition

### B. Mission Arlington Mission Metroplex

Name of Community Organization

Tillie Burgen

Contact Name

Support

Opposition

### C. National Shared Housing

Name of Community Organization

Maria Machado

Contact Name

Support

Opposition

### D. Arlington Mansfield YMCA

Name of Community Organization

T. Eric Tucker

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**Resolution No. 22-042**

**A resolution supporting the application of OM Housing, LLC to the Texas Department of Housing and Community Affairs for Housing Tax Credits for the development of affordable rental housing located at the southeast corner of Pioneer Parkway and Sherry Street, Caldwell, Pinckney Survey Abstract 364, Tract 2B, in Arlington, Texas, to be named Sherry Pointe**

WHEREAS, OM Housing, LLC has proposed a development of affordable rental housing at the southeast corner of Pioneer Parkway and Sherry Street, Caldwell, Pinckney Survey Abstract 364, Tract 2B, Arlington, Tarrant County, Texas, to be named Sherry Pointe; and

WHEREAS, OM Housing, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Multifamily 9% Housing Tax Credits for Sherry Pointe; 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 Sherry Pointe, Application #22306, and that this formal action has been taken to put on record the opinion expressed by the City of Arlington on the below inscribed date.

III.

Further, that as provided for in 10 TAC §11.101(a)(3) of the Qualified Allocation Plan, the City of Arlington hereby acknowledges that the proposed Development is located in a census tract that has a poverty rate above 40% for individuals.

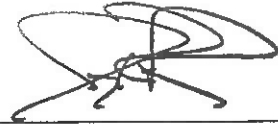
IV.

Further, that the City of Arlington hereby confirms that its governing body has voted specifically to authorize the Development to move forward.

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 this resolution to the Texas Department of Housing and Community Affairs.

PRESENTED AND PASSED on this the 22nd day of February, 2022, by a vote of 9 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.



\_\_\_\_\_  
JIM R. ROSS, Mayor

ATTEST:



A4 B  
\_\_\_\_\_  
ALEX BUSKEN, City Secretary

APPROVED AS TO FORM:  
TERIS SOLIS, City Attorney

BY Teris Solis  
\_\_\_\_\_

ARLINGTON™



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## TEXAS HOUSE *of* REPRESENTATIVES

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**Chris Turner**

*State Representative, District 101*

February 24, 2022

Texas Department of Housing and Community Affairs  
Mr. Colin Nickells, Competitive Housing Tax Credit Manager  
221 East 11th Street  
Austin, TX 78701

**RE: Sherry Pointe, TDHCA #22306**

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application #22306, Sherry Pointe, to be located at the southeast quadrant of Sherry Road and Pioneer Parkway in Arlington.

As the need for quality affordable housing continues to grow, I am grateful to have the opportunity to support projects like Sherry Pointe Apartments that make quality housing accessible to residents living in House District 101.

I encourage you to support this application for the 2022 cycle. If you have any questions, please contact my constituent services and outreach manager, Nicole Hawkins, at 817-459-2800 or [Nicole.Hawkins@house.texas.gov](mailto:Nicole.Hawkins@house.texas.gov).

Sincerely,

A handwritten signature in blue ink that reads "Chris Turner".

Chris Turner



January 27, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

**RE: Division Pointe (TDHCA#: 22290);  
Pioneer Pointe Apartments (TDHCA#: 22296)  
Sherry Apartments (TDHCA#: 22306)**

Dear Mr. Nickells:

I am writing this letter to voice my support for:

1. TDHCA Tax Credit Application # 22290, Division Pointe to be located at 2735 West Division, St., in Arlington, TX. 76012.
2. TDHCA Tax Credit Application # 22296, Pioneer Pointe Apartments to be located at 6101 W. Pioneer Parkway, in Arlington, TX. 76013, and
3. TDHCA Tax Credit Application # 22306, Sherry Pointe Apartments to be located at SWEQ Pioneer Parkway and Sherry Street in Arlington, TX. 76010.

The applicant has been recognized by other chambers of commerce for the positive economic impact of his developments on the local community. Further, we believe that there is a need for housing that is affordable to citizens of modest means in every community and this development will help meet that need.

US India Chamber of Commerce DFW is a 501(c)(6) organization serving the community by providing professional, business, and economic development services to the community.

Sincerely,

A handwritten signature in blue ink that reads "Susan Philips".

Susan Philips  
Executive Director  
US India Chamber of Commerce DFW  
5930 LBJ Fwy #310  
Dallas, TX 75240

February 9, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

**RE: Division Pointe (TDHCA#: 22290); Pioneer Pointe Apartments (TDHCA#: 22296) and Sherry Apartments (TDHCA#: 22306)**

Dear Mr. Nickells:

We support OM Housing's proposed developments to provide affordable housing for low-income families in Arlington, Texas and specifically the proposed development Division Pointe to be located at 2735 West Division, St., in Arlington, TX. 76012, Pioneer Pointe Apartments to be located at 6101 W. Pioneer Parkway, in Arlington, TX. 76013 and TDHCA Tax Credit Application # 22306, Sherry Apartments to be located at SWEQ Pioneer Parkway and Sherry Street in Arlington, TX. 76010.

Mission Arlington/Mission Metroplex is a faith-based organization, which utilizes hundreds of volunteers and a multitude of services to assist people with their physical, intellectual, emotional, and spiritual needs.

We have ministered in this community for 35 years, and know the needs of Arlington residents very well, as over 45,000 families came to us for assistance of some kind during this last year. In addition, 71% of all the assistance we provided was to help families with rent and utilities. Much of our resources are used to prevent homelessness.

OM Housing provides for much needed affordable housing in Arlington with a mix of resident income levels. They provide both social service and education opportunities for the residents along with integration with local civic and charitable organizations.

OM Housing provides high-quality, affordable housing. They adhere to a stringent application process, which provides residents with a secure and safe place to live.

Mission Arlington/Mission Metroplex offers our support through the services we provide to the residents and want to recommend that OM Housing be awarded the opportunity to build affordable housing for low-income families in Arlington, Texas.

Sincerely,



Tillie Burgin  
Executive Director

TB/dm





January 27, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

**RE: Division Pointe (TDHCA#: 22290);  
Pioneer Pointe Apartments (TDHCA#: 22296)  
Sherry Apartments (TDHCA#: 22306)**

Dear Mr. Nickells:

I am writing this letter to voice my support for:

1. TDHCA Tax Credit Application # 22290, Division Pointe to be located at 2735 West Division, St., in Arlington, TX. 76012.
2. TDHCA Tax Credit Application # 22296, Pioneer Pointe Apartments to be located at 6101 W. Pioneer Parkway, in Arlington, TX. 76013, and
3. TDHCA Tax Credit Application # 22306, Sherry Pointe Apartments to be located at SWEQ Pioneer Parkway and Sherry Street in Arlington, TX. 76010.

National Shared Housing Resource Center, Inc. is a tax-exempt civic organization that serves the communities in which the development sites are 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 these developments will help meet that need.

Sincerely,

A handwritten signature in black ink that reads "Maria Machado". The signature is written in a cursive, flowing style.

Maria Machado  
Volunteer Coordinator, Region IV  
GA, TN, AL, FL, TX, LA



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

February 9, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

**RE: Division Pointe (TDHCA#: 22290); Pioneer Pointe Apartments (TDHCA#: 22296) and Sherry Apartments (TDHCA#: 22306)**

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22290, Division Pointe to be located at 2735 West Division, St., in Arlington, TX. 76012. TDHCA Tax Credit Application # 22296, Pioneer Pointe Apartments to be located at 6101 W. Pioneer Parkway, in Arlington, TX. 76013 and TDHCA Tax Credit Application # 22306, Sherry Apartments to be located at SWEQ Pioneer Parkway and Sherry Street in Arlington, TX. 76010.

**The Arlington-Mansfield Area YMCA** is a tax-exempt civic organization that serves the communities in which the above development sites are located, with a primary purpose of the overall betterment of the community. We believe that these mixed-use projects are much needed for the city and will offer economic development opportunities for improvements for the areas in which they're located and provide housing that is affordable to citizens of modest means which we believe will help meet that need.

Sincerely,

T. Eric Tucker  
President & CEO  
Arlington-Mansfield Area YMCA

# Community Input Scoring Items

TDHCA# 22291

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 Denton

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

 Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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. Span, Inc

Name of Community Organization

Kristine Herrera

Contact Name

 Support Opposition

### B. The Salvation Army

Name of Community Organization

Beckie Wach

Contact Name

 Support Opposition

### C. We Got Your Six

Name of Community Organization

David Jordan

Contact Name

 Support Opposition

### D. Hearts for Homes

Name of Community Organization

Susan Frank

Contact Name

 Support Opposition

### E. North Texas Fair Housing Center

Name of Community Organization

Frances Espinoza

Contact Name

 Support Opposition

### F. Serve Denton

Name of Community Organization

Pat Smith

Contact Name

 Support Opposition

RESOLUTION NO. 22-171

A RESOLUTION OF THE CITY OF DENTON SUPPORTING SAIGEBROOK DEVELOPMENT, LLC AND/OR O-SDA INDUSTRIES, LLC'S 9% HOUSING TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE PROPOSED NEW CONSTRUCTION OF THE ZEISEL APARTMENTS TO PROVIDE AFFORDABLE RENTAL HOUSING; COMMITTING TO PROVIDE FEE REDUCTIONS IN THE AMOUNT OF \$500.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Saigebrook Development, LLC and/or O-SDA Industries, LLC ("Applicant") is proposing the new construction of a multi-family affordable rental housing development to be located at approximately 900, 914, and 920 Lindsey St. and 1518 Bernard St., Denton, TX 76201 to be named The Zeisel Apartments (the "Project"); and

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for Housing Tax Credit funding to provide equity financing for the Project (the "Application"); and

WHEREAS, pursuant to 10 Texas Administrative Code §11.9(d)(1), TDHCA will provide points to an application for a municipality's resolution of support for a development which will be located in such municipality's jurisdiction; and

WHEREAS, pursuant to 10 Texas Administrative Code §11.9(d)(2) the City will provide a letter in the form attached hereto as Exhibit A (the " Fee Reduction Letter"), committing to provide a development fee reduction in the amount of \$ 500.00 in connection with the development of the Project as the City' s financial contribution; and

WHEREAS, the City Council of the City of Denton wishes to express support for this proposed Project's application to TDHCA pursuant to 10 Texas Administrative Code §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan to facilitate the possible award of Housing Tax Credits to the Project; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON HEREBY RESOLVES:

SECTION 1. The recitals contained in the preamble of this Resolution are incorporated by reference into the body of this Resolution as if fully set forth herein.

SECTION 2. The City affirms that the proposed Project is consistent with the jurisdiction's obligation to affirmatively further fair housing pursuant to 10 Texas Administrative Code §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan.

SECTION 3. The City affirms its commitment to provide Applicant with fee reductions in a total amount of \$500.00 in connection with the development of the Project conditioned on: (i) the Applicant securing the 9% housing tax credit from the TDHCA, and (ii) Applicant securing development plan approvals for the Project, including any required zoning approvals, from the City.

SECTION 4. The City Manager is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 5. The City Council hereby approves and authorizes the execution on behalf of the City of all other documents and writings whatsoever that may be necessary or convenient, in the reasonable opinion of either the City Manager or the City Attorney, for carrying out this Resolution.

SECTION 6. This Resolution shall be effective as of its date of approval and passage by City Council.

The motion to approve this Resolution was made by Deb Arminator and seconded by Vicki Byrd, the Resolution was passed and approved by the following vote [7 - 0]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Gerard Hudspeth:	<u>✓</u>	_____	_____	_____
Vicki Byrd, District 1:	<u>✓</u>	_____	_____	_____
Brian Beck, District 2:	<u>✓</u>	_____	_____	_____
Jesse Davis, District 3:	<u>✓</u>	_____	_____	_____
Alison Maguire, District 4:	<u>✓</u>	_____	_____	_____
Deb Arminator, At Large Place 5:	<u>✓</u>	_____	_____	_____
Paul Meltzer, At Large Place 6:	<u>✓</u>	_____	_____	_____

PASSED AND APPROVED this the 15<sup>th</sup> day of February, 2022.

  
GERARD HUDSPETH, MAYOR

ATTEST:  
ROSA RIOS, CITY SECRETARY

BY: 

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY:  Digitally signed by Scott Bray  
Date: 2022.01.27 08:21:54 -06'00'



January 26, 2022

TDHCA  
Cody Campbell  
221 East 11th Street  
Austin, TX 78701

RE: Toscana Plaza TDHCA App. # 22293  
The Ziesel TDHCA App. # 22291

Dear Mr. Campbell,

I am writing this letter to voice my support for the following TDHCA Tax Credit Application for the following proposed family housing in Denton County:

“Toscana Plaza,” to be located at 2311 N Bonnie Brae St., Denton, TX 76207  
“The Ziesel” to be located at 920 Lindsey St., Denton, TX 76207

Span 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 to enrich the lives of Denton county Seniors 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,



Kristine Herrera  
Senior Service Program Manager



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 Todd and Bethany Hawks

ADVISORY BOARD CHAIR

William R. Ross

SECRETARY

David Cole

TREASURER

Mark R. Flagg

IMMEDIATE PAST CHAIR

Bernard DiFiore

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H. Doug Thompson  
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Charles J. Wylie, Jr.  
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Lee R. Slaughter  
Margot Perot  
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Shelle Sills

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Michal Powell

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Bobby B. Lyle  
Richard K. Martin  
Preston McAfee  
David O. Russell  
Phil D. Swatzell  
Frank Swingle

February 15, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA #22291 The Zeisel – 920,914, 900 Lindsey St & 1518  
Bernard St, in Denton, TX.

Dear Mr. Nickells:

On behalf of The Salvatlon Army, I am writing this letter to voice my support for TDHCA Tax Credit Application# 22291 The Zeisel to be located at 920,914, 900 Lindsey St & 1518 Bernard St, in Denton, TX.

As you may know, The Salvation Army of Denton Home is a 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. 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,

Beckie Wach



February 21, 2022

TDHCA  
Cody Campbell  
221 East 11th Street  
Austin, TX 78701

RE: The Ziesel    TDHCA App. # 22291

Dear Mr. Campbell,

I am writing this letter to voice my support for the following TDHCA Tax Credit Application for the following proposed family housing in Denton County:

“The Ziesel” to be located at 920 Lindsey St., Denton, TX 76207

We Got Your Six 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 providing affordable housing 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. Running a nonprofit that helps homeless veterans in Denton, I think what this organization is trying to do could also benefit an organization like mine. Together, we could all make the community a better place to live.

Sincerely,

David Jordan  
Executive Director of We Got Your Six





God's love in action...

*Improving the living conditions  
of low-income senior  
homeowners in Denton County.*

**Address**

826 East McKinney Street  
Denton, Texas 76209

**Office**

940.891.0947

**Email**

info@heartsforhomes.org

**Web**

www.heartsforhomes.org

**Founder & Executive Director**

Susan Frank

**Board President**

Tim Williamson

**Board Vice President**

Mike Vance

**Board Treasurer**

Janet Shelton

**Board Secretary**

Lisa Cave

**Executive Board of Directors**

Don Armstrong

Andy Braack

Lisa Cave

Susan Frank

Barbara Ingraham

Bobbie Mitchell

Don Pooley

Donna Raney

Janet Shelton

Ron Strelke

Mike Vance

Brett Walford

Sam Williamson

Tim Williamson

**Advisory Board of Directors**

Jennifer Balmos

Mike Briscoe

Michael Cline

Godwin Dixon

Butch Honse

Betty Kimble

Jerry Morgan

Chris Watts

February 22, 2022

TDHCA

Cody Campbell

221 East 11<sup>th</sup> Street

Austin, TX 78701

RE: Toscana Plaza TDHCA App. # 22293

The Ziesel TDHCA App. # 22291

Dear Mr. Campbell:

I am writing in support of Saigebrook Development's application for a TDHCA Tax Credit for two communities in Denton County:

Toscana Plaza to be located at 2311 North Bonnie Brae, Denton, TX 76207

The Ziesel to be located at 920 Lindsey St., Denton, TX 76201

As a nonprofit 501(c)(3) that serves the low-income elderly in Denton County, I can speak to the fact that there is a severe shortage of income based housing for our low-income elderly. The mission of Hearts for Homes is to improve the living conditions of low-income senior homeowners in Denton County. However, when our homeowners can no longer afford the upkeep on their home or lose income due to the death of a spouse and need to move into an income based senior community, the waiting list is typically several years long. Sadly, some seniors pass away before they can even clear the waiting list. This should not be happening. I fully support more affordable housing for our seniors in Denton County, and hope that these Saigebrook Development communities will help provide at least a partial solution to this problem.

Sincerely,

Susan Frank

Founder & Executive Director



Community Partner

# NORTH TEXAS FAIR HOUSING CENTER

---

2626 COLE AVENUE, SUITE 300  
DALLAS, TX 75204

February 22, 2022

TDHCA  
Cody Campbell  
221 East 11th Street  
Austin, TX 78701

RE: The Ziesel - TDHCA App. # 22291

Dear Mr. Campbell,

I am writing this letter to voice my support for the following TDHCA Tax Credit Application for the following proposed family housing in Denton County:

“The Ziesel” to be located at 920 Lindsey St., Denton, TX 76207

The North Texas Fair Housing Center (NTFHC) is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located. NTFHC is an organization that provides advocacy, counseling, and educational services to residents of the Denton area. Our organization understands firsthand the incredible need for affordable housing and are pleased to support this application.

Attached is a brochure about our organization along with our non-profit determination letter. Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,



Frances Espinoza  
Executive Director



TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA #22291 The Zeisel – 920,914, 900 Lindsey St & 1518 Bernard St, in Denton, TX.

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22291 The Zeisel to be located at 920,914, 900 Lindsey St & 1518 Bernard St, in Denton, TX.

Serve Denton 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,

Pat Smith  
CEO  
Serve Denton

## OUR MISSION

Serve Denton partners with nonprofits to help make their services more accessible for people in need.

# Community Input Scoring Items

TDHCA: 22258

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 Denton

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 will be provided is included behind this tab.\*\*

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

Points Requested 8

te that if there is no Representative, both items will be scored as neutral. Letters are due March 1,

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

Applicant has included one or more letters of support or opposition behind t Points Requested 4

A. Span, Inc.

Name of Community Organization

Julie Hydock

Contact Name

Support

Opposition

B. Grace Like Rain, Inc.

Name of Community Organization

Leighanne Christon

Contact Name

Support

Opposition

C. Tarrant Area Food Bank

Name of Community Organization

Vicky Martinez

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

RESOLUTION NO. 22-170

A RESOLUTION OF THE CITY OF DENTON SUPPORTING OVERLAND PROPERTY GROUP, LLC'S 9% HOUSING TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE PROPOSED NEW CONSTRUCTION OF THE RESERVES AT MONARCH APARTMENTS TO PROVIDE AFFORDABLE RENTAL HOUSING; COMMITTING TO PROVIDE FEE REDUCTIONS IN AN AMOUNT OF \$500.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Overland Property Group, LLC ("Applicant") is proposing the new construction of a multi-family affordable rental housing development to be located at approximately 1400 Teasley Lane Denton, Texas 76205 to be named The Reserves at Monarch Apartments (the "Project"); and

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for Housing Tax Credit funding to provide equity financing for the Project (the "Application"); and

WHEREAS, pursuant to 10 Texas Administrative Code §11.9(d)(1), TDHCA will provide points to an application for a municipality's resolution of support for a development which will be located in such municipality's jurisdiction; and

WHEREAS, pursuant to 10 Texas Administrative Code §11.9(d)(2) the City will provide a letter in the form attached hereto as Exhibit A (the " Fee Reduction Letter"), committing to provide a development fee reduction in an amount not to exceed \$ 500.00 in connection with the development of the Project as the City' s financial contribution; and

WHEREAS, the City Council of the City of Denton wishes to express support for this proposed Project's application to TDHCA pursuant to 10 Texas Administrative Code §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan to facilitate the possible award of Housing Tax Credits to the Project; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON HEREBY RESOLVES:

SECTION 1. The recitals contained in the preamble of this Resolution are incorporated by reference into the body of this Resolution as if fully set forth herein.

SECTION 2. As provided in 10 Texas Administrative Code § 11.101(a)(3) of the Qualified Allocation Plan, it is hereby acknowledged that the Project is located in a census tract that has a poverty rate above 40% for individuals.

SECTION 3. The City affirms that the proposed Project is consistent with the jurisdiction's obligation to affirmatively further fair housing pursuant to 10 Texas Administrative Code §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan.

SECTION 4. The City affirms its commitment to provide Applicant with fee reductions in a total amount of \$500.00 in connection with the development of the Project conditioned on: (i) the Applicant securing the 9% housing tax credit from the TDHCA, and (ii) Applicant securing

development plan approvals for the Project, including any required zoning approvals, from the City.

SECTION 5. The City Manager is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 6. The City Council hereby approves and authorizes the execution on behalf of the City of all other documents and writings whatsoever that may be necessary or convenient, in the reasonable opinion of either the City Manager or the City Attorney, for carrying out this Resolution.

SECTION 7. This Resolution shall be effective as of its date of approval and passage by City Council.


The motion to approve this Resolution was made by Vicki Byrd and seconded by Alison Maguire, the Resolution was passed and approved by the following vote [7 - 0]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Gerard Hudspeth:	<u>✓</u>	_____	_____	_____
Vicki Byrd, District 1:	<u>✓</u>	_____	_____	_____
Brian Beck, District 2:	<u>✓</u>	_____	_____	_____
Jesse Davis, District 3:	<u>✓</u>	_____	_____	_____
Alison Maguire, District 4:	<u>✓</u>	_____	_____	_____
Deb Armintor, At Large Place 5:	<u>✓</u>	_____	_____	_____
Paul Meltzer, At Large Place 6:	<u>✓</u>	_____	_____	_____

PASSED AND APPROVED this the 1<sup>st</sup> day of February, 2022.

  
GERARD HUBSPETH, MAYOR

ATTEST:  
ROSA RIOS, CITY SECRETARY

BY: 

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY: 

Digitally signed by Scott Bray  
Date: 2022.01.27 08:42:16  
-06'00'





**Exhibit A**

**City Manager's Office**

215 E. McKinney St., Denton, TX 76201 • (940) 349-8307

February 1, 2022

April Engstrom, Development Associate  
Overland Property Group  
5341 W. 151st Terrace  
Leawood, Kansas 66224

RE: Commitment of Development Funding by Local Political Subdivision for Overland Property Group, LLC for the proposed new construction of The Reserves at Monarch Apartments located at approximately 1400 Teasley Lane Denton, Texas 76205, in Denton, City of Denton, Denton County, Texas

Dear Mr. Engstrom,

The City affirms commitment to Overland Property Group, LLC (the Applicant) for The Reserves at Monarch Apartments development (the "Project") to provide fee reductions in a de minimis total amount of \$500.00 in connection with the development of the Project.

It is the intention of this letter to firmly commit this benefit to the Project in order to satisfy a requirement of Section 11.9(d)(2) of the Qualified Allocation Plan as published by the Texas Department of Housing and Community Affairs in order to gain points under that rule for this commitment of funds.

This is conditioned on: (i) the Applicant securing the 9% housing tax credit from the TDHCA, and (ii) Applicant securing development plan approvals for the Project, including any required zoning approvals, from the City.

Sincerely,

Sara Hensley  
Interim City Manager  
City of Denton, Texas

**OUR CORE VALUES**

Integrity • Fiscal Responsibility • Transparency • Outstanding Customer Service

February 23, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: #22258, The Reserves at Monarch

Dear Mr. Nickells:

I am writing this letter to voice my support, on behalf of Span/Meals on Wheels of Denton County (operating under Span, Inc.), for TDHCA Tax Credit Application #22258 The Reserves at Monarch to be located at 1400 Teasley Lane in Denton, TX.

Span, Inc. is a tax-exempt 501(c)3 organization that serves the community in which the development site is located, with the 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,



Julie Hydock  
Director of Administration and Human Resources  
[julieh@span-transit.org](mailto:julieh@span-transit.org)  
(940) 382-2224





To see families' lives *transformed* by breaking the cycle of poverty and homelessness.

Mr. Colin Nickells  
TDHCA  
221 East 11th Street  
Austin, TX 78701

February 24, 2022

RE: #22257 The Reserves at Magnolia & #22258 The Reserves at Monarch

Dear Mr. Nickells,

I am writing this letter in support of TDHCA Tax Credit Application #22257 The Reserves at Magnolia that will be located at 1020 Willowwood St. & Application #22258 The Reserves at Monarch that will be located at 1400 Teasley Ln., both in Denton, TX.

Grace Like Rain is a tax-exempt civic organization that serves the community that the development sites are located, with the 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 these developments will help meet that need.

Sincerely,

*Leighanne Christon*

Leighanne Christon  
CEO  
lchriston@glrtx.org

940.535.5557 | glrtx.org  
306 North Loop 288 Suite 112  
Denton, Texas 76209



TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

February 25, 2022

RE: #22257 The Reserves at Magnolia & #22258 The Reserves at Monarch

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application #22257 The Reserves at Magnolia to be located at 1020 Willowwood St. & Application #22258 The Reserves at Monarch to be located at 1400 Teasley Ln, both in Denton, TX.

Tarrant Area Food Bank is a tax-exempt civic organization that serves the community in which the development sites are located, with the 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 these developments will help meet that need.

Sincerely,

*Vicky Martinez*

Vicky Martinez  
Tarrant Area Food Bank  
Director, Agency Services

# Community Input Scoring Items

TDHCA# 22219

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 Paris

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Lamar County Chamber of Commerce - City of Paris, Texas

Name of Community Organization

Paul Alan

Contact Name

Support

Opposition

B. United Way of Lamar County - City of Paris

Name of Community Organization

Jenny Wilson

Contact Name

Support

Opposition

C. Alzheimer's Association - Lamar County

Name of Community Organization

Mark Denzin

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. 2022-011**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARIS, TEXAS INDICATING SUPPORT FOR THE APPLICATION OF THE J-H PARIS REALTY, LP AND ITS AFFILIATES, AN AFFORDABLE RENTAL HOUSING DEVELOPMENT KNOWN AS CELEBRATION PARIS SENIOR VILLAS, TO THE TEXAS DEPARTMENT OF HOUSING AND COUMMUNITY AFFAIRS FOR THE 2022 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; MAKING OTHER FINDINGS AND PROVISIONS AND PROVIDING 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**, The J-H Paris Realty, LP and its affiliates have proposed the construction of the development of affordable rental housing known as Celebration Paris Senior Villas located at 4415 Lamar Avenue, in the City of Paris, Lamar County, Texas; and

**WHEREAS**, The J-H Paris Realty, LP and its affiliates have communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Housing Tax Credits for the Celebration Paris Senior Villas development; and

**WHEREAS**, The J-H Paris Realty, LP and its affiliates have requested a waiver of development/permit fees in the amount of \$500.00 for the Celebration Paris Senior Villas development as a commitment of development funding from the City of Paris, Texas; and

**WHEREAS**, the City Council of the City of Paris, Texas has the authority to defer development fees on the property located at 4415 Lamar Avenue, Paris, Texas;

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

**Section 1.** The findings set out in the preamble to this resolution are hereby in all things approved.

**Section 2.** The City Council of the City of Paris, Paris, Texas hereby confirms that it supports the proposed development of the Celebration Paris Senior Villas proposed to be located at 4415 Lamar Avenue, Paris, Texas.

**Section 3.** That the City Council of the City of Paris, Texas, hereby approves a commitment to waive Development/Permit Fees in the amount of \$500.00 to be provided to the development in the form of a waiver of development/permit fees.

**Section 4.** That for and on behalf of the City Council, Paula Portugal, 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.

**Section 5.** That this resolution shall be effective from and after its date of passage.

**PASSED AND APPROVED** this 14th day of February, 2022.

*Paula Portugal*  
\_\_\_\_\_  
Paula Portugal, Mayor



**ATTEST:**

*Janice Ellis*  
\_\_\_\_\_  
Janice Ellis, City Clerk

**APPROVED AS TO FORM:**

*Stephanie H. Harris*  
\_\_\_\_\_  
Stephanie H. Harris, City Attorney



GARY VANDEAVER  
DISTRICT 1

STATE OF TEXAS  
HOUSE OF REPRESENTATIVES

February 25, 2022

Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711

To Whom It May Concern:

The city of Paris, in my legislative district, recently passed Resolution 2022-011 endorsing the application of J-H Paris Realty, LP, for a Competitive Housing Tax Credit with the Texas Department of Housing and Community Affairs (TDHCA). The proposed development will add much needed housing units for a city struggling to meet its current housing demands.

In addition to adding over 70 housing units, this development will include expanded commercial uses, single-family homes and acreage for the Celebration Paris community. I would also like to endorse the application of J-H Paris Realty, LP, for TDHCA's nine percent housing tax credit program.

The energy and excitement surrounding this project can be just the catalyst for the city and community to further respond to existing housing needs and future housing challenges. I recently met with city officials in Paris to discuss several housing related concerns that constituents have raised with my office. The Celebration Paris project can certainly be an important piece of the city's revitalization efforts.

Thank you for your favorable consideration of this project's application. Please feel free to reach out to my office if you have any questions or need more information.

Sincerely,

A handwritten signature in cursive script that reads "Gary VanDeaver".

Gary VanDeaver  
Texas House of Representatives

GV/tc





**February 23, 2022**

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

**Re: Celebration Paris – TDHCA #22219  
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 #22219, Celebration Paris proposed to be located at approximately +/- 19 acres North of Lamar Ave between 42<sup>nd</sup> and 46<sup>th</sup> Streets, Paris, Texas 75462.**

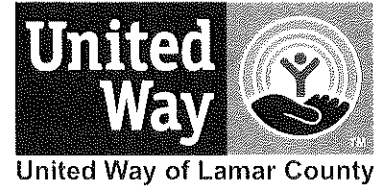
**The Lamar County Chamber of Commerce serves the city of Paris and the county, and we believe that there is a need for affordable senior housing in Paris for our elderly citizens of moderate-income levels and Celebration Paris will assist the community in meeting this very important need.**

**If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 903 784-2501 any time.**

**Sincerely,**

**Paul Allen  
President/CEO  
Lamar County Chamber of Commerce**

**LIVE UNITED™**



February 24, 2022

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

**Re: Community Support for Celebration Paris – TDHCA #22219**

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 #22219, Celebration Paris proposed to be located at approximately +/- 19 acres North of Lamar Ave between 42<sup>nd</sup> and 46<sup>th</sup> Streets, Paris, Texas 75462.

The United Way of Lamar County serves the community and we believe that there is a need for affordable senior housing in Paris for our elderly citizens of moderate-income levels and Celebration Paris 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 903-784-6642.

Sincerely,

A handwritten signature in cursive script that reads 'Jenny Wilson'.

Jenny Wilson  
Executive Director  
United Way of Lamar County





February 22, 2022

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

Re: Celebration Paris – TDHCA #22219  
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 #22219, Celebration Paris, proposed to be located at approximately +/- 19 acres North of Lamar Ave between 42<sup>nd</sup> and 46<sup>th</sup> Streets, Paris, Texas 75462.

The Dallas and Northeast Texas Chapter of the Alzheimer's Association serves the city of Paris and Lamar county and we believe that there is a need for affordable senior housing in Paris for our elderly citizens of moderate-income levels and Celebration Paris 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 214-540-2420, or [madenzin@alz.org](mailto:madenzin@alz.org) any time.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Denzin".

Mark Denzin  
Executive Director

# Community Input Scoring Items

TDHCA# 22222

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 Paris

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. East Texas Veteran's Resource Center

Name of Community Organization

Wallace E Revalee

Contact Name

Support

Opposition

B. Community Healthcore

Name of Community Organization

Gina Angelsberg

Contact Name

Support

Opposition

C. Immanuel Baptist Church

Name of Community Organization

Steven R. Gunter

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. 2022-010**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARIS, TEXAS INDICATING SUPPORT FOR THE APPLICATION OF ZIMMERMAN PROPERTIES AND ITS AFFILIATES, AN AFFORDABLE RENTAL HOUSING DEVELOPMENT KNOWN AS PARIS VIEW APARTMENTS, TO THE TEXAS DEPARTMENT OF HOUSING AND COUMMUNITY AFFAIRS FOR THE 2022 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS; APPROVING A WAIVER OF DEVELOPMENT/PERMIT FEES IN THE AMOUNT OF \$250.00; AUTHORIZING THE MAYOR AND/OR DESIGNATED CITY STAFF TO TAKE ALL NECESSARY OR APPROPRIATE ACTIONS ASSOCIATED THEREWITH; MAKING OTHER FINDINGS AND PROVISIONS AND PROVIDING 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**, Zimmerman Properties and its affiliates have proposed the construction of the development of affordable rental housing known as Zimmerman Properties located at 4330 Pine Mill Road, in the City of Paris, Lamar County, Texas; and

**WHEREAS**, Zimmerman Properties and its affiliates have communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Housing Tax Credits for the Paris View Apartments development; and

**WHEREAS**, Zimmerman Properties and its affiliates have requested a waiver of development/permit fees in the amount of \$250.00 for the Paris View Apartments development as a commitment of development funding from the City of Paris, Texas; and

**WHEREAS**, the City Council of the City of Paris, Texas has the authority to defer development fees on the property located at 4330 Pine Mill Road, Paris, Texas;

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

**Section 1.** The findings set out in the preamble to this resolution are hereby in all things approved.

**Section 2.** The City Council of the City of Paris, Paris, Texas hereby confirms that it supports the proposed development of the Paris View Apartments proposed to be located at 4330 Pine Mill Road, Paris, Texas.

**Section 3.** That the City Council of the City of Paris, Texas, hereby approves a commitment to waive Development/Permit Fees in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees.

**Section 4.** That for and on behalf of the City Council, Paula Portugal, 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.

**Section 5.** That this resolution shall be effective from and after its date of passage.

**PASSED AND APPROVED** this 14th day of February, 2022.

*Paula Portugal*  
Paula Portugal, Mayor

**ATTEST:**

*Janice Ellis*  
Janice Ellis, City Clerk



**APPROVED AS TO FORM:**

*Stephanie H. Harris*  
Stephanie H. Harris, City Attorney



**GARY VANDEAVER**  
DISTRICT 1

STATE OF TEXAS  
HOUSE OF REPRESENTATIVES

February 25, 2022

Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711

To Whom It May Concern:

The city of Paris, in my legislative district, recently passed Resolution 2022-010 endorsing the application of Zimmerman Properties' proposed Paris View Apartments' Competitive Housing Tax Credit with the Texas Department of Housing and Community Affairs (TDHCA). I am pleased to support the action by one of my district's largest cities in its effort to ensure an adequate and appropriate supply of affordable housing in the community.

Thank you for your favorable consideration of this project's application. Please feel free to reach out to my office if you have any questions or need more information.

Sincerely,

A handwritten signature in cursive script that reads "Gary VanDeaver".

Gary VanDeaver  
Texas House of Representatives

GV/tc



Date: 2/18/2022

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

Re: Paris View Apartments, LP –TDHCA#22222  
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 22222, Paris View Apartments, LP proposed to be located at 433C Pine Mill Road, Paris, Texas 75462.

East Texas Veteran's Resource Center serves the community and we believe that there is a need for workforce housing in Paris for our citizens of moderate-income levels and the Paris View 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 903-932-6255 any time.

Sincerely,



Wallace E. Revalee

Veteran Programs Supervisor

Date: 2/17/2022

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

Re: Paris View Apartments, LP –TDHCA#22222  
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 22222, Paris View Apartments, LP proposed to be located at 4330 Pine Mill Road, Paris, Texas 75462.

Community Healthcore/East Texas Aging and Disability Resource Center serves the community and we believe that there is a need for workforce housing in Paris for our citizens of moderate-income levels and the Paris View 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 (903) 255-1230 any time.

Sincerely,

A handwritten signature in black ink that reads "Gina Angelsberg". The signature is written in a cursive, flowing style with a large, sweeping flourish at the end of the name.

Gina Angelsberg

Housing Navigator



# **IMMANUEL** **Baptist Church**

Date: 2/28/2022

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

Re: Paris View Apartments, LP –TDHCA#22222  
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 22222, Paris View Apartments, LP proposed to be located at 4330 Pine Mill Road, Paris, Texas 75462.

Immanuel Baptist Church serves the community and we believe that there is a need for workforce housing in Paris for our citizens of moderate-income levels and the Paris View 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 (903) 785-6484 any time.

Sincerely,

Steven R. Gunter  
Minister of Education  
Immanuel Baptist Church  
1771 Bonham St.  
Paris, TX 75460



# Community Input Scoring Items

TDHCA# 22017

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 of Mt. Pleasant

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. East Texas Food Bank

Name of Community Organization

Dennis Cullinane

Contact Name

Support

Opposition

B. SAFE-T

Name of Community Organization

Mary Ferguson

Contact Name

Support

Opposition

C. Hope Ministries

Name of Community Organization

Judy Capps

Contact Name

Support

Opposition

D. Healthcore

Name of Community Organization

Gina Angelsberg

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

## RESOLUTION 2022-3

WHEREAS, Reserve at Choctaw Street LLC has proposed a development for affordable rental housing at Parcel 12447 is Mt. Pleasant city blocks blk 349 lot 5 & PT 4B Parcel 12449 is Mt. Pleasant city blocks blk 349 lot 6 named Reserve at Choctaw Street in the City of Mount Pleasant;

WHEREAS, Reserve at Choctaw Street LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for Reserve at Choctaw Street

It is hereby RESOLVED, that the City, acting through its governing body, hereby confirms that it **supports the proposed Reserve at Choctaw Street** located at Parcel 12447 is Mt. Pleasant city blocks blk 349 lot 5 & PT 4B Parcel 12449 is Mt. Pleasant city blocks blk 349 lot 6, TDHCA# 22017 and that this formal action has been taken to put on record the opinion expressed by the City on January 18, 2022.

FURTHER RESOLVED that for and on behalf of the Governing Body, Tracy Craig, Mayor are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

  
\_\_\_\_\_  
TRACY CRAIG, MAYOR

**ATTEST:**



\_\_\_\_\_  
DARLEEN DURANT, CITY SECRETARY



January 27, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Reserve at Choctaw Street TDHCA ID 22017  
Approximately 1317 E Ferguson

Dear Mr. Campbell,

I am writing this letter to voice my support for Reserve at Choctaw Street an affordable housing development to be located approximately at 1317 E Ferguson in Titus County.

The East Texas Food Bank is a 501(c)(3) non-profit organization that is active in the Mount Pleasant community. The East Texas Food Bank exists to fight hunger and feed hope in East Texas. 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 Reserve at Choctaw Street will serve our clients well and will promote a high quality of life for the underserved citizens of Mount Pleasant and Titus County.

If I can be of further help in this matter, please let me know. I can be reached at 903-597-3663. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis J. Cullinane", is written over a faint, larger version of the signature.

Dennis J. Cullinane

Chief Executive Officer





*Shelter Agencies for Families in East Texas, Inc.*

P. O. Box 2331  
204 Patrick Street  
Mt. Pleasant, Texas 75456-2331

Phone: (903) 572-0973  
Fax: (903) 572-0982  
[www.safe-tagency.com](http://www.safe-tagency.com)

February 9, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Reserve at Choctaw Street TDHCA ID 22017  
Approximately 1317 E Ferguson

Dear Mr. Campbell,

I am writing this letter to **voice my support for Reserve at Choctaw Street**, an affordable housing development, to be located approximately at 1317 E Ferguson in Titus County.

SAFE-T Crisis Center is a 501(c)(3) non-profit organization that is active in the Mount Pleasant community. We serve this community by providing services to victims and survivors of domestic violence and sexual assault, such as shelter and counseling. 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 Reserve at Choctaw Street will serve our clients well, and will promote a high quality of life for the underserved citizens of Mount Pleasant and Titus County.

If I can be of further assistance in this matter, please let me know. I can be reached at 903-572-0973. Thank you for your consideration.

Sincerely,

Mary Ferguson, Executive Director  
SAFE-T Crisis Center  
204 Patrick Street  
Mt. Pleasant, TX 75455  
Phone: 903-572-0973  
[mferguson@safe-tagency.com](mailto:mferguson@safe-tagency.com)



Po Box 1618  
Mt Pleasant, TX 75455  
903.305.9098  
[www.hopeofnet.org](http://www.hopeofnet.org)

February 17, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Reserve at Choctaw Street TDHCA ID 22017  
Approximately 1317 E Ferguson

Dear Mr. Campbell,

I am writing this letter to **voice my support** for Reserve at Choctaw Street an affordable housing development to be located approximately at 1317 E Ferguson in Titus County.

Hope Ministries is a 501(c)(3) non-profit organization that is active in the Mount Pleasant community. We serve this community by empowering the lives of single mothers and their children with permanent change around the globe. 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 Reserve at Choctaw Street will serve our clients well and will promote a high quality of life for the underserved citizens of Mount Pleasant and Titus County.

If I can be of further help in this matter, please let me know. I can be reached at [Judyc@hopeofnet.org](mailto:Judyc@hopeofnet.org). Thank you for your consideration.

Sincerely,

*Judy Capps*

Founder  
9035635486



**EAST TEXAS AGING & DISABILITY  
RESOURCE CENTER**  
2435 College Drive  
Texarkana, TX 75501

February 10, 2022

Brian McGeady  
9100 Centre Pointe  
West Chester, OH 45069

Dear Mr. McGeady,

East Texas Aging and Disability Resource Center is pleased to support your plan to build a new construction of affordable housing, Reserve at Choctaw Street.

I am writing to **express my support** for your Housing Tax Credit new construction application through TDHCA to construct a low income apartment complex for the general public. Many East Texans pride themselves on their progressive politics and the diversity of incomes and backgrounds represented among the city's residents. But with the soaring costs of housing, our community has already experienced a significant loss of this diversity. Proactive, forward-thinking measures to increase affordable housing in our community are imperative to living our shared progressive values.

As a city and region, we face a housing affordability crisis, and one of the most important actions we can take to address that crisis is to build more affordable homes. East Texas must be a leader in affordable housing and adopt this overlay to ensure that residents of all income levels can afford to live in any East Texas neighborhood they choose. The affordable new construction of an apartment building will make our non-profit affordable housing developers more competitive against their market-rate competitors.

East Texas Aging and Disability Resource Center is willing to gather letters of support in the Titus county area for your new construction application to TDHCA. If you have any questions, please feel free to contact me at 903.826.4705 or, you can email me at [gina.angelsberg@communityhealthcore.com](mailto:gina.angelsberg@communityhealthcore.com).

Sincerely,

GINA ANGELSBURG  
Housing Navigator  
Community HealthCore  
East Texas Aging and Disability Resource Center

## Community Input Scoring Items

TDHCA#: 22268

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 of Mount Pleasant

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Mount Pleasant/Titus County Chamber of Commerce

Name of Community Organization

Richard Bonney

Contact Name

Support

Opposition

B. Titus County Cares

Name of Community Organization

K. Hedges

Contact Name

Support

Opposition

C. East Texas Veterans Resource Center

Name of Community Organization

Wallace Revalee

Contact Name

Support

Opposition

D. East Texas Aging and Disability Resource Center

Name of Community Organization

Gina Angelsberg

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

TY OF MOUNT PLEASANT, T  
RESOLUTION NO. 2022-2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT,  
TEXAS REGARDING MT. PLEASANT SENIOR AT TENNISON RD FOR SUPPORT  
AND LOCAL POLITICAL SUBDIVISION FUNDING

WHEREAS, Mt. Pleasant Senior LTD. has proposed a development for a Senior-Restricted Development located on Tennon Rd, named Mt. Pleasant Senior, in the city of Mount Pleasant TX, Titus County;

WHEREAS, Mt. Pleasant Senior LTD. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Competitive 9% Housing Tax Credits for Mt. Pleasant Senior;

WHEREAS, Chapter 380 of the Texas Local Government Code authorizes municipalities to administer programs to establish and provide for the making of loans and grants of public funds for the purpose of promoting state and local economic development and to stimulate business and commercial activity in the municipality;

It is hereby RESOLVED, that the City of Mount Pleasant, acting through its governing body, hereby confirms that it supports the proposed development of Mt. Pleasant Senior, located on Tennon Rd, in the City of Mount Pleasant, TX, Titus County, and its application to the TDHCA.


FUTHER RESOLVED, that the City of Mount Pleasant, acting through its Governing Body for the purposes of Local Political Subdivision Funding, will grant a reduction of \$250 towards water/sewer tap fees.

FUTHER RESOLVED, that for and on behalf of the Governing Body, Mayor Tracy Craig is hereby authorized, empowered, and directed to certify these resolutions to TDHCA. This formal action has been taken to put on record the opinion expressed by the City of Mount Pleasant on the 4th day of January, 2022.

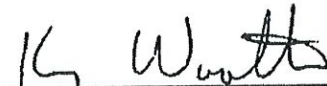
PASSED AND APPROVED by the City Council of the City of Mount Pleasant, Texas on the 4<sup>th</sup> day of January, 2022.

  
TRACY CRAIG, MAYOR

ATTEST:

  
DARLEEN DURANT, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

  
KERRY WOOTTEN, CITY ATTORNEY





February 09, 2022

Texas Department of Housing and Community Affairs  
Austin, Texas

RE: Mt. Pleasant Senior

I am writing to you to express our support of Mt. Pleasant Senior Ltd., and the Mt. Pleasant Senior development, to be located off of Tennison Road in Mount Pleasant, TX.

There is a need for quality affordable housing in Mount Pleasant, Texas. We believe that this development will help serve this need for our community.

If we can be of further help in this matter, please contact us.

Sincerely,

Richard Bonney  
CEO  
Mount Pleasant / Titus County Chamber of Commerce



# Titus County Cares

Serving. Together.

February 22, 2022

Texas Department of Housing and Community Affairs  
Austin, Texas

RE: Mt. Pleasant Senior

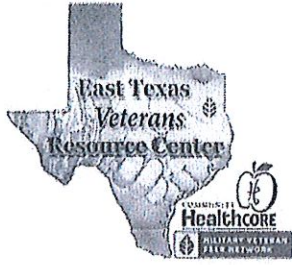
I am writing to you to **express our support of Mt. Pleasant Senior Ltd.**, and the Mt. Pleasant Senior development, to be located off of Tennison Road in Mount Pleasant, TX.

There is a need for quality affordable housing in Mount Pleasant, Texas. We believe that this development will help serve this need for our community.

If we can be of further help in this matter, please contact us.

Sincerely,

Executive Director



February 21, 2022

Good afternoon,

I am the Veteran Programs Supervisor for East Texas Veterans Resource Center. We serve veterans and their families in 14 counties in Northeast Texas.

I am writing to express our support for affordable housing in the Mount Pleasant area. Elderly and disabled veterans are often on a limited, fixed income and desperately need affordable housing to secure adequate shelter.

We would like to ask you do all you can to accommodate efforts towards increasing affordable housing in your community.

Our offices are located at 501 Pinetree Street in Longview and 2435 College Drive in Texarkana, Texas.

Thank you for your attention and support regarding this matter.

With kindest regards,

Wallace E. Revalee

Veteran Programs Supervisor

East Texas Veterans Resource Center

903-932-6255



February 21, 2022

To Whom It May Concern:

I am writing in regarding support for a new construction, tax credit property, Mt. Pleasant Senior on Tennison Road. We are the East Texas Aging and Disability Resource Center. Our target population is the aged, disabled, and veterans. We receive an abundance of calls from individuals, seniors in particular, looking for affordable housing in that area.

I had reached out to the developer in order to get permission to give a letter of support to TDHA, as we serve Titus county and understand and know the needs of affordable housing in that area. Please consider the application for this development. We believe it is well needed and would be an asset to the community of Mount Pleasant, TX, as it is hard to find affordable housing in that rural part of Texas.

Please call if you have further questions regarding this letter of support. You can reach our office at 903-255-1230. Thank you for your consideration in our support for this development.

Sincerely,

*Gina Angelsberg, HN*  
Gina Angelsberg, Housing Navigator

East Texas Aging and Disability Resource Center

# Community Input Scoring Items

TDHCA# 22228

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 Tyler

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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 East Texas

Name of Community Organization

Tiffany Damskov

Contact Name

Support

Opposition

### B. Community Healthcore

Name of Community Organization

Marijobeth Faries

Contact Name

Support

Opposition

### C. Alzheimer's Association

Name of Community Organization

Mark Denzin

Contact Name

Support

Opposition

### D. Lanes Chapel United Methodist Church

Name of Community Organization

Jeff Gage

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-2022-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS, INDICATING SUPPORT FOR THE APPLICATION OF J-H TYLER REALTY, LP AND ITS AFFILIATES, AN AFFORDABLE RENTAL HOUSING DEVELOPMENT KNOWN AS CELEBRATION TYLER, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2022 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,** J-H Tyler Realty, LP and its affiliates have proposed the construction of the development of affordable rental housing known as Celebration Tyler located on approximately five acres of land located west of the northwest intersection of Old Jacksonville Highway and County Road 164 (Mahar Road) in the City of Tyler, Smith County, Texas; and

**WHEREAS,** J-H Tyler Realty, LP and its affiliates have communicated that they intend to submit an application to the Texas Department of Housing and Community Affairs for 2022 Housing Tax Credits for the Celebration Tyler development; and

**WHEREAS,** J-H Tyler Realty, LP and its affiliates have requested a waiver of development/permit fees in the amount of \$500.00 for the Celebration Tyler 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 an approximately five acres of land located west of the northwest intersection of Old Jacksonville Highway and County Road 164 (Mahar Road), 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 Celebration Tyler proposed to be located on approximately five acres of land located west of the northwest intersection of Old Jacksonville Highway and County Road 164 (Mahar Road) and that this formal action has been taken to put on record the opinion expressed by the City of Tyler on February 23, 2022.

**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, Donald P. Warren, Mayor, and/or designated City Staff, is hereby authorized, empowered and directed to certify this Resolution 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 23<sup>rd</sup> day of February, A. D. 2022.

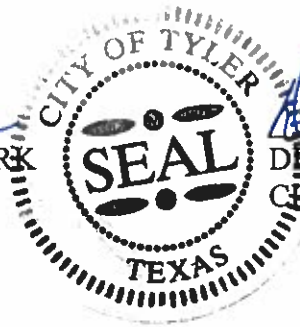


\_\_\_\_\_  
DONALD P. WARREN, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

  
\_\_\_\_\_  
CASSANDRA BRAGER, CITY CLERK



  
\_\_\_\_\_  
DEBORAH G. PULLUM,  
CITY ATTORNEY



**MATT SCHAEFER**  
STATE REPRESENTATIVE  
DISTRICT SIX

March 1, 2022

Texas Dept. of Housing & Community Affairs  
Attn: Mr. Bobby Wilkinson  
221 East 11<sup>th</sup> Street  
Austin, TX 78701-2410

Re: Celebration Tyler, TDHCA Project Application #22228

Dear Mr. Wilkinson:

Celebration Tyler, located at 15577 County Rd 164 Tyler, TX 75703, is within House District Six, which I represent. I lend my support to this development application for housing tax credits.

Respectfully,

A handwritten signature in black ink, appearing to read "M. Schaefer", with a long horizontal flourish extending to the right.

Matt Schaefer  
State Representative, District Six





February 21, 2022

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

Re: Celebration Tyler – TDHCA #22228  
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 #22228 Celebration Tyler proposed to be located at approximately 15577 County Road 164, Tyler, Texas 75703.

Meals on Wheels Ministry, Inc. - A Ministry Serving East Texas Communities - serves the city of Tyler and we believe that there is a need for affordable senior housing in Tyler for our elderly citizens of moderate-income levels and Celebration Tyler 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 903-593-7385 any time.

Sincerely,

A handwritten signature in black ink that reads 'Tiffany Damskov'.

Tiffany Damskov, MPA, CHW  
Interim Executive Director



February 24, 2022

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

Re: Celebration Tyler – TDHCA #22228  
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 #22228, Celebration Tyler proposed to be located at approximately 15577 County Road 164, Tyler, Texas 75703.

**Community Healthcore and East Texas Aging & Disability Resource Center** serves the city of Tyler and we believe that there is a need for affordable senior housing in Tyler for our elderly citizens of moderate-income levels and Celebration Tyler 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 903.932.3391 any time.

Sincerely,

*Marijabeth Faries*  
**MARIJOBETH FARIES**  
Housing Navigator/Coordinator



February 22, 2022

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

Re: Celebration Tyler – TDHCA #22228  
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 #22228, Celebration Tyler proposed to be located at approximately 15577 County Road 164, Tyler, Texas 75703.

The Dallas and Northeast Texas Chapter of the Alzheimer's Association serves the city of Tyler and Smith County and we believe that there is a need for affordable senior housing in Tyler for our elderly citizens of moderate-income levels and Celebration Tyler 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 214-540-2420 any time.

Sincerely,

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

Mark Denzin  
Executive Director



February 23, 2022

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

Re: Celebration Tyler – TDHCA #22228  
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 #22228, Celebration Tyler proposed to be located at approximately 15577 County Road 164, Tyler, Texas 75703.

I am the pastor at Lanes Chapel United Methodist Church, and our address is 8720 Old Jacksonville Hwy, Tyler. We will be located across the street from Celebration Tyler. They will be a welcome addition to the city. There is a definite need for affordable senior housing in Tyler for those who are of moderate income levels. Celebration Tyler will help meet that need. We gladly welcome them to the neighborhood.

If I can be of further assistance or if you have any questions of me, please do not hesitate to contact me directly at 903-561-5703.

Sincerely,

Jeff Gage

Rev. D. Jeff Gage  
Senior Pastor  
Lanes Chapel United Methodist Church

# Community Input Scoring Items

TDHCA# 22014

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 0

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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 Food Bank

Name of Community Organization

Dennis Cullinane

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



United Way of Smith County

January 25, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Reserve at Grande TDHCA ID 22014  
1223 Grande Boulevard

Dear Mr. Campbell,

I am writing this letter to **voice my support** for Reserve at Grande an affordable housing development to be located approximately at 1223 Grande Boulevard in Smith County.

The United Way of Smith County is a 501(c)(3) non-profit organization that is active in the Tyler community. We serve this community by raising funds to support the programs of local nonprofits. 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 Reserve at Grande will serve our clients well and will promote a high quality of life for the underserved citizens of Tyler and Smith County.

If I can be of further help in this matter, please let me know. I can be reached by email at [jberry@uwtyler.org](mailto:jberry@uwtyler.org). Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "John Berry", written over a white background.

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



January 27, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Reserve at Grande TDHCA ID 22014  
1223 Grande Boulevard

Dear Mr. Campbell,

I am writing this letter to voice my **support for Reserve at Grande** an affordable housing development to be located approximately at 1223 Grande Boulevard in Smith County.

The East Texas Food Bank is a 501(c)(3) non-profit organization that is active in the Tyler community. The East Texas Food Bank exists to fight hunger and feed hope in East Texas. 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 Reserve at Grande will serve our clients well and will promote a high quality of life for the underserved citizens of Tyler and Smith County.

If I can be of further help in this matter, please let me know. I can be reached at 903-597-3663. Thank you for your consideration.

Sincerely,

  
Dennis J. Cullinane

Chief Executive Officer



## Community Input Scoring Items

TDHCA# 22331

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 17

City of Pinehurst

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

**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. Pinehurst Pentecostal Church**

Name of Community Organization

Marlin K. Marcantel

Contact Name

Support

Opposition

**B. Destiny Church**

Name of Community Organization

Johnny Asevedo

Contact Name

Support

Opposition

**C. Kiwanis Club of Orange Texas**

Name of Community Organization

Patrick Harrelson

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. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINEHURST, TEXAS, INDICATING SUPPORT FOR THE APPLICATION OF PINEHURST VILLAS, LP AND ITS AFFILIATES, AN AFFORDABLE RENTAL HOUSING DEVELOPMENT KNOWN AS PINEHURST VILLAS, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2022 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.

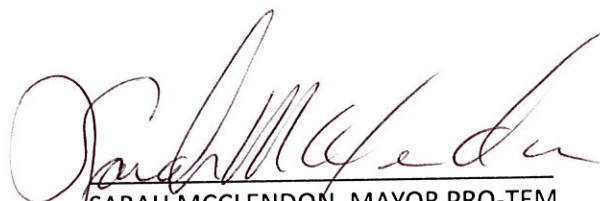
WHEREAS, **PINEHURST VILLAS, LP** has proposed a development for affordable rental housing at **4066 W. PARK AVE** named **PINEHURST VILLAS** in **ORANGE, TX 77630, ORANGE COUNTY**; and

WHEREAS, **PINEHURST VILLAS, LP** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for **PINEHURST VILLAS**

It is hereby RESOLVED, that the **CITY OF PINEHURST**, acting through its governing body, hereby confirms that it **supports** the proposed **PINEHURST VILLAS AT 4066 W. PARK AVE, TDHCA #TBD** and that this formal action has been taken to put on record the opinion expressed by the **PINEHURST, TX** City Council on **February 8, 2022**, and

Be it FURTHER RESOLVED that for and on behalf of the Governing Body, **SARAH MCCLENDON, MAYOR PRO-TEM** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

  
CITY SECRETARY

  
SARAH MCCLENDON, MAYOR PRO-TEM  
OF THE CITY OF PINEHURST, TEXAS

  
CITY ATTORNEY

Date: 2/8/2022

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

Re: Pinehurst Villas, LP – 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 Pinehurst Villas, proposed to be located at 4066 W. Park Avenue in Orange Texas, 77630.

The Pinehurst Pentecostal Church serves the community and we believe that there is a need for workforce housing in Pinehurst for our citizens of moderate-income levels and the Pinehurst Villas 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 (478) 297-8255, any time.

Sincerely,

A handwritten signature in red ink, appearing to read "Marlin K. Marcantel".

Marlin K. Marcantel  
Pastor, Pinehurst Pentecostal Church

Date: 2/8/2022

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

Re: Pinehurst Villas, LP – Community Support

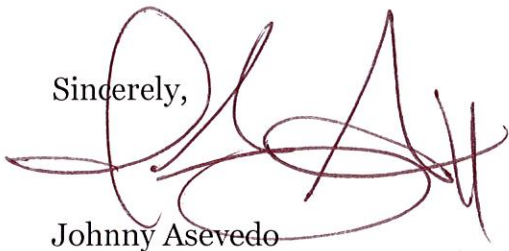
Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application Pinehurst Villas, proposed to be located at 4066 W. Park Avenue in Orange Texas, 77630.

Destiny Church serves the community and we believe that there is a need for workforce housing in Pinehurst for our citizens of moderate-income levels and the Pinehurst Villas 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 (409) 332-7514, any time.

Sincerely,



Johnny Asevedo  
Senior Pastor/President, Destiny Church



# Kiwanis<sup>®</sup>

## CLUB OF ORANGE, TX

Date: 2/28/2022

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

Re: Pinehurst Villas, LP -TDHCA #22331  
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 Pinehurst Villas, #22331, proposed to be located at the 4006 W Park Ave in Orange, Texas 77630.

Kiwanis Club of Orange TX serves the Pinehurst community, and we believe that there is a need for senior housing in Pinehurst for our citizens of moderate-income levels and Pinehurst Villas will assist the 55+ 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 (409) 730-3670 any time.

Sincerely,

A handwritten signature in blue ink that reads "Patrick Harrelson".

Patrick Harrelson  
President - Kiwanis of Orange

# Community Input Scoring Items

**TDHCA#:** 22329

**Self Score Total:** 83

**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 Beaumont

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested **4**

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Triangle Community Outreach, Inc.**

Name of Community Organization

Pearlanna Carron

Contact Name

Support

Opposition

**B. Village of Faith Ministries Inc.**

Name of Community Organization

Dr. Tina Nero-Joseph

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. 22-062

WHEREAS, Beaumont BFR, LP has proposed a development for affordable rental housing at NE Quadrant of Cardinal Drive and Fannett Road named Abiding Grace in the City of Beaumont, Jefferson County; and,

WHEREAS, Beaumont BFR, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Housing Tax Credit funds for Abiding Grace;

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,

THAT as provided for in 10 TAC §11.3(e) and §11.4(c)(1), it is hereby acknowledged that the proposed New Construction or Adaptive Reuse Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households; and,

BE IT FURTHER RESOLVED THAT the City of Beaumont hereby confirms that its Governing Body has no objection to the Application, pursuant to 10 TAC §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan; and,

BE IT ALSO RESOLVED THAT the governing body affirms that the proposed Development is consistent with the jurisdiction's obligation to affirmatively further fair housing, and,

BE IT ALSO RESOLVED THAT as provided for in 10 TAC §11.3(c), 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,

BE IT ALSO RESOLVED THAT the City of Beaumont hereby supports the proposed Abiding Grace and confirms that its governing body has voted specifically to approve the construction 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 ALSO RESOLVED THAT for and on behalf of the Governing Body, Chris Boone, Director of Planning and Community Development, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs; and,

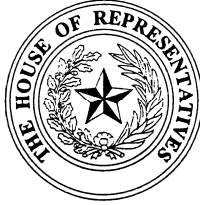
BE IT ALSO RESOLVED THAT the City, acting through its governing body, hereby commits to provide a contribution of \$500 to Abiding Grace in the form of a grant or reduced fees.

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 22nd day of February, 2022.



- Mayor Robin Mouton -



CAPITOL OFFICE  
3N.6  
P.O. Box 2910  
Austin, TX 78768-2910  
512-463-0662  
Fax: 512-463-8381

DISTRICT OFFICE  
One Plaza Square, Suite 203  
Port Arthur, TX 77642  
409-724-0788  
Fax: 409-724-0750  
joe.deshotel@house.state.tx.us

STATE of TEXAS  
HOUSE of REPRESENTATIVES

**JOE DESHOTEL**

Texas State Representative  
22<sup>nd</sup> Legislative District

February 25, 2022

Beaumont BFR, LP  
Attn: Christopher A. Akbari  
Authorized Representative  
9 Greenway Plaza Suite 1250  
Houston, TX 77046  
Email: [apps@itexgrp.com](mailto:apps@itexgrp.com)

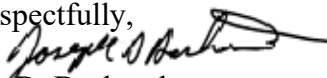
RE: State Representative Support for Application 22329, Abiding Grace at the Northeast  
Quadrant of Fannett Rd. and Cardinal Drive, Beaumont, Texas 77705

Dear Mr. Akbari,

I received the Public Notification for Abiding Grace located at the Northeast Quadrant of Fannett Rd. and Cardinal Dr., Beaumont Texas, and it is in House District 22, which I represent. Over the years, our community has endured several hurricanes and flooding events which has caused a lot of damage and available housing is limited. This project is greatly needed in this community due to the need for additional housing opportunities.

I am pleased to lend my support to this new development which will serve my constituents well. If you have any questions, please feel free to contact me at 409-724-0788. Thank you for your time and consideration.

Respectfully,

  
Joe D. Deshotel  
22nd Legislative District

COMMITTEES:  
LAND & RESOURCE MANAGEMENT  
Chairman  
STATE AFFAIRS  
Member



TRIANGLE COMMUNITY OUTREACH

3505 Procter Street Port Arthur, Texas 77642

February 23, 2022

Beaumont BFR, LP  
Attn: Christopher A. Akbari  
9 Greenway Plaza Ste. 1250  
Houston, Texas 77046

Re: Abiding Grace TDHCA Application # 22329, Beaumont, TX

Dear Mr. Akbari,

As the Director of Triangle Community Outreach, I am writing on behalf of Abiding Grace, the proposed new family development to be located at the Northeast Quadrant of Fannett Rd and Cardinal Drive, City of Beaumont, Jefferson County, TX.

Our organization supports this application for the 2022 9% Competitive Housing Tax Credits requested through the Texas Department of Housing and Community Affairs.

We have attached a copy of our tax exempt status letter. Additionally, our website is [trianglecommunityoutreach.org](http://trianglecommunityoutreach.org).

If any additional information is needed, please don't hesitate to contact me.

Sincerely,



Pearlanna Carron  
Director  
Triangle Community Outreach, Inc.  
409-332-8877



February 23, 2022

Beaumont BFR, LP  
Attn: Christopher A. Akbari  
9 Greenway Plaza Ste. 1250  
Houston, Texas 77046

Re: Abiding Grace TDHCA Application # 22329, Beaumont, TX

Dear Mr. Akbari,

I am writing on behalf of Abiding Grace, a proposed new family development to be located at the Northeast Quadrant of Fannett Rd and Cardinal Drive, City of Beaumont, Jefferson County, TX. This letter is to affirm our support of this application for the 2022 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, as well as information on our outreach in the community.

If any additional information is needed, please don't hesitate to contact me.

Sincerely,

Dr. Tina Nero-Joseph  
Founding Pastors  
1016 S 36<sup>th</sup> St.  
Nederland, Tx 77640  
409-460-4347

A handwritten signature in black ink, appearing to read "Tina Nero-Joseph", is written over the typed name and address.

# Community Input Scoring Items

TDHCA# 22208

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 Huntsville

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Huntsville Chamber of Commerce

Name of Community Organization

Ray Hernandez, Executive Director

Contact Name

Support

Opposition

### B. Senior Center of Walker County

Name of Community Organization

Stacey Loll, Executive Director

Contact Name

Support

Opposition

### C. Trinity River Food Bank

Name of Community Organization

Christine Shippey

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. 2022-3

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 WALKER, AND IN SUPPORT OF AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2022 COMPETITIVE 9% HOUSING TAX CREDITS FOR FISH POND AT WALKER, A DEVELOPMENT TO BE LOCATED AT APPROXIMATELY 935 STATE HIGHWAY 190, HUNTSVILLE, TX , BETTER DESCRIBED AS PROPERTY I.D. 16961 ON THE WALKER COUNTY APPRAISAL DISTRICT, BEING A TRACT OR PARCEL OF LAND CONTAINING APPROXIMATELY 7.83 ACRES OF LAND, THE APPLICANT BEING FISH POND AT WALKER, 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 at Walker, LP (the "Applicant") has proposed a development for affordable senior rental housing named Fish Pond at Walker in the City of Huntsville, Texas, located at approximately 935 State Highway 190 E., just east of State Highway 19, Huntsville, Texas, better described as property ID 16961 on the Walker County Appraisal District, being a tract or parcel of land containing approximately 7.83 acers of land;

**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 2022 Competitive 9% Housing Tax Credits for Fish Pond at Walker;

**NOW, THEREFORE, be it resolved by the City Council of the City of Huntsville, Texas that:**

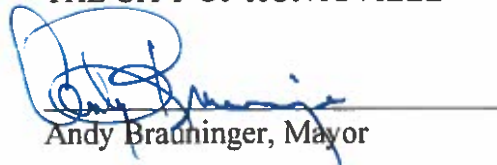
**Section 1** The City of Huntsville, acting through its governing body, hereby confirms that it supports the proposed Fish Pond at Walker, located at approximately 935 State Highway 190 E., Huntsville, Texas, 77320 and that this formal action has been taken to put on record the opinion expressed by the City of Huntsville on February 1, 2022.

**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 1st day of February 2022.**

THE CITY OF HUNTSVILLE

  
Andy Brauhinger, Mayor

ATTEST:

APPROVED AS TO FORM:



Krissy Doll, City Secretary



Leonard Schneider, City Attorney



STATE OF TEXAS  
HOUSE OF REPRESENTATIVES

**ERNEST BAILES**

*District 18*

February 4, 2022

FishPond Living at Walker LP  
Mr. David Fournier  
500 N Capital of Texas Hwy  
Building 8, Suite 100  
Austin, TX 78746

Re: Letter of Support for TDHCA Housing Tax Credit Application #22208 -- FishPond at Walker

Dear Mr. Fournier,

I have recently received the Public Notice for FishPond at Walker to be located at approximately 935 Hwy 190 E in the City of Huntsville, which I represent as part of House District 18. I am pleased to extend my support for this development, which as presented to me, will provide much needed housing for those living in Huntsville and the surrounding area.

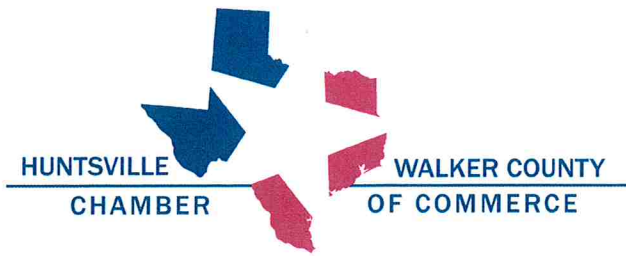
If you have any questions or if I may be of further assistance, please do not hesitate to contact my office at (512)463-0570.

Sincerely,

A handwritten signature in black ink that reads "Ernest J. Bailes, IV".

Ernest Bailes  
Texas House  
District 18





February 17, 2022

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

Re: Fishpond at Walker – TDHCA #22208  
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 #22208, FishPond at Walker, proposed to be located at the approximately 935 Hwy 190 East, Huntsville, Texas 77340.

The Huntsville Walker County Chamber of Commerce serves the community by promoting an environment to enhance the economic success of business in Walker County.

We know there is a tremendous need for housing that is affordable for Huntsville senior residents living in the communities we serve, and we know that this proposed development will meet the needs of our neighbors by providing them a safe, decent, and quality place to call home. If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (936)295-8116.

Sincerely,

  
Ray Hernandez  
President & CEO

# Senior Center of Walker County



February 14, 2022

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

Re: Fishpond at Walker – TDHCA #22208  
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 #22208, FishPond at Walker, proposed to be located at the approximately 935 Hwy 190 East, Huntsville, Texas 77340.

The Senior Center of Walker County serves the community by providing home-delivered meals (meals-on-wheels) throughout Walker County as well as we serve hot lunches in the Center daily to senior adults over 60 years of age that have completed an assessment process with us. In addition, we offer transportation to medical/dental appointments and other essential appointments for those that we serve. We are also a resource for senior adults and/or their families as needs change and they seek additional care; we assist in sharing additional agencies that provide the care they may need.

We know there is a tremendous need for housing that is affordable for Huntsville senior residents living in the communities we serve and we know that this proposed development will meet the needs of our neighbors by providing them a safe, decent, and quality place to call home. If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (936) 295-6151.

Sincerely,

A handwritten signature in blue ink that reads 'Stacey Loll'.

Stacey Loll  
Executive Director

340 SH 75 N, Huntsville, TX 77320  
(936) 295-6151 seniorcenterwalkercounty@gmail.com





**P.O. Box 1029 Cleveland, Tx. 77328 281-592-5001**

2-23-22

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

Re: FishPond at Walker – TDHCA #22208  
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 #22208, FishPond at Walker, proposed to be located at approximately 935 Hwy 190 East in Huntsville, Texas 77340.

The Trinity River Food Bank is a 501(c)3 Non-Profit Organization that collects and distributes usable surplus food to hunger-relief charities who provide the food to the people they serve in the Liberty, San Jacinto, Trinity and Walker counties. We work with the Houston Food Bank and local retailers and wholesalers to provide a solution for food waste by recycling food that would otherwise go to the landfill. Our mission of a community where everyone has access to sufficient nutritious food is possible through the support of our volunteers and our community and corporate partners. We have an office located at 2407 Sam Houston Avenue in Huntsville, Texas 77340.

If I can be of further assistance to the important cause of providing affordable housing, please feel free to contact me at 281-593-8720.

Sincerely,

*Christine Shippey*

Christine Shippey

CEO President

**From:** [Dee Howard](#)  
**To:** [Lora Myrick](#); [HTC Public Comment](#)  
**Subject:** FishPond Living  
**Date:** Tuesday, April 5, 2022 11:07:25 AM

---

[You don't often get email from [dhoward@huntsvilletx.gov](mailto:dhoward@huntsvilletx.gov). Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

I am reviewing your correspondence of January 6, 2022, regarding the proposed new construction here in Huntsville, Texas on Hwy 190 East. Your information indicates that 76 of the 80 proposed units will be for moderate/low income tenants. Please clarify in income amounts your classification for moderate/low income.

Additionally, your current project FishPond on Hwy 247 is almost completed and currently leasing. How many of these units have been leased to moderate/low income individuals/families?

Regards,

Dee Howard Mullins  
City Councilmember At Large #2

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The material in this e-mail is intended only for the use of the individual to whom it is addressed and may contain information that is confidential, privileged, and exempt from disclosure under applicable law. If you are not the intended recipient, be advised that the unauthorized review, use, disclosure, duplication, distribution, or the taking of any action in reliance on this information is strictly prohibited. If you have received this e-mail in error, please notify the sender by return email and destroy all electronic and paper copies of the original message and any attachments immediately. Please note that neither City of Huntsville nor the sender accepts any responsibility for viruses and it is your responsibility to scan attachments (if any). Thank you.

## Community Input Scoring Items

TDHCA# 22116

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 Angleton

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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 Economic Development Alliance for Brazoria County

Name of Community Organization

Patti Worfe, PCED

Contact Name

Support

Opposition

B. United Way of Brazoria County

Name of Community Organization

Jenna Haviland-Alesna

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. 20220208-016**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, INDICATING SUPPORT FOR THE APPLICATION OF AMBER RIDGE APARTMENTS, LP AND ITS AFFILIATES, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2022 COMPETITIVE 9% HOUSING TAX CREDIT PROGRAM, AND APPROVING A WAIVER OF DEVELOPMENT AND PERMIT FEES.**

**WHEREAS**, AMBER RIDGE APARTMENTS, LP has proposed a development for affordable rental housing at 114 WOODWAY DRIVE named AMBER RIDGE APARTMENTS in ANGLETON, TEXAS 77515, BRAZORIA COUNTY; 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 2022 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 AT 114 WOODWAY DR., TDHCA #22116 and that this formal action has been taken to put on record the opinion expressed by the ANGLETON, TEXAS on February 8, 2022, and

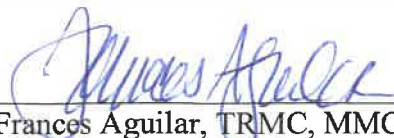
**SECTION 2.** The City of Angleton, acting through its governing body, hereby confirms it shall provide a financial contribution in the form of reduced building or development permit fees in the amount of Two Hundred Fifty Dollars (\$250.00) to Amber Ridge Apartments, LP, if the Texas Department of Housing and Community Affairs awards 9% Housing Tax Credits to Amber Ridge Apartments LP.

**PASSED AND APPROVED THIS THE 8TH DAY OF FEBRUARY 2022.**

CITY OF ANGLETON, TEXAS

  
\_\_\_\_\_  
Jason Perez  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
Frances Aguilar, TRMC, MMC  
City Secretary



**RESOLUTION NO. 20220208-016**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, INDICATING SUPPORT FOR THE APPLICATION OF AMBER RIDGE APARTMENTS, LP AND ITS AFFILIATES, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2022 COMPETITIVE 9% HOUSING TAX CREDIT PROGRAM, AND APPROVING A WAIVER OF DEVELOPMENT AND PERMIT FEES.**

**WHEREAS**, AMBER RIDGE APARTMENTS, LP has proposed a development for affordable rental housing at 114 WOODWAY DRIVE named AMBER RIDGE APARTMENTS in ANGLETON, TEXAS 77515, BRAZORIA COUNTY; 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 2022 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 AT 114 WOODWAY DR., TDHCA #22116 and that this formal action has been taken to put on record the opinion expressed by the ANGLETON, TEXAS on February 8, 2022, and

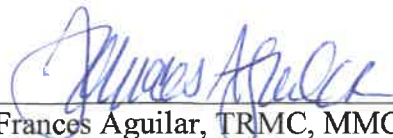
**SECTION 2.** The City of Angleton, acting through its governing body, hereby confirms it shall provide a financial contribution in the form of reduced building or development permit fees in the amount of Two Hundred Fifty Dollars (\$250.00) to Amber Ridge Apartments, LP, if the Texas Department of Housing and Community Affairs awards 9% Housing Tax Credits to Amber Ridge Apartments LP.

**PASSED AND APPROVED THIS THE 8TH DAY OF FEBRUARY 2022.**

CITY OF ANGLETON, TEXAS

  
\_\_\_\_\_  
Jason Perez  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
Frances Aguilar, TRMC, MMC  
City Secretary



2021-2022 Directors

Air Liquide America L.P.  
Alvin Community College  
Ascend Performance Materials  
BASF Corporation  
Brazoria County  
Brazosport College  
CHI St. Luke's Health  
Brazosport  
CenterPoint Energy  
Central Brazoria County  
Business Park  
Chevron Phillips Chemical Co.  
City of Angleton  
City of Clute  
City of Freeport  
City of Lake Jackson  
City of Pearland  
City of West Columbia  
Cordoba Law Firm  
Costello, Inc.  
Cyanco International, LLC  
Earl Shipp  
EHRA Engineering  
First State Bank of Louise  
Freeport LNG Development  
Freese and Nichols, Inc.  
HDR, Inc.  
iAD Architects  
IDCUS, Inc.  
LJA Engineering, Inc.  
MSR International, LLC  
Mammoet USA South, Inc.  
Manvel Economic Development  
Olin Corporation  
Performance Contractors  
Phillips 66  
Port Freeport  
Shintech, Inc.  
SUEZ Water  
Technologies & Solutions  
Sweeny EDC  
TDECU  
The Dow Chemical Co.  
UTMB Health Angleton Danbury  
Vernor Material & Equipment  
Wood Group, USA  
Zachry Group



February 24, 2022

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 #22116  
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 22116, Amber Ridge Apartments, LP proposed to be located at 114 Woodway Drive, Angleton, Texas 77515.

The Economic Development Alliance for Brazoria County serves the community and we believe that there is a need for workforce housing in Angleton for our citizens of moderate-income levels and the 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.

Sincerely,

Patti Worfe, PCED  
President & CEO

PW:djp



United Way  
of Brazoria County

03/01/2022

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 #21160  
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 #21160, Amber Ridge Apartments, proposed to be located at 114 Woodway Dr. Angleton, Texas 77515.

United Way of Brazoria County 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 979-849-9402 any time.

Sincerely,

Jenna Haviland-Alesna  
Executive Director  
United Way of Brazoria County

## Matthew Griego

---

**From:** Dee Howard <dhoward@huntsvilletx.gov>  
**Sent:** Tuesday, April 5, 2022 11:07 AM  
**To:** Lora Myrick; HTC Public Comment  
**Subject:** FishPond Living

[You don't often get email from dhoward@huntsvilletx.gov. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

I am reviewing your correspondence of January 6, 2022, regarding the proposed new construction here in Huntsville, Texas on Hwy 190 East.

Your information indicates that 76 of the 80 proposed units will be for moderate/low income tenants. Please clarify in income amounts your classification for moderate/low income.

Additionally, your current project FishPond on Hwy 247 is almost completed and currently leasing. How many of these units have been leased to moderate/low income individuals/families?

Regards,

Dee Howard Mullins  
City Councilmember At Large #2

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The material in this e-mail is intended only for the use of the individual to whom it is addressed and may contain information that is confidential, privileged, and exempt from disclosure under applicable law. If you are not the intended recipient, be advised that the unauthorized review, use, disclosure, duplication, distribution, or the taking of any action in reliance on this information is strictly prohibited. If you have received this e-mail in error, please notify the sender by return email and destroy all electronic and paper copies of the original message and any attachments immediately. Please note that neither City of Huntsville nor the sender accepts any responsibility for viruses and it is your responsibility to scan attachments (if any). Thank you.



## Community Input Scoring Items

TDHCA# 22139

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 Houston

Name of Local Government Body

Not Applicable

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Spring Branch Family Development Center**

Name of Community Organization

Ricardo Barnes

Contact Name

Support

Opposition

**B. ARTreach**

Name of Community Organization

Nicole Moraw

Contact Name

Support

Opposition

**C. RaiseUp Families**

Name of Community Organization

Angela Burgess

Contact Name

Support

Opposition

**D. Memorial Assistance Ministries**

Name of Community Organization

Sonja Gee

Contact Name

Support

Opposition

**E. Spring Spirit**

Name of Community Organization

Kenny Baldwin

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

City of Houston, Texas, Resolution No. 2022-       

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, 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 the entity whose name is listed in the column on Schedule I captioned “Applicant Name” (“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” (“Applicant’s Project”), located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that the 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” (“Applicant’s Application”), to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for the Applicant’s Project; and

**WHEREAS**, the City Council, as the governing body of the City, supports the 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:**

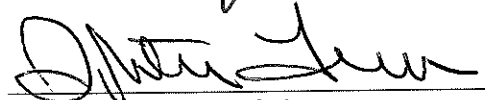
**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports the 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.


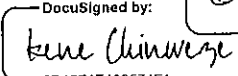
**Section 3.** That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

**Section 4.** 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 9<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
Mayor of the City of Houston

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

DocuSigned by:  \_\_\_\_\_  
City Secretary  
(Prepared by Legal Dept.  \_\_\_\_\_)  
Senior Assistant City Attorney

(Requested by Keith W. Bynam, Interim Director, Housing and Community Development Department)

Meeting

Aye	No	
✓		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
✓		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 2/15/2022

**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>
NH Clarblak LP	Hartwood at Clarblak	4014-4015 Clarblak Lane	22139
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of W. Gulf Bank	22132
Houston Ella Boulevard, Ltd.	Houston at Ella Boulevard	SE Quadrant of Rushcreek Drive and Ella Boulevard	22053
Oak Avenue LP	Oak Avenue Lofts	810 Oak Avenue	22193
NH Lehman LP	Hartwood at Lehman	711 Lehman Street	22145
CSH Park Lofts at MacGregor, Ltd.	Park Lofts at MacGregor	SEC of Old Spanish Trail and MLK	22083
CSH Clear Lake Crossing, Ltd.	Clear Lake Crossing	17300 Saturn Lane	22245
CSH Lofts at Hartsook, Ltd.	Lofts at Hartsook	10426 Hartsook Street	22090
West Fork Place, LP	West Fork Place	West side Kingwood	22221
Evening Star Senior Housing Limited	Evening Star Apartments	11800 South Glen Drive	22060
12000 Bissonnet Propco, L.P.	Kirkwood Crossing Apartments	12000 Bissonnet Street	22023
Vista at Kirkwood, L.P.	Vista at Kirkwood	SEQ of S Kirkwood Rd. and Bissonnet St.	22071
Las Brisas HTC LP	Las Brisas Redevelopment	4500 and 4428 N. Main Street	22114
CSH Maury Street lofts, Ltd.	Maury Street Lofts	2918 Elysian	22080
Wellington Frost Town USA, L.P.	Wellington Frost Town	707-717 Walnut Street	22295
Casa de Magnolia Seniors LP	Casa de Magnolia	7501 Harrisburg Blvd	22185
JC Monroe Lofts LP	Monroe Lofts	4.4 +/- acres at Monroe Rd. and the Gulf Frwy.	22196
NHH Hansen, LLC	New Hope Housing Hansen	9150 Gulf Freeway	22056
Fairways at Westwood, LP	Fairways at Westwood	9745 Bissonnet St	22244
EC Coral Hills, LLC	Coral Hills	6363 Beverly Hill St.	22273
CSH Stadium Lofts at South Loop, Ltd.	Stadium Lofts at South Loop	8411 Knight Road	22084



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TEXAS HOUSE OF REPRESENTATIVES  
**LACEY HULL**

---

DISTRICT 138

February 25, 2022

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

Mr. Wilkinson,

I am writing to express my support for the application for the Housing Tax Credit Program made by NH Clarblak LP to be located at 4014 Clarblak Lane, Houston 77080. For reference, the project number is 22139.

NH Clarblak LP has made many outreach efforts to the community and garnered support from individual residents of the Spring Shadows Civic Association, Kempwood North Civic Association, Spring Branch North Super Neighborhood and Spring Branch Central Super Neighborhood. Community organizations such as the Spring Branch Family Development Center, Memorial Assistance Ministries, ARTReach, Spring Spirit and Raise-Up Families have also expressed their support for the proposed development.

Thank you for the opportunity to represent my constituents in this matter. I appreciate the work that you and TDHCA do to serve the people of Texas.

Sincerely,

A handwritten signature in cursive script that reads "Lacey Hull".

Lacey Hull

STATE of TEXAS  
HOUSE of REPRESENTATIVES



PENNY MORALES SHAW

STATE REPRESENTATIVE • DISTRICT 148

February 25, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs  
for an Allocation of the 9% Multifamily Housing Tax Credits to Hartwood at Clarbok  
in Houston, Texas, TDHCA Application #22139**

*Delivered electronically*

Dear Mr. Wilkinson,

Please accept this letter expressing my support for the request to allocate tax credits from the Texas Department of Housing and Community Affairs to Hartwood at Clarblak, TDHCA Application #22139.

I support this development, which is to be located at 4014-4015 Clarblak Lane in Houston, Texas in Harris County. As the State Representative of District 148 in which Houston is located, I see an increasing need for affordable, inclusive housing in my district. I have visited the site and noted that this new housing development will replace a dated RV storage yard and will be conveniently located near a main thoroughfare.

The City of Houston, like many other communities across the state, is experiencing a shortage of quality, inclusive housing. Developments like this will help the Houston workforce, veteran and senior communities by increasing the number of affordable housing units available in the housing market.

If you have questions regarding my support of this proposed development, please contact me at Penny.MoralesShaw@house.texas.gov, or call my Capitol office (512) 463-0620.

Sincerely,

A handwritten signature in blue ink that reads "Penny Morales Shaw".

Penny Morales Shaw  
State Representative, House District 148



## Spring Branch Family Development Center

8575 Pitner, Houston, Texas 77080

January 31 2022

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

RE: Hartwood at Clarblak– TDHCA # 22139

Dear Mr. Campbell:

I am writing to you to express our support for NH Clarblak LP in their development of Hartwood at Clarblak Apartments, TDHCA # 22139, an affordable multifamily housing community to be located at 4014-4015 Clarblak Lane, Houston, Harris County TX 77080.

There is a need for quality affordable housing in Houston and in Harris County 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 the local community and citizens of Houston & Harris County by providing programs for education, recreation, health and human services. We are acutely aware of the need for this type of housing in the neighborhood and fully support its development.

If I can be of further assistance to this important cause, please do not hesitate to contact me at 713-996-8781.

Sincerely,

Ricardo Barnes, M.A., L.P.C.  
Executive Director





February 21, 2022

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

RE: Hartwood at Clarblak Housing Development

Dear Mr. Campbell:

I am writing to you to express our support for NH Clarblak LP in their development of Hartwood at Clarblak Apartments, an affordable multifamily housing community to be located at 4014-4015 Clarblak, Houston, TX 77080.

There is a need for quality affordable housing in Houston and in Harris County 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 the local community and citizens of Houston & Harris County by providing arts programs for senior citizens, youth at risk, and special needs groups and services to restore hope and revitalize neighborhoods by repairing homes. We are acutely aware of the need for this type of housing in the neighborhood and fully support its development.

If I can be of further assistance to this important cause, please do not hesitate to contact me at 832-483-7721.

Sincerely,

Nicole Moraw  
Executive Director  
832-483-7721  
[n.moraw@artreachtexas.org](mailto:n.moraw@artreachtexas.org)  
23501 Cinco Ranch Blvd. Suite H120, #262  
Katy, TX 77494



Ensuring Childhood Learning

February 22<sup>nd</sup>, 2022

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

RE: Hartwood at Clarblak – TDHCA # 22139

Dear Mr. Campbell:

I am writing to you to express our support for NH Clarblak LP in their development of Hartwood at Clarblak Apartments, TDHCA # 22139, an affordable multifamily housing community to be located at 4014-4015 Clarblak Lane, Houston, Harris County TX 77080.

***There is an urgent need for quality, affordable housing in Houston and in Harris County and this multifamily community will help fill the void that exists today.*** As neighborhoods gentrify, working class families, veterans, and seniors are being pushed to old, run-down, and unsafe apartment complexes. This development would give the opportunity to enjoy a **comfortable** and **safe** living environment at an affordable price.

RaiseUp Families is a 501(c)(3) nonprofit serving the local community and citizens of Houston & Harris County. We empower parents of school aged children to become self-sufficient by stabilizing their housing situation, providing them with financial management and literacy skills, and helping them improve their job and career skills. ***We are acutely aware of the need for this type of housing in the neighborhood and fully support its development.***

***We require a home visit for every family entering our program, and, Mr. Campbell, what is affordable and available for those living below the poverty line is deplorable. We can do better.*** Parents, veterans, and seniors **deserve better.**

I urge you to approve this development and give vulnerable people across Houston hope for a brighter future. If I can be of further assistance to this important cause, please do not hesitate to contact me at 713-561-1401 (cell) or [angela@raiseupfamilies.org](mailto:angela@raiseupfamilies.org).

Thank you, in advance, for your support in this project.

Respectfully,

A handwritten signature in blue ink that reads "Angela M. Burgess".

Angela M. Burgess  
Executive Director



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Sonja Gee  
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February 4, 2022

Texas Department of Housing and Community Affairs  
Cody Campbell, Director of Multifamily Finance  
P.O. BOX 13941  
Austin, TX 78711-3941

RE: Hartwood at Clarblak– TDHCA # 22139

Dear Mr. Campbell,

Memorial Assistance Ministries (MAM) would like to express our support of Hartwood at Clarblak Apartments, TDHCA # 22139, an affordable multifamily housing community to be located at 4014-4015 Clarblak Lane, Houston, Harris County TX 77080.

There is a need for quality affordable housing in Houston and in Harris County and we believe this multifamily community will help to fill that need. Our organization is a 501(3)(c) nonprofit organization in the Spring Branch area and has a primary purpose of bettering the community. We believe the high quality, safe affordable housing Hartwood at Clarback will provide an opportunity for safe living at an affordable price to residents in this area, so we fully support its development.

Please accept this letter in support of the aforementioned project and feel free to contact me if you have any additional questions.

Sincerely,

A handwritten signature in black ink that reads "Sonja Gee".

Sonja Gee  
President & CEO, MAM  
[sgee@mamhouston.org](mailto:sgee@mamhouston.org)



# SPRINGSPIRIT

Empowering Youth · Building Futures

## DIRECTORS

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Mark Lange	Luke Vammen
David Light	Trey Vick
Jason Martinez	

February 18, 2022

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

RE: Hartwood at Clarblak– TDHCA # 22139

Dear Mr. Campbell:

I am writing to you to express our support for Nantucket Housing, LLC in their development of Hartwood at Clarblak Apartments, TDHCA # 22139, an affordable multifamily housing community to be located at 4014-4015 Clarblak Lane, Houston, Harris County TX 77080.

There is a need for quality affordable housing in Houston and in Harris County 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 the local community and citizens of Houston & Harris County by providing programs for underserved youth and families of our community to restore hope and revitalize neighborhoods. We are acutely aware of the need for this type of housing in the neighborhood and fully support its development.

If I can be of further assistance to this important cause, please do not hesitate to contact me at 713-412-6444.

Sincerely,

Kenny Baldwin  
President and Founder  
SpringSpirit

*SpringSpirit is a 501 (c)(3) organization within the meaning of the Internal Revenue Code.*

# Community Input Scoring Items

TDHCA#

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 Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested **4**

**\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.**

**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**

Name of Community Organization

Cynthia Nunes Colbert, President

Contact Name

Support

Opposition

**B. Covenant Community Capital**

Name of Community Organization

Stephan Fairfield, CEO

Contact Name

Support

Opposition

**C. Goodwill Houston**

Name of Community Organization

Alma Duldulao-Ybarra, VP

Contact Name

Support

Opposition

**D. Houston Habitat for Humanity**

Name of Community Organization

Allison Hay, ED

Contact Name

Support

Opposition

**E. SERJobs**

Name of Community Organization

Sheroo Mukhtiar, ED

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

**City of Houston, Texas, Resolution No. 2022- /**

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, 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 the entity whose name is listed in the column on Schedule I captioned “Applicant Name” (“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” (“Applicant’s Project”), located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that the 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” (“Applicant’s Application”), to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for the Applicant’s Project; and

**WHEREAS**, the City Council, as the governing body of the City, supports the 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:**

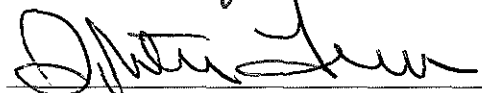
**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports the 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.

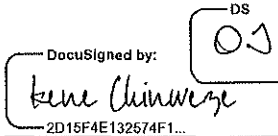
**Section 3.** That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

**Section 4.** 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 9<sup>th</sup> day of February, 2022.

  
Mayor of the City of Houston

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

(Prepared by Legal Dept.  \_\_\_\_\_ )  
Senior Assistant City Attorney

City Secretary

(Requested by Keith W. Bynam, Interim Director, Housing and Community Development Department)

Meeting

Aye	No	
✓		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
✓		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 2/15/2022



**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>
NH Clarblak LP	Hartwood at Clarblak	4014-4015 Clarblak Lane	22139
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of W. Gulf Bank	22132
Houston Ella Boulevard, Ltd.	Houston at Ella Boulevard	SE Quadrant of Rushcreek Drive and Ella Boulevard	22053
Oak Avenue LP	Oak Avenue Lofts	810 Oak Avenue	22193
NH Lehman LP	Hartwood at Lehman	711 Lehman Street	22145
CSH Park Lofts at MacGregor, Ltd.	Park Lofts at MacGregor	SEC of Old Spanish Trail and MLK	22083
CSH Clear Lake Crossing, Ltd.	Clear Lake Crossing	17300 Saturn Lane	22245
CSH Lofts at Hartsook, Ltd.	Lofts at Hartsook	10426 Hartsook Street	22090
West Fork Place, LP	West Fork Place	West side Kingwood	22221
Evening Star Senior Housing Limited	Evening Star Apartments	11800 South Glen Drive	22060
12000 Bissonnet Propco, L.P.	Kirkwood Crossing Apartments	12000 Bissonnet Street	22023
Vista at Kirkwood, L.P.	Vista at Kirkwood	SEQ of S Kirkwood Rd. and Bissonnet St.	22071
Las Brisas HTC LP	Las Brisas Redevelopment	4500 and 4428 N. Main Street	22114
CSH Maury Street lofts, Ltd.	Maury Street Lofts	2918 Elysian	22080
Wellington Frost Town USA, L.P.	Wellington Frost Town	707-717 Walnut Street	22295
Casa de Magnolia Seniors LP	Casa de Magnolia	7501 Harrisburg Blvd	22185
JC Monroe Lofts LP	Monroe Lofts	4.4 +/- acres at Monroe Rd. and the Gulf Frwy.	22196
NHH Hansen, LLC	New Hope Housing Hansen	9150 Gulf Freeway	22056
Fairways at Westwood, LP	Fairways at Westwood	9745 Bissonnet St	22244
EC Coral Hills, LLC	Coral Hills	6363 Beverly Hill St.	22273
CSH Stadium Lofts at South Loop, Ltd.	Stadium Lofts at South Loop	8411 Knight Road	22084



STATE OF TEXAS  
HOUSE OF REPRESENTATIVES  
**JARVIS JOHNSON**  
*District 139*

Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701  
Attn: Cody Campbell  
Director of Multifamily Programs

Re: Support for Oak Avenue Lofts, TDHCA Application No. 22193

February 25, 2022

*sent via email*

Dear Mr. Campbell,

I am writing to lend my support for Oak Avenue Lofts, a proposed apartment complex for individuals and families to be located at 810 Oak Street, Houston, Texas 77018. It is my understanding that the applicant of Oak Avenue Lofts is seeking 2022 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and development costs for this project.

My district includes the area where the development site is located and I believe this is a unique opportunity to increase the supply of affordable rental housing in an underserved area of Houston, Texas. I therefore fully support this development at its proposed location, and HTC Application No. 22193.

Sincerely,

A handwritten signature in black ink, appearing to read "JJ", written over a faint background image of the Texas State Capitol building.

Jarvis Johnson  
State Representative | District 139

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Bichlan N. Thai

David Titus

Greg Turner

Rosaliz Ufret

*President/CEO*

Cynthia N. Colbert, MSW

\* ex officio

February 7, 2022

Texas Department of Housing and Community Affairs  
221 W. 11th Street  
Austin, TX 78701

Attn: Cody Campbell - via email – [cody.campbell@tdhca.state.tx.us](mailto:cody.campbell@tdhca.state.tx.us)  
Director of Multifamily Programs

Re: Support for Oak Avenue Lofts CA Application No. 22193

Dear Mr. Campbell:

I am writing to lend support for the development of Oak Avenue Lofts, a proposed affordable rental housing community for individuals and families that will be located at 810 Oak Avenue, Houston, Texas 77018. It is my understanding that the applicant of Oak Avenue Lofts is seeking 2022 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and construction costs for this project.

Catholic Charities of the Archdiocese of Galveston-Houston is a 501(c)(3) non-profit organization 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 life 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 Oak Avenue Lofts and its sponsor in its efforts to provide affordable rental housing in Houston, Texas to lower income individuals and families. We therefore fully support this development at its proposed location in Houston, Texas, and HTC Application No. 22193.

Sincerely,



Cynthia N. Colbert, MSW  
President and CEO

cc: Donna Wickbacher – [donna.marqueeconsultants.com](http://donna.marqueeconsultants.com)



February 17, 2022

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

Attn: Cody Campbell - Via Email – [cody.campbell@tdhca.state.tx.us](mailto:cody.campbell@tdhca.state.tx.us)  
Director of Multifamily Programs

Re: Support for Oak Avenue Lofts; TDHCA Application No. 22193

Dear Mr. Campbell:

I am writing to express support for the development of Oak Avenue Lofts, a proposed affordable rental housing community for individuals and families that will be located at 810 Oak Avenue, Houston, Texas 77018. It is my understanding that the applicant of Oak Avenue Lofts is seeking 2022 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and construction costs for this project.

Covenant Community Capital is a 501(c)(3) non-profit 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.

Covenant Community Capital supports the development of Oak Avenue Lofts at its proposed location and its sponsor in its efforts to provide much needed quality affordable rental housing to an underserved area of Houston, Texas. We therefore fully support this project and HTC Application No. 22193.

Sincerely,

Stephan Fairfield, CEO

Cc: 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.



February 1, 2022

Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701

Attn: Cody Campbell - Via Email – [cody.campbell@tdhca.state.tx.us](mailto:cody.campbell@tdhca.state.tx.us)  
Director of Multifamily Programs

Re: Support for Oak Avenue Lofts; TDHCA Application No. 22193

Dear Mr. Campbell:

I am writing to express support for the development of Oak Avenue Lofts, a proposed affordable rental housing community for individuals and families that will be located at 810 Oak Avenue, Houston, Texas 77018. It is my understanding that the applicant of Oak Avenue Lofts is seeking 2022 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and construction costs for this project.

Goodwill Industries of Houston is a 501(c)3 community organization, that provides the greater Houston area with employment services, including assessments, 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.

Goodwill Industries of Houston supports the development of Oak Avenue Lofts at its proposed location and its sponsor in its efforts to provide much needed quality affordable rental housing to an underserved area of Houston, Texas. We therefore fully support this project and HTC Application No. 22193.

Sincerely,

By: *Alma Duldulao-Ybarra*  
Alma Duldulao-Ybarra,  
Vice President of Workforce Development

cc: Donna Rickenbacker – Via Email - [donna@marqueconsultants.com](mailto:donna@marqueconsultants.com)



We build strength, stability, self-reliance and shelter.

February 1, 2022

Texas Department of Housing and Community Affairs
221 W. 11th Street
Austin, TX 78701

Attn: Cody Campbell
Director of Multifamily Programs
via email: cody.campbell@tdhca.state.tx.us

Re: Support for Oak Avenue Lofts HOPECA Application No. 22193

Dear Mr. Campbell:

I am writing to express support for the development of Oak Avenue Lofts, a proposed affordable rental housing community for individuals and families that will be located at 810 Oak Avenue, Houston, Texas 77018. It is my understanding that the applicant of Oak Avenue Lofts is seeking 2022 9% housing tax credits from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and construction costs for this project.

Houston Habitat for Humanity is a 501(c)(3) non-profit organization that operates in the Houston area. Since 1987, individuals, businesses and groups in our community have joined Houston Habitat for Humanity to build or improve a place people call home. Through shelter, we empower people to build a better future for themselves and their families by completing financial and home maintenance training, building homes alongside volunteers, and by purchasing their homes with an affordable mortgage. With this hand up, they achieve strength, stability, and self-reliance.

Houston Habitat for Humanity supports the development of Oak Avenue Lofts at its proposed location and its sponsor in its efforts to provide much needed quality affordable rental housing to an underserved area of Houston, Texas. We therefore fully support this project and HOPECA Application No. 22193.

Sincerely,

Allison Hay
Allison Hay
Executive Director

cc: Donna Dickmacker
via email: donna@markeconomics.com



BOARD OF DIRECTORS

February 2, 2022

Board Chair  
Diane Schenke

Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701

Vice Chair  
Paula Mendoza

Treasurer  
Elliot Metzger

Attn: Cody Campbell - Via Email – [cody.campbell@tdhca.state.tx.us](mailto:cody.campbell@tdhca.state.tx.us)  
Director of Multifamily Programs

Secretary  
Kathie Forney

Re: Support for Oak Avenue Lofts; TDHCA Application No. 22193

Members  
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Christen Bagley  
Sherri Brudner  
Ricky Cortez  
Jim Francis  
Vicki Luna  
Dr. Jeri Lyons  
Mark McCullough  
Hugo Mojica  
Brian Neely  
Eddie Norwood  
Steve Rosencranz  
Aleena Tholanikunnal

Dear Mr. Campbell:

I am writing to express support for the development of Oak Avenue Lofts, a proposed affordable rental housing community for individuals and families that will be located at 810 Oak Avenue, Houston, Texas 77018. It is my understanding that the applicant of Oak Avenue Lofts is seeking 2022 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and construction costs 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 including Houston, TX 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".

Chief Executive Officer  
Sheroo Mukhtiar

SER supports the development of Oak Avenue Lofts at its proposed location and its sponsor in its efforts to provide much needed quality affordable rental housing to an underserved area of Houston, Texas. We therefore fully support this project and HTC Application No. 22193.

Sincerely,

Sheroo Mukhtiar, Executive Director & CEO  
SERJobs

cc: Donna Rickenbacker – [donna@marqueconsultants.com](mailto:donna@marqueconsultants.com)

# Community Input Scoring Items

TDHCA# 22295

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 Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Buffalo Bayou Partnership, LLC

Name of Community Organization

Anne Olson

Contact Name

Support

Opposition

B. Wesley Community Centers, Inc.

Name of Community Organization

Amy Corron

Contact Name

Support

Opposition

C. Downtown Redevelopment Management Group

Name of Community Organization

Curtis Flowers

Contact Name

Support

Opposition

D. The Houston Downtown Management District

Name of Community Organization

Kristopher Larson

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. 2022-     /    

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, 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 the entity whose name is listed in the column on Schedule I captioned “Applicant Name” (“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” (“Applicant’s Project”), located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that the 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” (“Applicant’s Application”), to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for the Applicant’s Project; and

**WHEREAS**, the City Council, as the governing body of the City, supports the 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:**

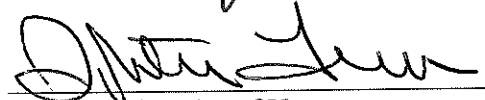
**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports the 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.


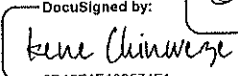
**Section 3.** That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

**Section 4.** 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 9<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
Mayor of the City of Houston

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

DocuSigned by:  \_\_\_\_\_  
City Secretary  
(Prepared by Legal Dept.  )  
\_\_\_\_\_  
Senior Assistant City Attorney

(Requested by Keith W. Bynam, Interim Director, Housing and Community Development Department)

Meeting

Aye	No	
✓		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
✓		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 2/15/2022

**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>
NH Clarblak LP	Hartwood at Clarblak	4014-4015 Clarblak Lane	22139
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of W. Gulf Bank	22132
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Oak Avenue LP	Oak Avenue Lofts	810 Oak Avenue	22193
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CSH Park Lofts at MacGregor, Ltd.	Park Lofts at MacGregor	SEC of Old Spanish Trail and MLK	22083
CSH Clear Lake Crossing, Ltd.	Clear Lake Crossing	17300 Saturn Lane	22245
CSH Lofts at Hartsook, Ltd.	Lofts at Hartsook	10426 Hartsook Street	22090
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Evening Star Senior Housing Limited	Evening Star Apartments	11800 South Glen Drive	22060
12000 Bissonnet Propco, L.P.	Kirkwood Crossing Apartments	12000 Bissonnet Street	22023
Vista at Kirkwood, L.P.	Vista at Kirkwood	SEQ of S Kirkwood Rd. and Bissonnet St.	22071
Las Brisas HTC LP	Las Brisas Redevelopment	4500 and 4428 N. Main Street	22114
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Wellington Frost Town USA, L.P.	Wellington Frost Town	707-717 Walnut Street	22295
Casa de Magnolia Seniors LP	Casa de Magnolia	7501 Harrisburg Blvd	22185
JC Monroe Lofts LP	Monroe Lofts	4.4 +/- acres at Monroe Rd. and the Gulf Frwy.	22196
NHH Hansen, LLC	New Hope Housing Hansen	9150 Gulf Freeway	22056
Fairways at Westwood, LP	Fairways at Westwood	9745 Bissonnet St	22244
EC Coral Hills, LLC	Coral Hills	6363 Beverly Hill St.	22273
CSH Stadium Lofts at South Loop, Ltd.	Stadium Lofts at South Loop	8411 Knight Road	22084

**From:** [Moore, Juanita - HCD](#)  
**To:** [Craig Taylor](#)  
**Subject:** RE: The Warehouse Lofts at 707 (fka Wellington Frost Town)  
**Date:** Tuesday, March 1, 2022 12:34:18 PM

---

Good morning Mr. Taylor:

Please send me the updated application including revised unit mix. The change you are requesting reduces your City Houston points from 15 to 13, which does not affect your Resolutions of Support.

Sincerely,

***Juanita A. Moore***

Multifamily

City of Houston  
Housing and Community Development  
2100 Travis Street | 9th Floor | Houston TX 77002  
832.394.6210 (direct)  
281.543.3468 (mobile)  
[juanita.moore@houstontx.gov](mailto:juanita.moore@houstontx.gov)  
<https://houstontx.gov/housing/multifamily.html>  
[www.recovery.houstontx.gov](http://www.recovery.houstontx.gov)  
Follow us: [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)

---

**From:** Craig Taylor <ctaylor@sfveterans.org>  
**Sent:** Tuesday, March 1, 2022 9:09 AM  
**To:** Moore, Juanita - HCD <Juanita.Moore@houstontx.gov>  
**Subject:** The Warehouse Lofts at 707 (fka Wellington Frost Town)

[Message Came from Outside the City of Houston Mail System]  
Juanita,

After getting the architectural drawings finished, and modeling the financial prospects for this project, we are only able to place 84 units on the site (initial projection was 100) and due to the loss of that many units on the site, we cannot make the project financing work without designating all 84 units as tax credit units.

In our application for City support, we stipulated 100 units and 10% would be market rate. I think that was a scoring criterion, but I think we had plenty of points.

Thanks.

Craig Taylor

**Wellington Development Company**

235 Ponce De Leon Place

Suite M-313

Decatur, GA 30030

(mobile) 678-232-0015

[ctaylor@sfveterans.org](mailto:ctaylor@sfveterans.org)



Virus-free. [www.avg.com](http://www.avg.com)



STATE of TEXAS  
HOUSE of REPRESENTATIVES

**Harold V. Dutton, Jr.**  
District 142

Committees:  
Urban Affairs, Chair  
Public Education  
Sunset Commission

Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, Texas 78701  
Attn: Cody Campbell  
Director of Multifamily Finance  
cody.campbell@tdhca.state.tx.us

Re: TDHCA Application No. 22295 - Wellington Frost Town

Dear Mr. Campbell,

I am writing to express my support for the development of Wellington Frost Town, the proposed historic rehabilitation of the warehouses at 707-717 Walnut St. Houston, Texas 77002 to create 100 units of affordable, rentable housing. It is my understanding the applicant of this proposed development is seeking 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 rental housing. This redevelopment will be a significant asset and stimulus for the ongoing resurgence of the downtown arts and warehouse district. I fully support Wellington Frost Town at the proposed location.

Sincerely,

A handwritten signature in black ink, appearing to read "Harold V. Dutton, Jr.", written in a cursive style.

HAROLD V. DUTTON, JR  
Cc:  
pmmurchison@gmail.com  
ctaylor@sfveterans.org

February 8, 2022

Juanita Moore  
Multifamily -- City of Houston/Housing and Community Development  
2100 Travis St., 9<sup>th</sup> Floor  
Houston, TX 77002

Re: **Letter of Support for:**

Project Number LIHTC – 2022295 – Wellington Lofts  
City of Houston Housing and Community Development -- 2022 Request for Support Resolution for 9% Tax Credits

Dear Ms. Moore,

The Downtown Redevelopment Authority/TIRZ#3 (“DRA”) a municipal non-profit tax increment reinvestment zone, has been working with Wellington Development in its effort to seek public tax credits in its effort to redevelop the historic building located at 707-717 Walnut Street (“the Project”). The Project will repurpose the building to create 100 affordable, studio-style apartments. In providing affordable housing while preserving the historic façade of the structure consonant with the warehouse area aesthetic, this Project has the full support of the DRA Board of Directors as it plays an instrumental role in the continued improvement of downtown Houston’s residential offerings. The existing building has been vacant and decaying for the better part of a decade and, while a number of past attempts failed to redevelop the property, this area of downtown Houston is just now benefiting from an infusion of developmental interest.

The Project will bring new affordability options to Houston’s Downtown District that do not exist today. Central to this effort, the Project will provide 100 units of affordable housing with 10 units set aside for residents at 30% of AMI, with another 40% of the units for households at 50% of AMI and another 40% for residents at 60% of AMI, with a balance of 10 units designated as non-income-restricted.

Wellington Development’s design strategy brings a fresh approach to affordable urban living in Houston’s downtown core. The DRA is committed to supporting the viability of this Project to receive the vital 9% tax credit award, as the Project eliminates blight, adds value to Houston’s urban core, and expands affordable and workforce rental choices for our residents while preserving an historic structure.

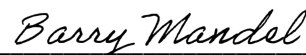
The City of Houston currently has over 10,400 residents within the Downtown District’s boundaries, with the goal of doubling that number over the next five years. A strong residential base is the linchpin to ensuring the continued vibrancy of Downtown’s commercial, retail, and office spaces. Further, proximity and accessibility are key to ensuring Houstonians have affordable places to live Downtown.

Sincerely,



---

Curtis Flowers, Chair  
Downtown Redevelopment Authority  
(Authority)



---

Barry Mandel, Secretary  
Downtown Redevelopment Authority  
(Authority)





**BUFFALO BAYOU  
PARTNERSHIP**

**2021 Board of Directors**

**Officers**

Shawn W. Cloonan, Chair  
Gaynell Floyd Drexler, Vice Chair  
Andrew P. Ziccardi, Treasurer  
Bolivar M. Fraga, Secretary

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Veronica Avila  
Bonner S. Ball  
Andy Canales  
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Roberto Contreras  
Jerry Davis  
Richard P. Dawson  
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Zion Escobar  
Michael D. Fertitta  
Stacey Gillman  
Guy Hagstette  
Lisa Helfman  
Janet Hobby  
Samir Khushalani  
Marie Louise Kinder  
Lisa Marshall  
Erin Mincberg  
Alisha N. Nathoo  
David Ott  
Erin Patterson  
Winifred Riser  
Shannon B. Sasser  
Carson Trapnell Seeligson  
Christof Spieler  
Anne Whitlock  
Geraldina Interiano Wise  
Renee Wizig-Barrios  
Gloria Medina Zenteno

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Artie Lee Hinds\*  
Sis Johnson  
Susan Keeton  
Dr. Manuel Pacheco  
Bob Phillips  
F. Max Schuette\*  
Raymond Snokhous  
Jeff Taylor  
Georgia Wilson

\*deceased

**President**

Anne Olson

February 18, 2022

Mr. Cody Campbell  
Texas Department of Housing and Community Affairs (TDHCA)  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: TDHCA Application No. 22295

Dear Mr. Campbell:

On behalf Buffalo Bayou Partnership, I am writing to express our non-profit organization's support for the Wellington Frost Town, the proposed rehabilitation of an historic warehouse at 707-717 Walnut Street, Houston, Texas 77002. The 100-unit affordable/workforce housing project will be an important addition to the on-going revitalization of the north downtown warehouse arts district. This area has lost numerous structures and struggles to retain its historic character. Preserving the Walnut Street structure will be an important contribution to making this part of downtown vibrant.

In addition, affordable housing is very much needed in Houston overall and particularly in downtown. Although there has been significant downtown residential development in recent years, very little has been affordable/workforce housing. In close proximity to the Walnut Street site are the Near Northside and Fifth Ward neighborhoods. Both of these communities are experiencing rapid gentrification. The Wellington Frost Town could provide very much needed affordable housing for these two neighborhoods' residents.

We sincerely hope that the Wellington Frost Town receives TDHCA funding.

Thank you.

Sincerely,

Anne Olson  
President



February 18, 2022

Texas Department of Housing and Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701  
Attn: Marni Holloway; [Marni.Holloway@tdhca.state.tx.us](mailto:Marni.Holloway@tdhca.state.tx.us)

Amy Corron  
**President and CEO**

Re: TDHCA Application Number 22295; Wellington Frost Town

Louie Layrisson  
**Board Chair**

Dear Ms. Holloway

Elizabeth Lewis  
**Board Vice Chair**

I am writing to express support for the development of affordable housing through the Wellington Frost Town project.

Christy Wussow  
**Board Secretary**

Wesley Community Center is a 501(c)(3) tax-exempt community organization based in Houston, Texas with our main office located at 1410 Lee Street, Houston, TX. 77009. Our mission is to invest in the potential of individuals and create opportunities to strengthen families and build neighborhoods. Wesley Community Center serves the Near Northside neighborhood and over 80 zip codes in the Houston area. We offer early childhood education, after school and summer camp for youth, senior services, food programs, and a financial opportunity center to help individuals achieve financial stability.

Ralph Walker  
**Board Treasurer**

The vast majority of the thousands of people we serve every year are very low-income. As housing prices are increasing in our neighborhood, we support efforts to increase the availability of affordable housing.

**Board Members**  
Martha Araujo-Barrera  
Misha Burkett  
Lee Chenault  
Ken Estrella  
Tom Forestier  
Luke Gilman  
Rachel Meyer  
Anne Neeson  
Perry Padden  
Angela Flenoy Quinn  
Sheila Ryan  
Dr. Jonathan Schwartz  
Caroline Sievers  
Robert G. Smith, Jr.  
Morgan Stone

Sincerely,

President & CEO

**Designated Members**  
Dr. Rev. Elijah Stansell

**Advisory Members**  
Mary Balagia  
Cheryl O'Brien  
Ron Restrepo  
Charlie Rhoads  
Thomas Wussow

**Executive Director Emeritus**  
Ruth G. Palmer



1221 McKinney, Suite 4250  
Houston, Texas 77010

TEL 713.650.3022

[downtowndistrict.org](http://downtowndistrict.org)  
[downtownhouston.org](http://downtownhouston.org)

February 10, 2022

Juanita Moore  
Multifamily – City of Houston/Housing and Community Development  
2100 Travis St., 9<sup>th</sup> Floor  
Houston, TX 77002

Re: **Letter of Support for Wellington Lofts** - Project Number LIHTC - 2022295  
City of Houston Housing and Community Development  
2022 Request for Support Resolution for 9% Tax Credits

Dear Ms. Moore,

The Houston Downtown Management District ("HOMO"), a municipal management district and political subdivision of the State of Texas organized under Chapter 3801 of the Texas Special District Local Laws Code, has been in conversation with Wellington Development in its effort to seek public tax credits to redevelop the historic building located at 707-717 Walnut Street ("the Project"). The Project will repurpose the historic building to create 100 affordable, studio-style apartments.

Developing affordable housing while preserving the historic warehouse facade of the existing structure is consonant with the neighborhood aesthetic. The existing building has been underutilized or vacant for more than a decade, with a number of past attempts not advancing to redevelop the property. This area of northern downtown Houston currently shows evidence from an infusion of developmental interest, both public and private. Of note with this property site is its proximity to the planned North Canal project by the City of Houston and Harris County Flood Control District, with public realm waterfront enhancements planned by the Buffalo Bayou Partnership. This Project as proposed by Wellington Development plays an instrumental role in the continued improvement of downtown Houston's residential offerings. As reviewed in our February 10, 2022 meeting, the Project has the full support of the HDMD Board of Directors.

The Project will bring new affordability options to downtown Houston that do not exist in significant measure today. Central to this redevelopment, the Project will provide 100 apartment units of affordable housing with ten units set aside for residents at 30% of AMI, forty units for households at 50% of AMI, forty units for residents at 60% of AMI, and a balance of ten market rate units designated as non-income-restricted.

# Community Input Scoring Items

TDHCA# 22023

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 Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Education Based Housing

Name of Community Organization

Jarvis Taylor

Contact Name

Support

Opposition

### B. Portfolio Resident Services

Name of Community Organization

Melinda Frazer

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. 2022-     

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, 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 the entity whose name is listed in the column on Schedule I captioned “Applicant Name” (“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” (“Applicant’s Project”), located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that the 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” (“Applicant’s Application”), to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for the Applicant’s Project; and

**WHEREAS**, the City Council, as the governing body of the City, supports the 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:**

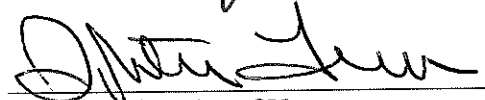
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
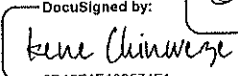
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**Section 4.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 9<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
Mayor of the City of Houston

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

DocuSigned by:  \_\_\_\_\_ City Secretary  
(Prepared by Legal Dept.  )  
\_\_\_\_\_  
Senior Assistant City Attorney

(Requested by Keith W. Bynam, Interim Director, Housing and Community Development Department)

Meeting

Aye	No	
✓		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
✓		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 2/15/2022

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

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EC Coral Hills, LLC	Coral Hills	6363 Beverly Hill St.	22273
CSH Stadium Lofts at South Loop, Ltd.	Stadium Lofts at South Loop	8411 Knight Road	22084





February 18, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Kirkwood Crossing Apartments TDHCA ID 22023  
12000 Bissonnet Street

Dear Mr. Campbell,

I am writing this letter to voice my support for Kirkwood Crossing Apartments, an affordable housing development to be located approximately at 12000 Bissonnet Street in Harris County.

Education Based Housing is a 501(c)(3) non-profit organization that is active in the Houston community. Our mission is to work with cost-burdened households to provide access to quality housing and tools to help them sustainably thrive. 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 Kirkwood Crossing Apartments 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 **346-409-2905** or via email at **[jtaylor@educationbasedhousing.org](mailto:jtaylor@educationbasedhousing.org)**. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Jarvis Taylor".

**Jarvis Taylor**  
**Chief Executive Officer**  
**346-409-2905 | [jtaylor@educationbasedhousing.org](mailto:jtaylor@educationbasedhousing.org)**

Education Based Housing, Inc.  
1001 S. Dairy Ashford Rd. Ste 570 | Houston, TX 77077  
346-409-2905  
[www.educationbasedhousing.org](http://www.educationbasedhousing.org)



**PORTFOLIO**  
RESIDENT SERVICES

February 25, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Kirkwood Crossing ApartmentsTDHCA ID 22023

12000 Bissonnet Street

Dear Mr. Campbell,

I am writing this letter to voice my support for Kirkwood Crossing Apartments, an affordable housing development, to be located approximately at 12000 Bissonnet Street in Harris County.

Portfolio Resident Services is a 501(c)(3) non-profit organization that is active in the Houston community. Portfolio Resident Services is a non-profit organization with an intentional mission to improve the quality of low to moderate income individuals, families, and senior citizens. We provide CORES certified resident services, which include programs that build knowledge, marketable skills, enhance a healthy lifestyle, and lift families up. 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 Kirkwood Crossing Apartments 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 713-808-1988, ext 282 or [mfrazier@prspurpose.org](mailto:mfrazier@prspurpose.org). Thank you for your consideration.

Sincerely,

*Melinda Frazer*

Melinda Frazer  
Senior Director

# ASNC ALIEF SUPER NEIGHBORHOOD COUNCIL

PO Box 1098  
Alief, TX 77411-1098  
www.aliefsuperneighborhood.org

*Citizens Working Together to Improve the Quality of Life in Alief*

January 20, 2022

Mr. Cody Campbell  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Kirkwood Crossing Apartments TDHCA ID 22023  
12000 Bissonnet Street

Dear Mr. Campbell:

The Alief Super Neighborhood Council (ASNC) supports the development of the above referenced project. We are a qualified Neighborhood Organization, and this proposed development site is within our boundaries. One primary function of Super Neighborhood organizations is to advocate for services and capital improvements as a liaison with the private sector and government entities.

Following is information for an additional signer for our organization:

Doug Smith, Treasurer  
Phone: 832-723-1652      Email: [todoug@gmail.com](mailto:todoug@gmail.com)  
Address: PO Box 1098, Alief, TX 77411 – 1098

Enclosed is a map with the geographical boundaries of our organization, and the development site location is marked within the boundaries. The ASNC is comprised of greater than two (2) residential households, and at least 80% of the membership are property owners or tenants living within the boundaries of our organization. I certify that the Alief Super Neighborhood Council is not a related entity to the Kirkwood Crossing Apartments development and is not providing development or operational services to the development.

We believe that Kirkwood Crossing Apartments will serve our community well and will promote a high quality of life for the underserved citizens of Houston and Harris County. If you have questions or need further information, please contact me by phone (281-787-8827) or by email ([bquattro@sbcglobal.net](mailto:bquattro@sbcglobal.net)).

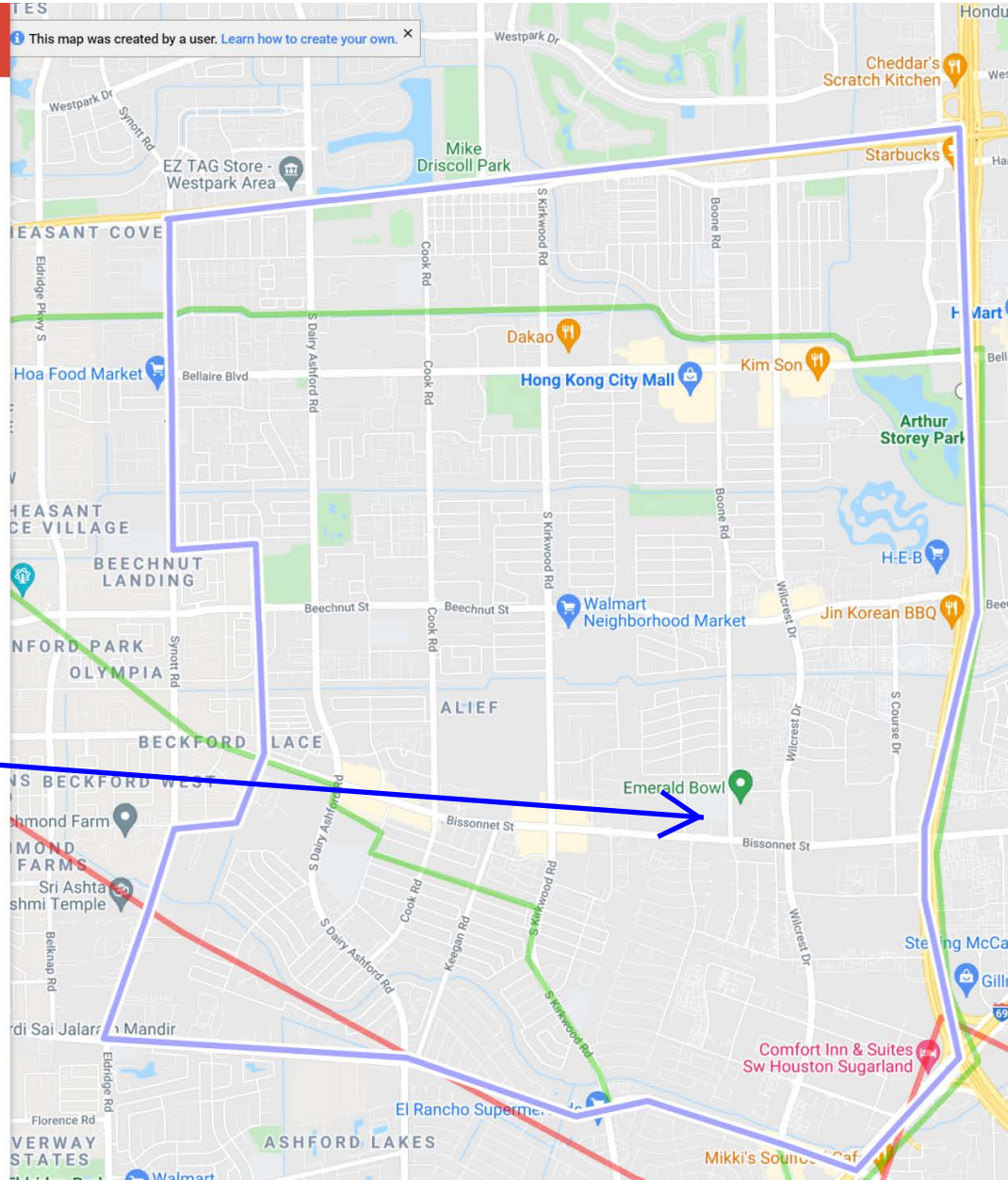
Sincerely,



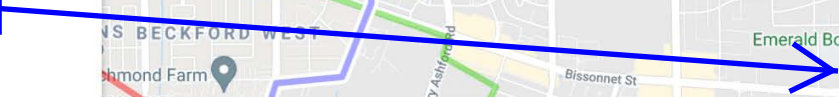
Barbara Quattro  
Chair

← Alief SNC Boundary

name  
Alief SNC Boundary



Development Site





Select Page



Written Description of Boundaries

# About Alief, Texas

Alief is a large suburban community in Harris County, Texas, that is mostly within the city limits of Houston. The boundaries for the Alief Super Neighborhood Council are North – Harwin; South – West Belfort; East – Beltway 8; West – City Limits (roughly between Eldridge and Synott). The Alief Independent School District extends a little farther: North – Westheimer; South and West – Ft. Bend County, and East to Gessner.

Alief was partially annexed by the City of Houston but the rest is unincorporated. Representatives listed below are for the annexed portion of Alief.

## Representation

Represents	Name	District Boundaries
District F	Tiffany Thomas	<a href="#">See Map</a>
At-Large 1	Mike Knox	All of Houston
At-Large 2	David Robinson	All of Houston
At-Large 3	Michael Kubosh	All of Houston
At-Large 4	Leticia Plummer	All of Houston
At-Large 5	Sally Alcorn	All of Houston

# Community Input Scoring Items

**TDHCA#** 22090

**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 March 1, 2022

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

Application expects to receive QCP points. Points Requested **4**

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Harmony House

Name of Community Organization

Meg Pohodich

Contact Name

Support

Opposition

B. Epiphany Community Health Outreach Services (ECHOS)

Name of Community Organization

Cathy Moore

Contact Name

Support

Opposition

C. Crime Stoppers of Houston

Name of Community Organization

Rania Mankarious

Contact Name

Support

Opposition

D. Goodwill Industries of Houston

Name of Community Organization

Alma Duldulao-Ybarra

Contact Name

Support

Opposition

E. Society of St. Vincent de Paul

Name of Community Organization

Pamela A Lemp

Contact Name

Support

Opposition

F.

Name of Community Organization

Support

Opposition

Contact Name

City of Houston, Texas, Resolution No. 2022-     

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, 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 the entity whose name is listed in the column on Schedule I captioned “Applicant Name” (“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” (“Applicant’s Project”), located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that the 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” (“Applicant’s Application”), to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for the Applicant’s Project; and

**WHEREAS**, the City Council, as the governing body of the City, supports the 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:**

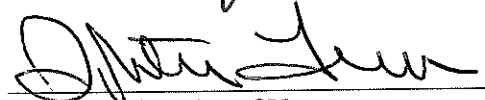
**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports the 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, 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 4.** 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 9<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
Mayor of the City of Houston

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

(Prepared by Legal Dept.  \_\_\_\_\_)  
Senior Assistant City Attorney

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

(Requested by Keith W. Bynam, Interim Director, Housing and Community Development Department)



Meeting

Aye	No	
✓		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
✓		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 2/15/2022

**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>
NH Clarblak LP	Hartwood at Clarblak	4014-4015 Clarblak Lane	22139
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of W. Gulf Bank	22132
Houston Ella Boulevard, Ltd.	Houston at Ella Boulevard	SE Quadrant of Rushcreek Drive and Ella Boulevard	22053
Oak Avenue LP	Oak Avenue Lofts	810 Oak Avenue	22193
NH Lehman LP	Hartwood at Lehman	711 Lehman Street	22145
CSH Park Lofts at MacGregor, Ltd.	Park Lofts at MacGregor	SEC of Old Spanish Trail and MLK	22083
CSH Clear Lake Crossing, Ltd.	Clear Lake Crossing	17300 Saturn Lane	22245
CSH Lofts at Hartsook, Ltd.	Lofts at Hartsook	10426 Hartsook Street	22090
West Fork Place, LP	West Fork Place	West side Kingwood	22221
Evening Star Senior Housing Limited	Evening Star Apartments	11800 South Glen Drive	22060
12000 Bissonnet Propco, L.P.	Kirkwood Crossing Apartments	12000 Bissonnet Street	22023
Vista at Kirkwood, L.P.	Vista at Kirkwood	SEQ of S Kirkwood Rd. and Bissonnet St.	22071
Las Brisas HTC LP	Las Brisas Redevelopment	4500 and 4428 N. Main Street	22114
CSH Maury Street lofts, Ltd.	Maury Street Lofts	2918 Elysian	22080
Wellington Frost Town USA, L.P.	Wellington Frost Town	707-717 Walnut Street	22295
Casa de Magnolia Seniors LP	Casa de Magnolia	7501 Harrisburg Blvd	22185
JC Monroe Lofts LP	Monroe Lofts	4.4 +/- acres at Monroe Rd. and the Gulf Frwy.	22196
NHH Hansen, LLC	New Hope Housing Hansen	9150 Gulf Freeway	22056
Fairways at Westwood, LP	Fairways at Westwood	9745 Bissonnet St	22244
EC Coral Hills, LLC	Coral Hills	6363 Beverly Hill St.	22273
CSH Stadium Lofts at South Loop, Ltd.	Stadium Lofts at South Loop	8411 Knight Road	22084



January 5, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Lofts at Hartsook in Houston, Texas, TDHCA Application #22090**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Lofts at Hartsook housing development, TDHCA application No. 22090, located at 10426 Hartsook Street in Houston, Texas in Harris County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Lofts at Hartsook, Ltd.

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. Lofts at Hartsook 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.

Harmony House, Inc. is a 501(c)(3) non-profit located at 602 Girard Street, Houston, Texas. As part of the neighborhood and community in which Lofts at Hartsook 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,

Harmony House, Inc.

Meg Pottodich  
Chief Executive Officer



Meeting needs. Transforming lives.

January 18, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Lofts at Hartsook in Houston, Texas, TDHCA Application #22090**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Lofts at Hartsook housing development, TDHCA application No. 22090, located at 10426 Hartsook Street in Houston, Texas in Harris County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Lofts at Hartsook, Ltd.

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. Lofts at Hartsook 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.

Epiphany Community Health Outreach Services (ECHOS) is a social services non-profit located at 9600 S. Gessner. As part of the neighborhood and community in which Clear Lake Crossing 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 'Cathy Moore'. The signature is fluid and cursive, with a long horizontal line extending to the right.

Cathy Moore  
Executive Director

9600 S. Gessner, Building E • Houston, TX 77071 • 713-270-0369 • [www.echos-houston.org](http://www.echos-houston.org)

---



January 6, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Lofts at Hartsook in Houston, Texas, TDHCA Application #22090**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Lofts at Hartsook housing development, TDHCA application No. 22090, located at 10426 Hartsook Street in Houston, Texas in Harris County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Lofts at Hartsook, Ltd.

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. Lofts at Hartsook 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.

Crime Stoppers of Houston is a nationally recognized public safety non-profit located at 3001 Main St. Houston. As part of the neighborhood and community in which Lofts at Hartsook 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,

Rania Mankarious  
CEO  
Crime Stoppers of Houston



January 10, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Lofts at Hartsook in Houston, Texas, TDHCA Application #22090**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Lofts at Hartsook housing development, TDHCA application No. 22090, located at 10426 Hartsook Street in Houston, Texas in Harris County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Lofts at Hartsook, Ltd.

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. The Lofts at Hartsook 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.

Goodwill Industries of Houston is a 501(c)3 community organization, that provides the greater Houston area with employment services, including assessments, 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.

As part of the neighborhood and community in which Lofts at Hartsook 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,

*Alma Duldulao-Ybarra*

Alma Duldulao-Ybarra  
Vice President of Workforce Development  
Goodwill Industries of Houston  
1140 West Loop North  
Houston, TX 77055

**Society of St. Vincent de Paul**

*Archdiocese of Galveston-Houston*

All Saints  
215 East 10<sup>th</sup> Street  
Houston, TX 77008  
svdphouston.org

January 19, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Lofts at Hartsook in Houston, Texas, TDHCA Application #22090**

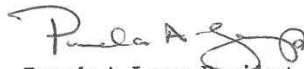
Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Lofts at Hartsook housing development, TDHCA application No. 22090, located at 10426 Hartsook Street in Houston, Texas in Harris County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Lofts at Hartsook, Ltd.

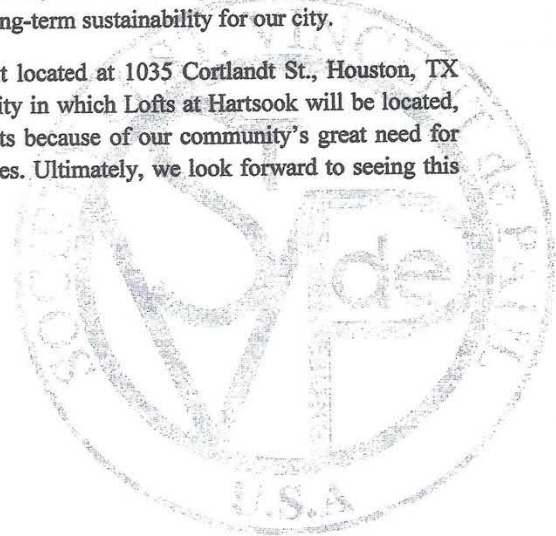
As both the City of Houston and Harris County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Lofts at Hartsook could provide a new, safe and affordable housing option for the community 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 All Saints SVdP Food Pantry is a non-profit located at 1035 Cortlandt St., Houston, TX 77008. As part of the neighborhood and community in which Lofts at Hartsook 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

SVdP Food Pantry, All Saints Conference



# Community Input Scoring Items

**TDHCA#** 22091

**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 Stafford

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested **4**

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Brite Star

Name of Community Organization

Kemi Tubi

Contact Name

Support  
 Opposition

B. Evelyn Rubenstein JCC

Name of Community Organization

Joel Dinkin

Contact Name

Support  
 Opposition

C. Mission Bells

Name of Community Organization

Vas P Kenyen

Contact Name

Support  
 Opposition

D. Catholic Charities

Name of Community Organization

Glady Brumfield James

Contact Name

Support  
 Opposition

E.

Name of Community Organization

Support  
 Opposition

F.

Name of Community Organization

Support  
 Opposition

Contact Name



## RESOLUTION

NO. 10-22

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STAFFORD, TEXAS SUPPORTING THE PROPOSED OAK LOFTS CROSSING HOUSING COMMUNITY; APPROVING AN APPLICATION FOR FEDERAL HOUSING TAX CREDITS TO FINANCE SUCH PROJECT; PROVIDING AN IN KIND CONTRIBUTION FOR SUCH PROJECT AND PROVIDING AN EFFECTIVE DATE.**

---

**WHEREAS**, CSH Oak Lofts Crossing, Ltd. and its affiliates (the "Applicant") propose to build an affordable housing development with up to 60 residential units (the "Housing") in the City of Stafford; and

**WHEREAS**, the Housing is expected to be located at the SWC of South Kirkwood Parkway and Techniplex Drive, Stafford, Texas 77477 and is expected to be named "Oak Lofts Crossing"; and

**WHEREAS**, the Applicant has submitted a pre-application (TDHCA #22091) and proposes to submit a final full application for financing for the Housing, including Competitive 9% Low Income Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STAFFORD, TEXAS THAT:**

**SECTION ONE.** The City Council of the City of Stafford hereby confirms its support for the development and construction of the Housing described above and that this formal action has been taken to put on record the opinion expressed by the City on this date.

**SECTION TWO.** The City Council of the City of Stafford hereby approves the Applicant's application for 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.

**SECTION THREE.** In accordance with 10 Texas Administrative Code §11.9(d)(2), the City hereby commits to an in-kind contribution to the Housing in the form of a reduced fee for the benefit of the Housing in the amount of \$500.00.

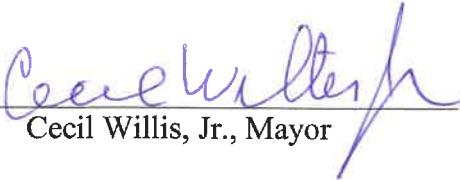
**SECTION FOUR.** That for and on behalf of the Governing Body of the City of Stafford, Mayor Cecil Willis, Jr. is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

**SECTION FIVE.** This Resolution shall become effective immediately upon its passage.

**PASSED AND APPROVED** this 16th day of February, 2022 at a Regular Meeting of the City Council of the City of Stafford, Texas.

CITY OF STAFFORD

By:

  
Cecil Willis, Jr., Mayor

ATTEST:

  
Nicola Browe, Acting City Secretary



BRITE STAR COMMUNITY CENTER INC

January 27, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Oak Lofts Crossing in Stafford, Texas, TDHCA Application #22091**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Oak Lofts Crossing housing development, TDHCA application No. 22091, located at SWC of S Kirkwood PKWY and Techniplex Drive in Stafford, Texas in Fort Bend County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Oak Lofts Crossing, Ltd.

As both the City of Stafford and Fort Bend 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. Oak Lofts Crossing 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 Brite Star Community Center is a nonprofit 501c3- 32068104705 located at 1100 S Wilcrest Dr, suite 130, Houston Tx 77099. As part of the neighborhood and community in which Oak Lofts Crossing 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,

Kemi Tubi  
Director

11000 S Wilcrest Dr, Suite 130  
Houston, Tx 77099  
346-229-4956  
281-710-6536  
[www.britestarcenters.com](http://www.britestarcenters.com)  
[britestarcenters@gmail.com](mailto:britestarcenters@gmail.com)

# EVELYN RUBENSTEIN JCC HOUSTON

February 23, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs  
for an Allocation of Low-Income Housing Tax Credits to Construct Oak Lofts Crossing  
in Stafford, Texas, TDHCA Application #22091**

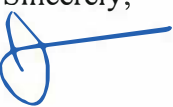
Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Oak Lofts Crossing housing development, TDHCA application No. 22091, located at SWC of S Kirkwood PKWY and Techniplex Drive in Stafford, Texas in Fort Bend County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Oak Lofts Crossing, Ltd.

As both the City of Stafford and Fort Bend 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. Oak Lofts Crossing 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 Evelyn Rubenstein Jewish Community Center is a 501(c)3 non-profit located at 5601 S. Braeswood Blvd. in Houston, Texas in Harris County. As part of the neighborhood and community in which Oak Lofts Crossing 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,

  
Joel Dinkin  
Chief Executive Officer

MILTON LEVIT FAMILY CAMPUS | Joe Weingarten Building  
5601 S. Braeswood | Houston, TX 77096  
Phone: 713.729.3200 | Fax: 713.551.7223

HERZSTEIN BUILDING | West Houston Campus  
1120 Dairy Ashford | Houston, TX 77079  
Phone: 281.556.5567 | Fax: 281.497.2078

MERFISH TEEN CENTER | Teen Campus  
9000 S. Rice | Houston, TX 77096  
Phone: 713.838.7200 | Fax: 713.667.1788



[erjcchouston.org](http://erjcchouston.org)

**President**  
Jeremy Samuels  
**Honorary President**  
Lauren Kaufman Blachman  
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Debbie Diamond  
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Marcy Laviage  
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**Chief Executive Officer**  
Joel Dinkin  
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Michael Durham  
Sara Edelman  
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Leah Gross  
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Murray Kalmin  
Kenneth Katz  
Noah Kruger  
Mardi Kunik  
Sharon Laderman  
Lauren Laechelin  
Alex Lazar  
Ben Lipson  
Marisa Nowitz  
Joe Pryzant  
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Daniel Sternthal  
Jennifer Haikin Zach  
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Dr. William Axelrod\*  
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Seymour Cohen\*  
Harold Falik\*  
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Ed Schreiber  
Bubba Silberstein  
Dan C. Steiner  
Sam Stolbun  
Linda Walter\*  
Bernard Weingarten\*  
Shirley Weingarten\*

\*of blessed memory



15325 Bellaire Blvd.  
Houston, TX 77083

# Mission Bells

Phone: (281) 850-0213  
Fax: (281) 530-1675

February 25, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Oak Lofts Crossing in Stafford, Texas, TDHCA Application #22091**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Oak Lofts Crossing housing development, TDHCA application No. 22091, located at SWC of S Kirkwood PKWY and Techniplex Drive in Stafford, Texas in Fort Bend County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Oak Lofts Crossing, Ltd.

As both the City of Stafford and Fort Bend 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. Oak Lofts Crossing 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.

Mission Bells is a not-for-profit, 501(c)3, tax exempt, charitable organization. Our EID No. is 38-4059566. We are located at 15325 Bellaire Blvd., Houston, TX 77083 and provide assistance to those with Food Insecurity in Harris and Ft. Bend counties. As an organization which serves the neighborhood and community in which Oak Lofts Crossing 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 "Vas P. Kenyen". The signature is written in a cursive style.

Vas P. Kenyen  
Executive Director



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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Oak Lofts Crossing in Stafford, Texas, TDHCA Application #22091**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Oak Lofts Crossing housing development, TDHCA application No. 22091, located at SWC of S Kirkwood PKWY and Techniplex Drive in Stafford, Texas in Fort Bend County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Oak Lofts Crossing, Ltd.

As both the City of Stafford and Fort Bend 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. Oak Lofts Crossing 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 Mamie George Community Center is a nonprofit located at 1111 Collins Rd Richmond, TX. As part of community in which Oak Lofts Crossing 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 look forward to seeing this project developed.

Sincerely,

A handwritten signature in black ink that reads "Gladys Brumfield James".

Gladys Brumfield James

Regional Director

Member Catholic Charities USA



1111 Collins Road | Richmond, Texas 77469  
Phone: 281.202.6200 | [www.CatholicCharities.org](http://www.CatholicCharities.org)

# Community Input Scoring Items

TDHCA# 22018

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

Harris County

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

 Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

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

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

A. Goodwill Industries of Houston

Name of Community Organization

Steven Lufburrow

Contact Name

 Support Opposition

B. Search

Name of Community Organization

Thao Costis

Contact Name

 Support Opposition

C. The Housing Corporation

Name of Community Organization

William Haley III

Contact Name

 Support Opposition

D. Portfolio Resident Services

Name of Community Organization

Lisa Hess

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. 2022- 2

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, TEXAS OR HAVING BEEN ANNEXED INTO THE CITY OF HOUSTON ONLY FOR LIMITED PURPOSES, AND THE SUBMITTAL OF AN 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 entity whose name is listed in the column on Schedule I captioned “Applicant Name” (“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” (“Applicant’s Project”), located in the extraterritorial jurisdiction of the City of Houston, Texas or having been annexed into the City of Houston only for limited purposes pursuant to an agreement between the City and the applicable municipal utility or other special purpose district, which provides that the areas remain in the extraterritorial jurisdiction of the City of Houston Texas for all other purposes; and

**WHEREAS**, the City Council finds that the 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” (“Applicant’s Application”), to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for the Applicant’s Project; and

**WHEREAS**, the City Council, as the governing body of the City, supports the 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 the 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, 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.

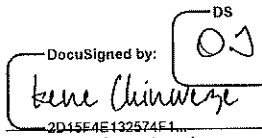


**Section 4.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 9th day of February, 2022.

  
\_\_\_\_\_  
Mayor of the City of Houston

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

(Prepared by Legal Dept.  \_\_\_\_\_)  
2D15E4E132574E1...  
Senior Assistant City Attorney

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

(Requested by Keith W. Bynam, Interim Director, Housing and Community Development Department)

Meeting

Aye	No	
✓		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
✓		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 2/15/2022

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

<b>Applicant Name</b>	<b>Project Name</b>	<b>Project Address</b>	<b>TDHCA Number</b>
Cole Creek Estates, Ltd.	Cole Creek Estates	Approx 6850 Gessner Road	22018
TMD Cypress, Ltd.	The Cypress Senior Homes	2823 Barker Cypress Rd	22012
Eldridge Park Apartments LP	Eldridge Park Apartments	Eldridge and Little York	22264
HTG Apollo, LLC	Fairbanks Crossing	Warren Road and Fairbanks North Houston Road	22101
Archway Glenn LLC	The Glenn	10105 Cossey Rd	22225
VDC Spring Cypress Lexington, LP	Vecinos Apartments	SWC of Spring Cypress Rd and Lexington Rd	22237

Pursuant to 10 TAC §11.9(d)(1) and in accordance with Tex. Gov't Code §2306.6710(b), an Application may qualify for up to seventeen (17) points for a resolution or resolutions from the municipality and/or county in which the proposed development site is located. Resolutions that expressly set forth that the municipality or county supports the Application or Development are worth maximum points while resolutions setting forth that the municipality or county has no objection to the Application or Development are worth fewer points. If a Development Site is located partially within a municipality and partially within a county or extraterritorial jurisdiction, positive points will only be awarded if a resolution is obtained from both entities. Pursuant to 10 TAC §11.9(d)(1) once a resolution has been submitted it may not be changed or withdrawn. The resolution must be submitted by the Full Application Delivery Date as identified in 10 TAC §11.2(a), regarding Competitive HTC Deadlines.

WHEREAS, **Cole Creek Estates, Ltd.** has proposed a development for affordable rental housing at **approx. 6850 Gessner Road, Houston, TX 77040** named **Cole Creek Estates** in **Harris County and the extraterritorial jurisdiction of Houston**; and

WHEREAS, **Cole Creek Estates, Ltd.** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for **2022** Competitive 9% Housing Tax Credits for **Cole Creek Estates**.


It is hereby

RESOLVED, that the **County of Harris**, acting through its governing body, hereby confirms that it **supports** the proposed **Cole Creek Estates** development located at **approx. 6850 Gessner Road, Houston, TX 77040, TDHCA #22018** and that this formal action has been taken to put on record the opinion expressed by the **County of Harris** on **February 22, 2022**, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Harris County Commissioners Court, and Harris County Judge Lina Hidalgo, are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Passed and Adopted this 22nd day of February \_\_\_\_\_ **2022**.

Approved this 22nd day of February \_\_\_\_\_ **2022**.

By:  \_\_\_\_\_

County Judge Lina Hidalgo,  
Harris County, Texas

Jon Rosenthal  
Texas State representative, District 135  
8624 Hwy 6 N., #340  
Houston, TX 77095  
[jonr@jonrosenthalTX.com](mailto:jonr@jonrosenthalTX.com)



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

RE: Cole Creek Estates TDHCA ID 22018  
Approx 6850 Gesner Road

Dear Mr. Wilkinson,

I received the Public Notification for Cole Creek Estates located at the above address in Texas State House District 135 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 be "JR", written over a horizontal line.

Jon Rosenthal  
Texas State representative, District 135



January 2, 2022

**Goodwill Industries  
of Houston**

**OFFICERS OF THE CORPORATION**

Craig Nunez\*\*  
Board Chairman

Sandy Scott\*\*  
Vice Chairman

Coleman Rowland\*\*  
Treasurer

Rich Jochez\*\*  
Secretary

Tommy Moore\* \*\*  
Senior Chairman

Bill J. Kacal\*  
Chairman Emeritus

Jim R. Smith\*  
Chairman Emeritus

Steven P. Lufburrow\*\*  
President & CEO

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Elexa Orange-Allen

Robert N. Shaw

Jim Vanderhider\*\*

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

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Letter of Support for Cole Creek Estates  
Approx. 6850 Gessner Road Houston, TX 77040

Dear Mr. Campbell,

I am writing this letter to **voice my support** for Cole Creek Estates, an affordable housing development to be located approximately at approx. 6850 Gessner Road Houston, TX 77040 in Harris County.

Goodwill Houston is a 501(c)(3) non-profit organization that is active in the Houston community. We serve this community by changing lives through the power of work by educating, training, and assisting individuals with barriers to employment in finding meaningful work and careers. 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 Cole Creek Estates 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 713-699-6332 or [steve@goodwillhouston.org](mailto:steve@goodwillhouston.org). Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Lufburrow', written over a white background.

Steven P. Lufburrow  
President & CEO

\* Life Member

\*\* Executive Committee Member





**SEARCH**

*For a Houston without Homelessness*

2015 Congress Ave.  
Houston, TX 77002

phone 713.739.7752

fax 713.739.7706

SEARCHhomeless.org

December 30, 2021

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Letter of Support for Cole Creek Estates  
Approx. 6850 Gessner Road Houston, TX 77040

Dear Mr. Campbell,

I am writing this letter to **voice my support** for Cole Creek Estates, an affordable housing development to be located approximately at Approx. 6850 Gessner Road, Houston, TX 77040 in Harris County. This site is in SEARCH's service area which covers the entire Houston metropolitan area.

SEARCH Homeless Services, a 501(c) (3) organization, is a leading agency in Houston that's committed to making homelessness rare, brief, and nonrecurring. Each year, we help over 1,500 men, women, and children each year achieve long-term stabilization measured by housing stability, increased income, and improved health. As an organization that has a primary purpose of bettering the community that this development includes, we believe that Cole Creek Estates will provide needed, accessible quality housing and support 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 713-276-3042 or [tcostis@searchhomeless.org](mailto:tcostis@searchhomeless.org). Thank you for your consideration.

Sincerely,

Thao Costis  
President & CEO



Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701  
RE: Letter of Support for Cole Creek Estates  
Approx. 6850 Gessner Road Houston, TX 77040

Dear Mr. Campbell,  
I am writing this letter to **voice my support** for Cole Creek Estates, an affordable housing development to be located at Approx. 6850 Gessner Road Houston, TX 77040 in Harris County.

The Non-Profit Housing Corporation of Greater Houston is a 501(c) (3) non-profit organization that is active in the Houston community. We have served this community since 1968, by developing and operating housing serving low income 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 Cole Creek Estates will serve the unmet housing needs in the community 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 [bill@thehousingcorp.org](mailto:bill@thehousingcorp.org). Thank you for your consideration.

Sincerely,

William T. Haley III  
Executive Director







January 7, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE:Letter of Support for Cole Creek Estates  
Approx. 6850 Gessner Road Houston, TX 77040

Dear Mr. Campbell,

I am writing this letter to **voice my support** for Cole Creek Estates, an affordable housing development to be located approximately at 6850 Gessner Road Houston, TX 77040 in Harris County.

Portfolio Resident Services is a 501(c)(3) non-profit organization that is active in the Houston community. We serve this community by providing quality social assistance to residents of affordable housing communities through programs designed to raise culture and family standards. 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 Cole Creek Estates 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 713.808.1988 x244 or [lhess@prspurpose.org](mailto:lhess@prspurpose.org). Thank you for your consideration.

Sincerely,

Lisa Hess  
Sr. Director of Administration

# Community Input Scoring Items

TDHCA# 22254

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 Conroe

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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. Montgomery County NAACP

Name of Community Organization

Carl White

Contact Name

Support

Opposition

### B. Montgomery County Food Bank

Name of Community Organization

Mike Painter

Contact Name

Support

Opposition

### C. na

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

CERTIFICATE FOR RESOLUTION

I.

On the 10<sup>th</sup> day of February, 2022, the City Council of the City of Conroe, Texas, consisting of the following qualified members, to-wit: **Jody Czajkoski, Mayor; Raymond McDonald, Mayor Pro Tem; Council Members, Duke W. Coon, Marsha Porter, Todd Yancey, and Curt Maddux** did convene in public session in the Council Chamber of the City Hall at 300 West Davis in Conroe, Texas. The roll being first called, a quorum was established, all members being present except the following, to wit: Council Member Duke Coon. The Meeting was open to the public and public notice of the time, place and purpose of the Meeting was given, all as required by Chapter 551, Texas Government Code.

II.

WHEREUPON, AMONG OTHER BUSINESS transacted, the Council considered adoption of the following written Resolution, to-wit:

RESOLUTION NO. 4641-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CONROE, TEXAS EXPRESSING SUPPORT FOR A PROPOSED SENIOR LIVING AFFORDABLE HOUSING PROJECT TO BE NAMED LANDMARK 301 LOCATED AT 301 S. 1<sup>ST</sup> STREET; AUTHORIZING A FEE WAIVER IN THE AMOUNT OF \$500; AUTHORIZING THE CITY ADMINISTRATOR TO PROVIDE LETTERS OF SUPPORT AND PROVIDING FOR OTHER RELATED MATTERS.

III.

Upon motion of Mayor Pro Tem McDonald, seconded by Council Member Maddux, all members present voted for adoption of the Resolution, except the following: No one voted against and no one abstained. A majority of those Council Members present having voted for adoption, the presiding officer declared the Resolution passed and adopted.

IV.

A true, full and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate.

SIGNED AND SEALED this 10<sup>th</sup> day of February, 2022.

  
SOCO M. GORJON, City Secretary

RESOLUTION NO. 4641-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CONROE, TEXAS EXPRESSING SUPPORT FOR A PROPOSED SENIOR LIVING AFFORDABLE HOUSING PROJECT TO BE NAMED LANDMARK 301 LOCATED AT 301 S. 1<sup>ST</sup> STREET; AUTHORIZING A FEE WAIVER IN THE AMOUNT OF \$500; AUTHORIZING THE CITY ADMINISTRATOR TO PROVIDE LETTERS OF SUPPORT AND PROVIDING FOR OTHER RELATED MATTERS.

\* \* \* \* \*

WHEREAS, on November 10, 2021, the City of Conroe City Council passed a resolution of support and funding for a senior development to be located at 301 S. 1<sup>st</sup> Street;

WHEREAS, at the time of the resolution, the development was proposed to be named Landmark at Montgomery submitted by OPG Montgomery Partners, LLC.;

WHEREAS, subsequent to the resolution expressing support, the developer received several requests to change the name of the development and based on this comment the developer changed the name to Landmark 301 and the partnership name to OPG 301 Partners, LLC, and submitted their application for Tax Credits under those names;

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

Section 1. This resolution affirms the City of Conroe’s support for the above described project officially named Landmark 301 at 301 S 1<sup>st</sup> Street in Conroe, Texas.

Section 2. This resolution is hereby passed to certify that the development (and Developer) that received the Resolution of Support, No. 4615-21 under the name Landmark at Montgomery is the same as TDHCA application #22254 Landmark 301 and the Resolution of Support for that development is still valid and in effect.

Section 3. The City of Conroe affirms that it will waive a portion of the applicable building permit fees in the amount of \$500.00 for the benefit of the project. The developer shall be responsible for all permit fees in excess of the \$500.00.

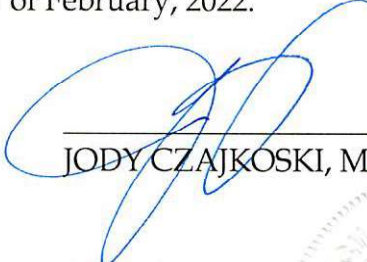
Section 4. This resolution affirms that the above described project has been identified as contributing significantly to the concerted revitalization efforts of the city as outlined in the *Downtown Conroe Development Plan*.

Section 5. The City Administrator is authorized to sign and deliver letters of support confirming the project fee waiver, confirming the location of the project within the boundaries of

the are subject to the *Downtown Conroe Development Plan*, and making such other representations are consistent with the terms of this resolution.

Section 6. This resolution shall be effective immediately upon adoption.

PASSED AND APPROVED this the 10<sup>th</sup> day of February, 2022.


  
\_\_\_\_\_  
JODY CZAJKOSKI, Mayor

ATTEST:

  
\_\_\_\_\_  
SOCO M. GORJON, City Secretary



APPROVED AS TO FORM:

  
\_\_\_\_\_  
GARY A. SCOTT, City Attorney

CERTIFICATE FOR RESOLUTION

I.

On the 10<sup>th</sup> day of November, 2021, the City Council of the City of Conroe, Texas, consisting of the following qualified members, to-wit: **Jody Czajkoski, Mayor; Raymond McDonald, Mayor Pro Tem; Council Members, Duke W. Coon, Marsha Porter, Todd Yancey, and Curt Maddux** did convene in public session in the Council Chamber of the City Hall at 300 West Davis in Conroe, Texas. The roll being first called, a quorum was established, all members being present. The Meeting was open to the public and public notice of the time, place and purpose of the Meeting was given, all as required by Chapter 551, Texas Government Code.

II.

WHEREUPON, AMONG OTHER BUSINESS transacted, the Council considered adoption of the following written Resolution, to-wit:

RESOLUTION NO. 4615-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CONROE, TEXAS EXPRESSING SUPPORT FOR A PROPOSED SENIOR LIVING AFFORDABLE HOUSING PROJECT TO BE LOCATED AT 301 S. 1<sup>ST</sup> STREET; AUTHORIZING A FEE WAIVER IN THE AMOUNT OF \$500; AUTHORIZING THE CITY ADMINISTRATOR TO PROVIDE LETTERS OF SUPPORT AND PROVIDING FOR OTHER RELATED MATTERS.

III.

Upon motion of Mayor Pro Tem McDonald, seconded by Council Member Yancey, all members present voted for adoption of the Resolution, except the following: No one voted against and no one abstained. A majority of those Council Members present having voted for adoption, the presiding officer declared the Resolution passed and adopted.

IV.

A true, full and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate.

SIGNED AND SEALED this 10<sup>th</sup> day of November, 2021.

  
SOCO M. GORJON, City Secretary

RESOLUTION NO. 4615-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CONROE, TEXAS EXPRESSING SUPPORT FOR A PROPOSED SENIOR LIVING AFFORDABLE HOUSING PROJECT TO BE LOCATED AT 301 S. 1<sup>ST</sup> STREET; AUTHORIZING A FEE WAIVER IN THE AMOUNT OF \$500; AUTHORIZING THE CITY ADMINISTRATOR TO PROVIDE LETTERS OF SUPPORT AND PROVIDING FOR OTHER RELATED MATTERS

\* \* \* \* \*

WHEREAS, OPG Montgomery Partners, LLC has proposed a development for affordable rental housing at 301 S 1st Street provisionally named Landmark at Montgomery in the City of Conroe; and

WHEREAS, there is a need for affordable housing for the City of Conroe senior citizens of modest means; and

WHEREAS, OPG Montgomery Partners, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2022 Low Income Housing Tax Credit Program funds for Landmark at Montgomery; and

WHEREAS, the development is part of the revitalization area as outlined in the *Downtown Conroe Development Plan*; and

WHEREAS, there is a requirement for a de minimus commitment of development funding by the Local Political Subdivision:

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

Section 1. This resolution affirms the City of Conroe's support for the above described project at 301 S 1<sup>st</sup> Street in Conroe, Texas.

Section 2. The City of Conroe also affirms that it will waive a portion of the applicable building permit fees in the amount of \$500.00 for the benefit of the project. The developer shall be responsible for all permit fees in excess of the \$500.00.

Section 3. This resolution affirms that the above described project has been identified as contributing significantly to the concerted revitalization efforts of the city as outlined in the *Downtown Conroe Development Plan*.

Section 4. The City Administrator is authorized to sign and deliver letters of support confirming the project fee waiver, confirming the location of the project within the boundaries of

the are subject to the *Downtown Conroe Development Plan*, and making such other representations are consistent with the terms of this resolution.

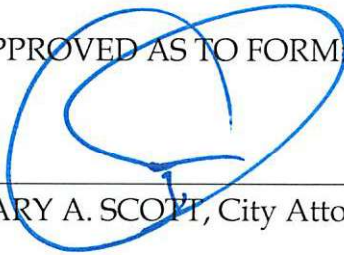
Section 5. This resolution shall be effective immediately upon adoption.

PASSED AND APPROVED this the 10<sup>th</sup> day of November, 2021.



JODY CZAJKOSKI, Mayor

APPROVED AS TO FORM

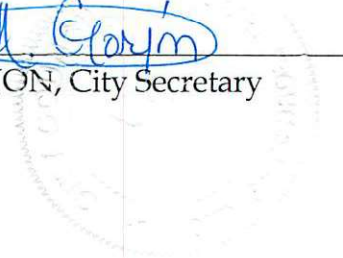


GARY A. SCOTT, City Attorney

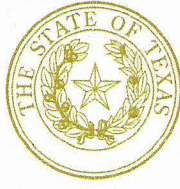
ATTEST:



SOCO M. GORJON, City Secretary







STATE OF TEXAS  
HOUSE OF REPRESENTATIVES

**WILL METCALF**

*District 16*

January 20, 2022


TDHCA  
Attention: Mr. Cody Campbell  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Application #22254, Landmark 301

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application #22254 (Landmark 301) to be located at 301 S. 1<sup>st</sup> St. in Conroe, Texas. This proposed redevelopment is located within my House district where there is a need for affordable senior housing while contributing to revitalization efforts of our historic downtown district. This development will help fulfill that need and has the support of the City of Conroe. If you have any questions please do not hesitate to contact my District office at 936-539-0068. Thank you.

Sincerely,

  
State Representative Will Metcalf  
House District 16



Montgomery County NAACP # 6304  
PO Box 2712  
Conroe, TX 77301  
[www.mcnaacp6304.org](http://www.mcnaacp6304.org)  
[mcnaacp6304@consolidated.net](mailto:mcnaacp6304@consolidated.net)  
936.520.0106

February 2, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: #22254 Landmark 301

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application #22254 Landmark 301 to be located at 301 S. 1<sup>st</sup> St. in Conroe, TX.

Montgomery County NAACP #6304 is a tax- exempt civic rights 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

Carl White, President, Montgomery County NAACP #6304  
[mcnaacp6304@consolidated.net](mailto:mcnaacp6304@consolidated.net)  
936.520.0106

*Carl White*



Fighting Hunger. **Feeding Hope.**

February 15, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: #22254 Landmark 301

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application #22254 Landmark 301 to be located at 301 S. 1<sup>st</sup> St. in Conroe, TX.

Montgomery County Food Bank is a tax-exempt civic organization that serves the community in which the development site is located, with the 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, appearing to read "Mike Painter".

Mike Painter  
Director of Programs

1 Food For Life Way | Conroe, Texas 77385  
936.271.8800 | mcfoodbank.org



# Community Input Scoring Items

TDHCA#: 22053

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 March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. RaiseUp Families**

Name of Community Organization

Angela M. Burgess

Contact Name

Support

Opposition

**B. SEARCH**

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. 2022- 5

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF ONE OR MORE PROPERTIES, EACH OF WHICH IS LOCATED IN THE CITY OF HOUSTON, TEXAS AND WITHIN A CENSUS TRACT THAT HAS A POVERTY RATE ABOVE 40% FOR INDIVIDUALS; ALLOWING CONSTRUCTION OF SUCH PROPERTIES; SUPPORTING THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; AND AUTHORIZING THE ALLOCATION OF TAX CREDITS TO 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 2022 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council finds and, as provided in 10 Texas Administrative Code § 11.101(a)(3), acknowledges that the proposed new construction or reconstruction of each Applicant’s Project is located in a census tract that has a poverty rate above 40% for individuals; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant’s Project and the submittal of each Applicant’s Application related thereto and, in connection therewith, supports allowing the construction of each such project and authorizing an allocation of Housing Tax Credits to each such project; **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.

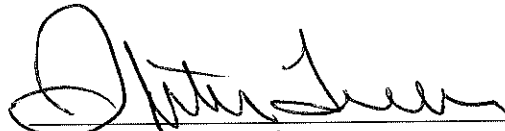
**Section 2.** That the City Council hereby (i) confirms that it supports each Applicant’s Project and the submittal of Applicant’s Application related to each such project, (ii) acknowledges

that each such project is located in a census tract that has a poverty rate above 40% for individuals; (iii) authorizes the construction of each such project; and (iv) authorizes the allocation of Housing Tax Credits to each such project.

**Section 3.** 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 4.** 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 9th day of February, 2022.

  
Mayor of the City of Houston

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

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

DocuSigned by:   
  
(Prepared by Legal Dept. \_\_\_\_\_)  
2D15F4E132574F1...  
Senior Assistant City Attorney

(Requested by Keith W. Bynam, Interim Director, Housing and Community Development Department)

Meeting

Aye	No	
✓		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
✓		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 2/15/2022



Ensuring Childhood Learning

January 25, 2022

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

RE: 2022 9% Housing Tax Credit Application – TDHCA #22053 Houston at Ella Boulevard to be located at the SEQ Rushcreek Drive and Ella Boulevard, Houston, Harris County, Texas 77067

Mr. Campbell,

Please accept this letter of support for the 2022 9% Housing Tax Credit application for the proposed Houston at Ella Boulevard to be located at the SEQ Rushcreek Drive and Ella Boulevard, Houston, Harris County, Texas 77067.

RaiseUp Families is a 501(c)(3) nonprofit community service organization serving Greater Houston, including the area in which the site is located. We believe no family should ever experience homelessness and that every child deserves the opportunity for an uninterrupted education. **Our programs empower parents to become self-sufficient while stabilizing their housing situation.** This is important so that their children can focus on their education in the same school without the fear of becoming homeless. An education is the one gift that, once given, can never be taken away. It opens up opportunities and ensures a brighter future for generations to come.

We have been located in Spring Branch since 1994. It was once an affordable option for low-income families in a good school district, but each year becomes less affordable. Houston at Ella Boulevard will provide a quality affordable housing option – something families on the brink desperately need – and is an important part of improving the lives of individuals and families.

***Without affordable housing it is nearly impossible for families get ahead in a meaningful way and reduce dependency on state and government subsidies.*** This program directly empowers programs like RaiseUp families to break the generational cycle of poverty and provide a promise-filled future for Houstonians.

Thank you for your consideration,

A handwritten signature in blue ink that reads "Angela M. Burgess".

Angela M. Burgess  
Executive Director  
[angela@raisefamilies.org](mailto:angela@raisefamilies.org)  
713-973-8083 ext. 101





**SEARCH**

*For a Houston without Homelessness*

2015 Congress Ave.  
Houston, TX 77002

phone 713.739.7752

fax 713.739.7706

SEARCHhomeless.org

January 14, 2022

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

RE: 2022 9% Housing Tax Credit Application – TDHCA #22053 Houston at Ella Boulevard to be located at SEQ Rushcreek Drive and Ella Boulevard, Houston, Harris County, Texas 77067

Mr. Campbell,

Please accept this letter of support for the 2022 9% Housing Tax Credit application for the proposed Houston at Ella Boulevard to be located at SEQ Rushcreek Drive and Ella Boulevard, Houston, Harris County, Texas 77067.

SEARCH Homeless Services is a tax-exempt non-profit organization and not a government entity. Our organization serves the area in which the development is located and is one of Houston/Harris County's leading agencies in helping individuals and families move from the streets into jobs and safe, stable housing. SEARCH's programs help individuals obtain housing, increase their income, improve their health and stabilize their lives through a proven path of services.

We look forward to having Houston at Ella Boulevard as a new housing option that will not be a cost burden.

Thank you for the opportunity to provide our support.

Sincerely,

Thao Costis  
President & CEO

February 7, 2022

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

**RE: 2022 9% Housing Tax Credit Application – TDHCA #22053 Houston at Ella Boulevard to be located at SEQ Rushcreek Drive and Ella Boulevard, Houston, Harris County, Texas 77067**

Dear Mr. Campbell:

Please accept this letter of support for the 2022 9% Housing Tax Credit application for the proposed Houston at Ella Boulevard to be located at SEQ Rushcreek Drive and Ella Boulevard, Houston, Harris County, Texas 77067. We are confident the proposed housing development will provide much needed affordable housing for our community.

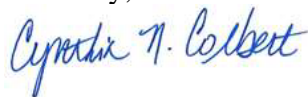
Catholic Charities of the Archdiocese of Galveston-Houston is a tax-exempt organization that has as its primary purpose helping people in need achieve self-sufficiency with dignity. We provide caring, compassionate services, on a non-sectarian basis, in such areas as: senior services, family assistance, rental assistance, disaster recovery, and mental health services.

As both the City of Houston and Harris County continue to grow, there is greater need for quality housing at affordable rental rates to help maintain senior and family stability. Houston at Ella Boulevard 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 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 housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

If you have any questions, please feel free to contact me.

Sincerely,



Cynthia N. Colbert, MSW  
President/CEO

# Community Input Scoring Items

TDHCA# 22053

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 March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. RaiseUp Families

Name of Community Organization

Angela M. Burgess

Contact Name

Support

Opposition

### B. SEARCH

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. 2022- 5

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF ONE OR MORE PROPERTIES, EACH OF WHICH IS LOCATED IN THE CITY OF HOUSTON, TEXAS AND WITHIN A CENSUS TRACT THAT HAS A POVERTY RATE ABOVE 40% FOR INDIVIDUALS; ALLOWING CONSTRUCTION OF SUCH PROPERTIES; SUPPORTING THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; AND AUTHORIZING THE ALLOCATION OF TAX CREDITS TO 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 2022 Competitive 9% Housing Tax Credits for the Development; and

**WHEREAS**, the City Council finds and, as provided in 10 Texas Administrative Code § 11.101(a)(3), acknowledges that the proposed new construction or reconstruction of each Applicant’s Project is located in a census tract that has a poverty rate above 40% for individuals; and

**WHEREAS**, the City Council, as the governing body of the City, supports each Applicant’s Project and the submittal of each Applicant’s Application related thereto and, in connection therewith, supports allowing the construction of each such project and authorizing an allocation of Housing Tax Credits to each such project; **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 (i) confirms that it supports each Applicant’s Project and the submittal of Applicant’s Application related to each such project, (ii) acknowledges

that each such project is located in a census tract that has a poverty rate above 40% for individuals; (iii) authorizes the construction of each such project; and (iv) authorizes the allocation of Housing Tax Credits to each such project.

**Section 3.** 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 4.** 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 9<sup>th</sup> day of February, 2022.

  
Mayor of the City of Houston

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

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

DocuSigned by:   
(Prepared by Legal Dept. Gene Chinweze)  
2D15F4E132574F1...  
Senior Assistant City Attorney

(Requested by Keith W. Bynam, Interim Director, Housing and Community Development Department)



Ensuring Childhood Learning

January 25, 2022

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

RE: 2022 9% Housing Tax Credit Application – TDHCA #22053 Houston at Ella Boulevard to be located at the SEQ Rushcreek Drive and Ella Boulevard, Houston, Harris County, Texas 77067

Mr. Campbell,

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Thank you for your consideration,

A handwritten signature in blue ink that reads "Angela M. Burgess".

Angela M. Burgess  
Executive Director  
[angela@raisefamilies.org](mailto:angela@raisefamilies.org)  
713-973-8083 ext. 101



**SEARCH**

*For a Houston without Homelessness*

2015 Congress Ave.  
Houston, TX 77002

phone 713.739.7752  
fax 713.739.7706

SEARCHhomeless.org

January 14, 2022

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Director Multifamily Finance  
Texas Department of Housing and Community Affairs  
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Thank you for the opportunity to provide our support.

Sincerely,

Thao Costis  
President & CEO

February 7, 2022

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

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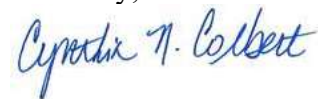
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As an organization that serves clients in the City of Houston and surrounding areas, we strongly support this application for tax credits because of our community's great need for quality housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

If you have any questions, please feel free to contact me.

Sincerely,



Cynthia N. Colbert, MSW  
President/CEO



# Community Input Scoring Items

TDHCA# 22244

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 March 1, 2022

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Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested 0

OR

Letter stating that no letter 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 March 1, 2022.

## 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. Houston Habitat for Humanity, Inc.

Name of Community Organization

Marni Holloway

Contact Name

Support

Opposition

### B. Neighborhood Recovery Community Development Corporation

Name of Community Organization

Marni Holloway

Contact Name

Support

Opposition

### C. Rebuilding Together - Houston

Name of Community Organization

Marni Holloway

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. 2022-       

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, 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 the entity whose name is listed in the column on Schedule I captioned “Applicant Name” (“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” (“Applicant’s Project”), located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that the 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” (“Applicant’s Application”), to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for the Applicant’s Project; and

**WHEREAS**, the City Council, as the governing body of the City, supports the 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:**

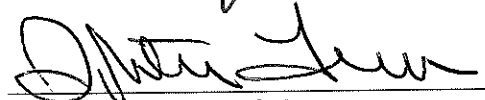
**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports the 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, 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 4.** 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 9<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
Mayor of the City of Houston

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

DocuSigned by:  \_\_\_\_\_  
City Secretary  
(Prepared by Legal Dept.   
\_\_\_\_\_  
2D15F4E132574F1...  
Senior Assistant City Attorney

(Requested by Keith W. Bynam, Interim Director, Housing and Community Development Department)



We build strength, stability, self-reliance *and* shelter.

February 18, 2022

Texas Department of Housing and Community Affairs  
221 E 11th St  
Austin, TX 78701  
Attn: Marni Holloway  
Director of Multifamily Finance

Re: Support for Fairways at Westwood, TDHCA Housing Tax Credit Application #22244

Dear Ms. Holloway,

I am writing this letter on behalf of Houston Habitat for Humanity to voice the organization's support for an application submitted for the proposed Fairways at Westwood Apartments, a proposed affordable housing development for families to be located at 9745 Bissonnet Street within the Westwood community.

Houston Habitat for Humanity is a local nonprofit who empowers people to build a better future for themselves and their families by completing financial and home maintenance training, building homes alongside volunteers, and by purchasing an affordable mortgage. With this hand up, they achieve the strength, stability and self-reliance they need to build better futures.

Our vision is a world where everyone has a decent place to live. We welcome the opportunity to work on strengthening our communities in Houston by building homes, communities and hope for Houstonians.

If you have any questions regarding this letter, please do not hesitate to contact me at (713) 671-9993x244 or [ahay@houstonhabitat.org](mailto:ahay@houstonhabitat.org).

Sincerely,

A handwritten signature in cursive script that reads "Allison Hay".

Allison Hay  
Executive Director  
Houston Habitat for Humanity

NEIGHBORHOOD • RECOVERY • COMMUNITY • DEVELOPMENT • CORPORATION



5445 Alameda Road, Suite #505  
Houston, TX 77004  
Office: (713) 520-5232 • Fax: (713) 520-5266  
admin@nrcdc.org • www.nrcdc.org

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Wheeler Avenue Baptist Church

Rev. Joseph A. Fiorenza, Archbishop Emeritus  
Archdiocese of Galveston Houston

PAUL D. CHARLES  
*Executive Director*

February 14, 2022

Texas Department of Housing and  
Community Affairs  
221 E 11th St  
Austin, TX 78701  
Attn: Marni Holloway  
Director of Multifamily Finance

Re: Support for Fairways at Westwood, TDHCA Housing Tax Credit  
Application #22244

Dear Ms. Holloway,

I am writing this letter to express support for the development of quality affordable housing throughout the Houston area. Access to the low-income housing tax credit financing is a helpful funding mechanism for creating affordably priced dwelling units.

The Fairways at Westwood Apartments to be located at 9745 Bissonnet St, Houston, TX is the kind of quality affordable residential development that we believe can help families to thrive and improve their quality of life. The access to jobs, public transportation and other community amenities, as well as the programming that will be provided on-site will certainly help the families who live at the Fairways at Westwood to “live their best lives”.

If I can answer any questions, please do not hesitate to contact me directly.

Best Regards,

Paul D. Charles  
Executive Director

“.....at the base of all that we do is the empowerment of the people and communities we serve.”

~Rev. William A. Lawson  
Co-Founder – Neighborhood Recovery



February 22, 2022

Texas Department of Housing and Community Affairs  
221 E 11th St  
Austin, TX 78701  
Attn: Marni Holloway  
Director of Multifamily Finance

Re: Support for Fairways at Westwood, TDHCA Housing Tax Credit Application #22244

Dear Ms. Holloway,

I am writing this letter on behalf of Rebuilding Together to express support for an application submitted for the proposed Fairways at Westwood Apartments, a proposed affordable housing development for families to be located at 9745 Bissonnet Street within the Westwood community.

Rebuilding Together Houston is a local 501(c)3 non-profit organization committed to Repairing Homes, Revitalizing Communities, and Rebuilding Lives. The area where the proposed development site is located is within the City of Houston's Alief-Westwood Complete Community boundary, and I believe this development will benefit the surrounding area, and will contribute to the long-term redevelopment of this area, while providing a quality affordable housing option for working families.

If you have any questions regarding this letter, please feel free to contact me at (713) 228-2854 or [cholland@rebuildinghouston.org](mailto:cholland@rebuildinghouston.org).

Sincerely,

A handwritten signature in blue ink that reads "Christine Holland".

Christine Holland  
Chief Executive Officer  
Rebuilding Together Houston

# Community Input Scoring Items

TDHCA# 22056

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 March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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

Graci Garces

Contact Name

Support

Opposition

### B. Center for Pursuit

Name of Community Organization

Charles C. Canton

Contact Name

Support

Opposition

### C. Star of Hope

Name of Community Organization

Hank Rush

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. 2022-       

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, 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 the entity whose name is listed in the column on Schedule I captioned “Applicant Name” (“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” (“Applicant’s Project”), located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that the 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” (“Applicant’s Application”), to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for the Applicant’s Project; and

**WHEREAS**, the City Council, as the governing body of the City, supports the 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.

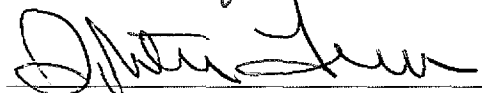
**Section 2.** That the City Council hereby confirms that it supports the Applicant’s Project and the submittal of Applicant’s Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

**Section 3.** That, 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.

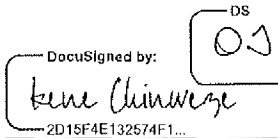
**Section 4.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.



PASSED AND ADOPTED this 9<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
Mayor of the City of Houston

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

(Prepared by Legal Dept.  \_\_\_\_\_ )  
Senior Assistant City Attorney

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

(Requested by Keith W. Bynam, Interim Director, Housing and Community Development Department)

February 24, 2022

Mr. Cody Campbell  
Director of Multifamily Housing Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

Re: New Hope Housing Hansen – TDHCA #22056  
Community Support

Dear Mr. Campbell,

I am writing in support of TDHCA Application #22056, New Hope Housing Hansen, to be located at approximately 9150 Gulf Freeway in Houston, Harris County, Texas 77017 in Houston's Greater Hobby area, a community our agency targets through community and regional initiatives.

For more than 100 years, BakerRipley has brought resources, education and connection to children, youth, adults, and seniors across the Houston region, now serving more than 500,000 people annually. Through innovative solutions, partnerships and working hand-in-hand with the community residents, we help low-income families in emerging communities get a foothold in the region's economy. BakerRipley has five community centers located around the Houston region, including BakerRipley Harbach Campus in southeast Houston's Greater Hobby area which provides neighbors with educational programs, health and wellness activities, senior services, food assistance, and community engagement.

New Hope Housing Hansen is a proposed new construction family housing property being developed by Houston Area Community Development Corporation (HACDC), an affiliate of New Hope Housing, Inc. (NHHI). We at BakerRipley are very familiar with New Hope Housing; our central office is located near New Hope Housing's corporate office in Houston's East End and we are confident that New Hope Housing will extend its demonstrated commitment to sustainability, design quality, and management to this project.

There is a tremendous need for affordable housing in communities like Greater Hobby for Houston residents to have a safe, decent, and quality place to call home. Please accept this letter of support and look with favor on TDHCA Application #22056 for Housing Tax Credits.

Sincerely,



Graci Garces  
Director of Partnerships



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February 22, 2022

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President and  
Chief Executive Officer



Mr. Cody Campbell  
Director of Multifamily Housing Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

Dear Mr. Campbell,

I am writing in support of TDHCA Application #22056, New Hope Housing Hansen, to be located at approximately 9150 Gulf Freeway in Houston, Harris County, Texas 77017. The proposed development will bring 160 affordable apartment homes for families to the Hobby Corridor, a major hub of economic activity. The New Hope Housing Hansen site is in the Center for Pursuit ("The Center") service area as we serve the Houston metropolitan area.

The Center's humble origins began in 1950 when a small group of parents of children with intellectual disabilities came together to share their concerns and hopes for their children's future. Driven by the conviction that their children could live meaningful, rewarding lives with proper support and care, the parents combined resources to form The Center, planting a visionary seed at a time when institutionalization and isolation were the norm. Today, we continue to empower the growth of individuals with intellectual and developmental disabilities as they cultivate their abilities, opportunities and independence.

New Hope Housing's headquarters is located in Houston's East End on Harrisburg Boulevard, just down the street from The Center's brand new headquarters, also on Harrisburg Boulevard. We enjoy a close working relationship with New Hope Housing, which has given us a firsthand experience of their high-caliber work and their Housing + Services model in particular, which we deeply admire.

Please accept this letter of support and look with favor on TDHCA Application ##22056 for housing tax credits.

Sincerely,

Charles C. Canton  
President and Chief Executive Officer  
The Center for Pursuit



February 17, 2022

Mr. Cody Campbell  
Director of Multifamily Housing Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

Dear Mr. Campbell:

I am writing in support of TDHCA Application #22056, New Hope Housing Hansen, to be located at approximately 9150 Gulf Freeway in Houston, Harris County, Texas 77017. 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 at Hansen 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 the New Hope Housing Hansen application for Housing Tax Credits.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Hank", with a long, sweeping underline that extends to the right.

Hank Rush  
President & CEO



# Community Input Scoring Items

TDHCA# 22114

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 March 1, 2022

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

Application expects to receive QCP points. sent to TDHCA, copy is attached Points Requested 8

\*\* Note that QCP Packets are due March 1, 2022 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 of support sent directly to TDHCA

Letter stating that no letter 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 March 1, 2022.

## 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. YMCA of Greater Houston

Name of Community Organization

Stephen Ives

Contact Name

Support

Opposition

### B. Boys and Girls Club of Greater Houston

Name of Community Organization

Kevin R Hattery

Contact Name

Support

Opposition

### C. Memorial Assistance Ministries

Name of Community Organization

Sonja Gee

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. 2022-       

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, 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 the entity whose name is listed in the column on Schedule I captioned “Applicant Name” (“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” (“Applicant’s Project”), located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that the 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” (“Applicant’s Application”), to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for the Applicant’s Project; and

**WHEREAS**, the City Council, as the governing body of the City, supports the 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:**

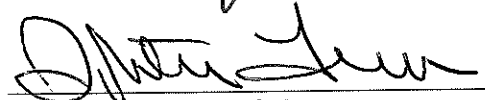
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**Section 2.** That the City Council hereby confirms that it supports the Applicant’s Project and the submittal of Applicant’s Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

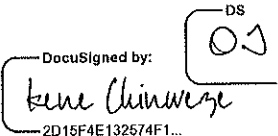
**Section 3.** That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

**Section 4.** 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 9<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
Mayor of the City of Houston

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

(Prepared by Legal Dept.  \_\_\_\_\_)  
Senior Assistant City Attorney

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

(Requested by Keith W. Bynam, Interim Director, Housing and Community Development Department)

STATE of TEXAS  
HOUSE of REPRESENTATIVES

PENNY MORALES SHAW

STATE REPRESENTATIVE • DISTRICT 148

February 25, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs  
for an Allocation of the 9% Multifamily Housing Tax Credits to Redevelop the Las  
Brisas Apartments in Houston, Texas, TDHCA Application #22114**

*Delivered electronically*

Dear Mr. Wilkinson,

Please accept this letter expressing my support for the request from Avenue Community Development Corporation to allocate tax credits from the Texas Department of Housing and Community Affairs to the Las Brisas Redevelopment, TDHCA Application #22114.

I support this redevelopment, which is to be located at the 4500 and 4428 North Main Street in Houston, Texas in Harris County. As the State Representative of District 148 in which Houston is located, I see an increasing need for quality affordable and inclusive housing in my district.

The City of Houston, like many other communities across the state, is experiencing a shortage of quality, inclusive housing. Redevelopments like this will help the Houston workforce, veteran and senior communities by providing access to quality and state of the art affordable housing units, while enhancing the aesthetics of the community.

If you have questions regarding my support of this proposed development, please contact me at Penny.MoralesShaw@house.texas.gov, or call my Capitol office (512) 463-0620.

Sincerely,

A handwritten signature in blue ink that reads "Penny Morales Shaw".

Penny Morales Shaw  
State Representative, House District 148



GREAT FUTURES START HERE.



**BOYS & GIRLS CLUBS**  
OF GREATER HOUSTON

February 23, 2022

Texas Department of Housing and Community Affairs  
P.O. Box 13941  
221 East 11<sup>th</sup> Street  
Austin, Texas 78711

RE: Letter of Support for Las Brisas Redevelopment TDHCA ID 22114  
4500 and 4428 N. Main St, Houston, TX 77009

To Whom It May Concern,

I am writing this letter to provide my support for the proposed Las Brisas Redevelopment, an affordable housing development to be located approximately at 4500 N. Main St, Houston, TX, 77009 in Harris County.

Boys and Girls Club of Greater Houston is a 501(c)(3) non-profit organization that has been active in the Houston community since 1952. We serve our community by inspiring and enabling youth, especially those who need us the most, to realize their full potential as productive, responsible and caring citizens.

The proposed Las Brisas Redevelopment is located near our John & Cissy Harvard Boys & Girls Club at 1520 Airline Drive 77009. As a community-based organization that serves the area and has a primary purpose of providing programs to the community that this development will serve, we believe that the Las Brisas Redevelopment will be value-added resource that will benefit our clients well and will promote a high quality-of-life for the underserved citizens of Houston and Harris County.

Please accept this letter in support of the aforementioned project.

Best regards,

A handwritten signature in black ink that reads "Kevin R Hattery".

Kevin R Hattery  
President & CEO

**Headquarters Office**  
815 Crosby Street, Houston, Texas 77019





February 24, 2022

Texas Department of Housing and Community Affairs  
P.O. Box 13941  
221 East 11<sup>th</sup> Street  
Austin, TX 78711

RE: Letter of Support for Las Brisas Redevelopment TDHCA ID 22114  
4500 and 4428 N. Main St, Houston, TX 77009

To Whom It May Concern,

I am writing this letter to voice my support for the proposed Las Brisas Redevelopment, an affordable housing development to be located approximately at 4500 N. Main St, Houston, TX, 77009 in Harris County.

Memorial Assistance Ministries is a 501(c)(3) non-profit organization that serves nearly 9,000 households a year in the Houston community by providing rental assistance, employment services, financial education, adult literacy programs, and mental health services.

As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that through high-quality, safe, affordable housing, the Las Brisas Redevelopment will provide an opportunity for high-quality of life for Houstonians who live in the area.

Most households who seek rental assistance pay more than 50% of their income on housing alone, leaving little to cover other critical needs. This development is a step toward filling a tremendous need and will have a positive impact in our community.

Please accept this letter in support of the aforementioned project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sonja Gee', written in a cursive style.

Sonja Gee  
President and CEO



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

February 22, 2022

Texas Department of Housing and Community Affairs  
P.O. Box 13941  
221 East 11<sup>th</sup> Street  
Austin, Texas 78711

RE: Letter of Support for Las Brisas Redevelopment TDHCA ID 22114  
4500 and 4428 N. Main St, Houston, TX 77009

To Whom It May Concern,

I am writing this letter to voice my support for the proposed Las Brisas Redevelopment, an affordable housing development to be located approximately at 4500 N. Main St, Houston, TX, 77009 in Harris County.

The YMCA of Greater Houston is a 501(c)(3) non-profit organization that is active in the Houston community. We serve this community by putting Judeo-Christian principles into practice through programs that build healthy spirit, mind, and body for all. Everyone is welcome. We also believe that a strong community can only be achieved when we invest in our kids, our health, and our neighbors.

As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that the Las Brisas Redevelopment will serve our clients well and will promote a high quality of life for the underserved citizens of Houston and Harris County.

Please accept this letter in support of the aforementioned project and if there are any questions, please call me at 713-659-5566.

Sincerely,

Stephen Ives  
President/CEO

# Community Input Scoring Items

TDHCA# 22221

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 Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Goodwill Industries of Houston

Name of Community Organization

Alma Duldulao-Ybarra

Contact Name

Support

Opposition

### B. SER-Jobs for Progress

Name of Community Organization

Sheroov Mukhtiar

Contact Name

Support

Opposition

### C. Child Advocates

Name of Community Organization

Sonya Galvan

Contact Name

Support

Opposition

### D. Urban Partnerships Community Development Corporation

Name of Community Organization

Robert Fiederlein

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**Resolution of Support**

City of Houston, Texas, Resolution No. 2022-     /    

**A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, 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 the entity whose name is listed in the column on Schedule I captioned “Applicant Name” (“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” (“Applicant’s Project”), located in the City of Houston, Texas; and

**WHEREAS**, the City Council finds that the 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” (“Applicant’s Application”), to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for the Applicant’s Project; and

**WHEREAS**, the City Council, as the governing body of the City, supports the 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:**

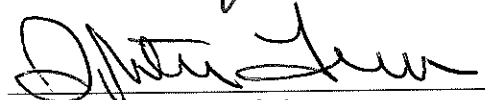
**Section 1.** That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

**Section 2.** That the City Council hereby confirms that it supports the 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.


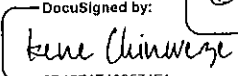
**Section 3.** That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

**Section 4.** 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 9<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
Mayor of the City of Houston

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

DocuSigned by:  \_\_\_\_\_  
City Secretary  
(Prepared by Legal Dept.  \_\_\_\_\_)  
Senior Assistant City Attorney

(Requested by Keith W. Bynam, Interim Director, Housing and Community Development Department)



February 18, 2022

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

Re: Support for West Fork Place, TDHCA #22221  
West side of Kingwood Place Dr., extension south  
of Kingwood Medical Dr.  
Houston, TX 77339

Dear Mr. Wilkinson,

Goodwill Industries of Houston is a 501(c)3 community organization, that provides the greater Houston area with employment services, including assessments, 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. Our service area includes the 77339, zip code.

We would like to offer our support for the proposed development by the Mark-Dana Corporation of West Fork Place, a multifamily housing community for seniors proposed for the Kingwood area at the West side of Kingwood Place Dr., extension south Of Kingwood Medical Dr. There is a tremendous need for affordable housing for seniors in Kingwood and the surrounding area. West Fork Place is expected to provide just such housing.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Alma Duldulao-Ybarra".

Alma Duldulao-Ybarra, MBA  
Director of Workforce Development

cc: David Koogler – [dkoogler@mark-dana.com](mailto:dkoogler@mark-dana.com)  
Zach Cavender – [zcavender@mark-dana.com](mailto:zcavender@mark-dana.com)



BOARD OF DIRECTORS

February 18, 2022

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Steve Rosencranz  
Aleena Tholanikunnal

Chief Executive Officer  
Sheroo Mukhtiar

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

Re: Support for West Fork Place, TDHCA #22221  
West side of Kingwood Place Dr., extension south  
Of Kingwood Medical Dr.  
Houston, TX 77339

Dear Mr. Wilkinson,

SERJobs for Progress of the Texas Gulf Coast 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 qualified individuals with disabilities and barriers to employment. Our service area includes the 77339 zip code where the proposed West Fork Place will be located.

We would like to offer our support for the proposed development by the Mark-Dana Corporation of West Fork Place, a multifamily housing community for seniors proposed for the Kingwood area at the West side of Kingwood Place Drive., extension south Of Kingwood Medical Drive. There is a tremendous need for affordable housing for seniors in Kingwood and the surrounding area. West Fork Place is expected to provide just such housing.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

SERJobs for Progress of the Texas Gulf Coast of Houston

**Sheroo Mukhtiar**  
CEO

cc: David Koogler – [dkoogler@mark-dana.com](mailto:dkoogler@mark-dana.com)  
Zach Cavender – [zcavender@mark-dana.com](mailto:zcavender@mark-dana.com)





childadvocates.

February 21, 2022

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

Re: Support for West Fork Place, TDHCA #22221  
West side of Kingwood Place Dr., extension south  
Of Kingwood Medical Dr.  
Houston, TX 77339

Dear Mr. Wilkinson,

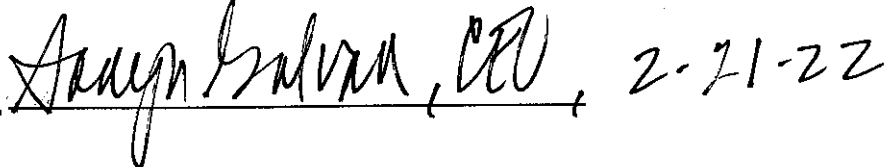
Child Advocates, Inc. is a 501(c)3 community organization that provides a variety of services in the Houston area including the 77339 zip code where the proposed West Fork Place will be located. We speak up for abused children who are lost in the system and guide them into safe environments where they can thrive. We would like to express our support for Housing Tax Credits for West Fork Place, a multifamily housing community for seniors proposed for the City of Houston.

There is a tremendous need for affordable housing in Houston. The elderly population in the Kingwood area of the City of Houston and the surrounding areas is growing rapidly. As a result of this growth there is a great need for good quality housing that is affordable and West Fork Place is expected to provide just such housing.

We are pleased to lend our support of the Housing Tax Credit Application of West Fork Place. If you need additional information please call me at (713) 529-1396 ext. 222.

Sincerely,

Child Advocates, Inc.

  
Aracely Salazar, CEO, 2-21-22

cc: David Koogler – [dkoogler@mark-dana.com](mailto:dkoogler@mark-dana.com)  
Zach Cavender – [zcavender@mark-dana.com](mailto:zcavender@mark-dana.com)



3211 Harrisburg Blvd  
Houston, TX 77003

February 18, 2022

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

Re: Support for West Fork Place, TDHCA #22221  
West side of Kingwood Place Dr., extension south  
Of Kingwood Medical Dr.  
Houston, TX 77339

Dear Mr. Wilkinson,

Urban Partnerships Community Development Corporation is a 501(c)3 community organization that works to provide economic development opportunities to benefit low- and moderate-income residents of Houston's culturally unique and historical neighborhoods through job growth initiatives, cultural and arts promotion and real estate development and management. Our service area includes the 77339 zip code.

We would like to offer our support for the proposed development by the Mark-Dana Corporation of West Fork Place, a multifamily housing community for seniors proposed for the Kingwood area at the West side of Kingwood Place Drive, extension south of Kingwood Medical Drive. There is a tremendous need for affordable housing for seniors in Kingwood and the surrounding area. West Fork Place is expected to provide just such housing.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

*Robert Fiederlein*

---

**Robert Fiederlein, CFO**

cc: David Koogler – [dkoogler@mark-dana.com](mailto:dkoogler@mark-dana.com)  
Zach Cavender – [zcavender@mark-dana.com](mailto:zcavender@mark-dana.com)

# Community Input Scoring Items

TDHCA# 22185

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 17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Houston Food Bank

Name of Community Organization

Brian Greene

Contact Name

Support

Opposition

B. Re-ward Third Ward, Inc.

Name of Community Organization

Rev. L. David Punch

Contact Name

Support

Opposition

C. Open Door Mission

Name of Community Organization

Thomas M. Thompson, Jr.

Contact Name

Support

Opposition

D. Baker Ripley

Name of Community Organization

Graci Garces

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



houston**food**bank

Our mission: Food for better lives.

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Boston Consulting Group

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Sysco Corporation, Retired

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KPMG

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Evergreen-North America  
Industrial Services

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Ernst & Young LLP, Retired Partner

Meredith J. Duncan  
University of Houston Law Center

Greg Grissam  
Houston Texans

James Guillfoyle  
LyondellBasell

Michael Harris  
The Harris Law Firm

Lisa Helfman  
H-E-B

Santos Hinojosa  
Texas Medical Center

Steve Retzlaff  
Allegiance Bank

Eve McFadden  
Sysco Corporation

Darryl Montgomery  
Wells Fargo, Retired

Ben Samuels  
Samuels Family Foundation

Tracy Vaught  
H Town Restaurant Group

Jon Young  
The Krager Co.

**President/CEO**  
Brian Greene

February 23, 2022

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

RE: 2022 9% Application #22185 – Casa de Magnolia Senior Living – located at 7501 Harrisburg Avenue, Houston, Harris County, Texas 77012

Please accept this letter of support for the Housing Tax Credit application for the proposed Casa de Magnolia located at 7501 Harrisburg Avenue, Houston, Harris County, Texas 77012. We are confident the proposed development will provide much needed affordable housing for our community.

In 2021, the Houston Food Bank distributed more than 256 million pounds of food through 1,800 community partners who worked with the food bank to provide food and services to people throughout our 18-county service area. The Houston Food Bank is at the forefront of efforts by food banks to use food as a catalyst – in partnership with social service programs, educational institutions, and community organizations – to help further our mission of “Food for Better Lives”. One of our priority initiatives is our Food for Change strategy that supports outcomes in two focus areas: health-related and economic mobility, which works together with our partners to help community members reach their life goals. An important part of this strategy is our Food Rx and Food scholarships that provide for food resources to clients when they commit to programming offered by partners that can improve their lives. By lowering the financial stress of household grocery costs, while also providing the household with nutritious foods, the client is better postured to gain long-term, sustainable change for themselves and their families.

The proposed Casa de Magnolia Senior Living development is within our service area, aligns with our commitment to the community, 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,  
  
Brian Greene



**RE-WARD THIRD WARD, INC**

*A Non-Profit Community Development Corp.*

*Leonard Bell  
Chairperson*

*Rev. L. David Punch  
President/CEO*

February 25, 2022


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

RE: 2022 9% Application #22185 – Casa de Magnolia Senior Living – located at 7501 Harrisburg Avenue, Houston, Harris County, Texas 77012

Please accept this letter of support for the Housing Tax Credit application for the proposed Casa de Magnolia located at 7501 Harrisburg Avenue, Houston, Harris County, Texas 77012. We are confident the proposed development will provide much needed affordable housing for our community.

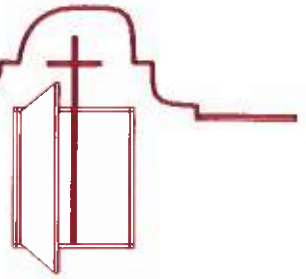
Re-Ward Third Ward Community Development Corporation, is a Texas Non Profit Corporation experienced in providing supportive services to the elderly; victims of domestic violence; veterans; and mentally and socially challenged individuals, residing in the City of Houston.

The proposed Casa de Magnolia 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,  
  
Rev. L. David Punch  
President/CEO

## OPEN DOOR MISSION

*Transforming Lives Through Recovery, Healing and Learning*



February 22, 2022

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

Dear Ms. Holloway:

RE: 2022 9% Application #22185 – Casa de Magnolia Senior Living – located at 7501 Harrisburg Avenue, Houston, Harris County, Texas 77012

Please accept this letter of support for the Housing Tax Credit application for the proposed Casa de Magnolia located at 7501 Harrisburg Avenue, Houston, Harris County, Texas 77012. We are confident the proposed development will provide much needed affordable housing for our community.

The Open Door Mission has been serving the underserved in Houston's historic East End since 1966. Located seventeen blocks west of the proposed property, the Mission is ideal suited to use this Pennrose facility. Our nonprofit organization serves two primary functions for Houston/Harris County's homeless and indigent male population: (1) our 147-bed residence provides long term treatment for recovery from substance abuse and mental illness, and (2) 28 hospital beds for medical respite and recuperative care services for homeless/indigent males entering or discharging from Harris Health System's safety-net hospitals-Ben Taub and LBJ.

Our target population is homeless males 18 years of age and older with substance abuse and mental illness. Our programs provide spiritual, evidence-based, and academic education to transform the lives of these clients to become sober, educated, tax-paying citizens. In 2021, our senior (over 65) population was 6%. All of our population is considered homeless upon entry according to HUD definition of homeless. Our population may stay at the Mission in our transitional living quarters for six months following graduation from the 7-9 month program provided they are employed. They must save their earnings during that time to be able to move into affordable or other sober-living housing. The Pennrose property would be ideal for our graduates as it is near to the Mission where they could reunite and serve men who are in the program just as they once were.

The proposed Casa de Magnolia Senior Living development is within our service area (17 blocks), 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,

Thomas M. Thompson, Jr.  
President/CEO  
Open Door Mission

Attachment: Determination Letter (501c3), brochure

February 28, 2022

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

Re: 2022 9% Application #22185 – Casa de Magnolia Senior Living  
7501 Harrisburg Avenue, Houston, Harris County, Texas 77012

Dear Ms. Holloway:

Please accept this letter of support for the Housing Tax Credit application for the proposed Casa de Magnolia located at 7501 Harrisburg Avenue, Houston, Harris County, Texas 77012. We are confident the proposed development will provide much needed affordable housing for our community.

Our agency was founded in Houston's Second Ward in 1907, and for more than 100 years we have maintained our commitment to the Greater East End while growing in lockstep with our region to bring resources, education, and connection to children, youth, adults, and seniors across Greater Houston, serving more than 500,000 people annually. BakerRipley Ripley House has been a pillar of the East End community since 1940, and today provides community and regional initiatives along with K-8 community school education. We recently relocated our agency's central office to the East End and where we operate a Workforce Solutions career office. Finally, and most pertinent to this application, we have long provided a continuum of care for older adults throughout Houston, highlighted by our partnership with the City of Houston Health Department and the Harris County Area Agency on Aging to operate 15 senior health and wellness centers in Houston, including locations at BakerRipley Ripley House and the Magnolia Multi-Service Center about one-half mile west of the proposed Casa de Magnolia Senior Living project.

There is a tremendous need for affordable senior housing in communities like the Greater East End and Magnolia Park for Houston residents to have a safe, decent, and quality place to call home. Please accept this letter of support and look with favor on TDHCA Application #22185 for Housing Tax Credits. If you have any questions, please do not hesitate to contact me directly at 832-577-6658 or [ggarces@bakerripley.org](mailto:ggarces@bakerripley.org).

Sincerely,



Graci Garces  
Director of Partnerships

## Community Input Scoring Items

TDHCA# 22224

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 Marble Falls

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Pregnancy & Life Center**

Name of Community Organization

Dee Anna Bishop

Contact Name

Support

Opposition

**B. The Helping Center**

Name of Community Organization

Sam Pearce

Contact Name

Support

Opposition

**C. Highland Lakes Crisis Network**

Name of Community Organization

Kevin Naumann

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. 2022-R-02C**

**RESOLUTION OF THE CITY OF MARBLE FALLS IN SUPPORT FOR THE PROPOSED APPLICATION FOR SERENE FALLS (TDHCA #22224) IN MARBLE FALLS, TEXAS FOR A PROPOSED DEVELOPMENT FOR AFFORDABLE HOUSING.**

**WHEREAS**, THF Serene Falls, LP has proposed a development for affordable rental housing at approx. 1346 US 281, named Serene Falls (TDHCA #22224) in Marble Falls, Texas 78654; and

**WHEREAS**, THF Serene Falls, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for Serene Falls; and

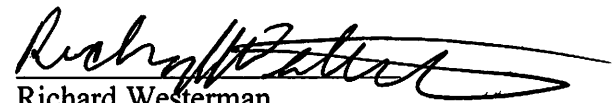
**NOW THEREFORE, BE IT RESOLVED**, that as provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that Marble Falls, Texas has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

**FURTHER RESOLVED**, that Marble Falls, Texas, acting through its governing body, hereby confirms that it supports the proposed Serene Falls at Marble Falls (TDHCA #22224) and confirms that its governing body has voted specifically to approve the construction 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 that this formal action has been taken to put on record the opinion expressed by Marble Falls


**FURTHER RESOLVED**, that in accordance with 10 Texas Administrative Code §11.9(d)(2), Marble Falls, Texas hereby commits to an in-kind contribution to the development in the form of a reduced fee for the benefit of the development in the amount of \$250.00; and

**FURTHER RESOLVED**, that for and on behalf of the City of Marble Falls, Richard Westerman, Mayor of Marble Falls, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

**PASSED AND APPROVED THIS 15<sup>TH</sup> DAY OF FEBRUARY 2022.**

  
Richard Westerman  
Mayor of Marble Falls

Attest:

  
Christina McDonald, City Secretary



*DISTRICT 20*  
TEXAS HOUSE OF REPRESENTATIVES  
**TERRY M. WILSON**

THF Serene Falls, LP  
Texas Housing Foundation  
Mark Mayfield  
1110 Broadway  
Marble Falls, TX 78654

Re: Letter of Support for TDHCA Housing Tax Credit Application # 22224 – Serene Falls

Dear Mark,

I have recently received the Public Notice for the Serene Falls development proposed to be located within the City of Marble Falls, which I represent, at approximately 1346 US 281. Please accept this as a letter of support for this development, which as has been presented to me, will provide much needed housing for those living in Marble Falls 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 (512)463-0309.

Yours in Service,

A handwritten signature in blue ink, appearing to read "Terry M. Wilson".

Terry M. Wilson  
Colonel, US Army, Retired  
Representative, House District 20  
Texas House of Representatives  
Terry.Wilson@House.Texas.Gov  
Office: (512) 463-0309





325-388-0354

February 9, 2022

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

Re: Serene Falls – TDHCA #22224  
Community Support

Dear Mr. Wilkinson,

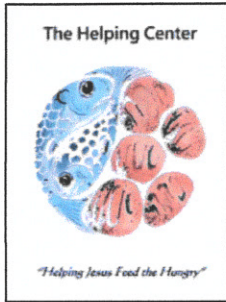
I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #22224, Serene Falls, proposed to be located at the approximately 1346 US 281, Marble Falls, Texas 78654.

The Pregnancy and Life Center serves the community by offering pregnancy tests, support groups and educational classes. We also offer support to mothers and fathers by offering Help, Hope, and Healing. Our client services strive to educate and empower people to life affirming decisions for healthier lifestyles.

We know there is a tremendous need for housing that is affordable for Marble Falls senior residents living in the communities we serve, and we know that this proposed development will meet the needs of our neighbors by providing them a safe, decent, and quality place to call home. If I can be of further assistance to this important cause, please do not hesitate to contact me directly at [director.hlprc@gmail.com](mailto:director.hlprc@gmail.com)  
My office number is (325) 388-0354

Sincerely,

**Dee Anna Bishop**  
[director.hlprc@gmail.com](mailto:director.hlprc@gmail.com)  
**(325) 388-0354**  
[www.hlprc.com](http://www.hlprc.com)



February 9, 2022

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

Re: Serene Falls – TDHCA #22224  
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 #22224, Serene Falls, proposed to be located at the approximately 1346 US 281, Marble Falls, Texas 78654.

The Helping Center serves the community by providing a food pantry serving the needy in southern Burnet County. Our services are essential to help clients navigate difficult life situations: unemployment, under-employment, changes in family status (divorce, death in family), or domestic abuse. We serve a large number of disabled individuals and many elderly individuals living on fixed incomes.

We know there is a tremendous need for housing that is affordable for Marble Falls senior residents living in the communities we serve, and we know that this proposed development will meet the needs of our neighbors by providing them a safe, decent, and quality place to call home. If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 830-385-4315.

Sincerely,

A handwritten signature in black ink, appearing to read "Sam Pearce", is written over a large, stylized letter "S".

Sam Pearce  
Executive Director

The Helping Center of Marble Falls  
74-2476594

830-693-5689  
Post Office Box 402  
1016 Broadway  
Marble Falls, Texas 78654  
info@helpingcenter.org



February 10, 2022

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

Re: Serene Falls – TDHCA #22224  
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 #22224, Serene Falls, proposed to be located at the approximately 1346 US 281, Marble Falls, Texas 78654.

The Highland Lakes Crisis Network serves the community by organizing a network of churches meeting the physical, emotional, and spiritual needs of our neighbors during times of crisis and disaster. We coordinate with local and state government, disaster agencies, businesses, ministries and local churches. We facilitate and assist in communication, building bridges and fostering trust and understanding.

We know there is a tremendous need for housing that is affordable for Marble Falls senior residents living in the communities we serve, and we know that this proposed development will meet the needs of our neighbors by providing them a safe, decent, and quality place to call home. If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 830-613-5919

Sincerely,

Kevin Naumann  
Executive Director  
Highland Lakes Crisis Network

[www.highlandlakescrisisnetwork.com](http://www.highlandlakescrisisnetwork.com)

[info@hlcn.love](mailto:info@hlcn.love)

830-613-5919

1000 Ridge Point Drive  
Marble Falls, TX 78654

January 21, 2022

Texas Dept. of Housing and Community Affairs  
Public Comment – Multi-Family Finance Division  
P.O. Box 13941  
Austin, TX 78711-3941

RE: 1346 US Hwy 281  
Marble Falls, TX 78654

TDHC,

I received notification from THF Serene Falls, LPL regarding the aforementioned property address in reference to application for Housing Tax Credit application.

Please register a formal **disapproval** of such a request. The city of Marble Falls has ample subsidized housing within our jurisdiction. Furthermore, Marble Falls is home to the Texas Housing Foundation, which builds and provides low-income housing as zero taxpayer expense within a public private partnership.

This model should be the model used as it eliminates taxpayer burden for construction and operation.

I will work within my influence to see that this application does not get approved.

Best Regards,

***Dave Rhodes***

David Rhodes  
Mayor Pro-Tem City of Marble Falls

# Community Input Scoring Items

TDHCA# 22325

Self Score Total: 102

## 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 Bastrop

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points.

Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Advocacy Outreach

Name of Community Organization

Beth Rollason

Contact Name

Support

Opposition

### B. Combined Community Action

Name of Community Organization

Kelly Franke

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-2022-33**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, SUPPORTING THE PROPOSED WASHINGTON PARK DEVELOPMENT LOCATED AT 1500 FARM STREET; THE CITY MANAGER IS AUTHORIZED TO GRANT A TWO HUNDRED FIFTY DOLLAR AND NO CENTS (\$250.00) REDUCTION IN FEES FOR WASHINGTON PARK TO MEET ALL PROGRAM CRITERIA; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, Farm Street Village, LP has proposed a development for affordable rental housing at 1500 Farm Street named Washington Park in the City of Bastrop; and

**WHEREAS**, Farm Street Village, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for Washington Park; and

**WHEREAS**, the City of Bastrop confirms it will provide reduced fees in the amount of \$250 for the benefit of the Project.

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

**Section 1:** As provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that the City of Bastrop 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 Bastrop, acting through its governing body, hereby confirms that it supports the proposed Washington Park development located at 1500 Farm Street, Bastrop TX 78602 in Bastrop County, TDHCA ID 22325 and that this formal action has been taken to put on record the opinion expressed by the City on February 22, 2022.

**Section 3:** The City Manager is authorized to grant a Two Hundred Fifty Dollars and No Cents (\$250.00) reduction in fees for Washington Park to meet all program criteria.

**Section 4:** For and on behalf of the Governing Body, Connie Schroeder, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.




**DULY RESOLVED & ADOPTED** by the City Council of the City of Bastrop, TX, on this, the 22<sup>nd</sup> day of February, 2022.

**APPROVED:**

  
\_\_\_\_\_  
Connie B. Schroeder, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Alan Bojorquez, City Attorney



February 9, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Washington Park TDHCA ID 22325  
1500 Farm Street

Dear Mr. Campbell,

I am writing this letter to voice my support for Washington Park, an affordable housing development to be located at 1500 Farm Street in Bastrop, Bastrop County, Texas.

Advocacy Outreach is a 501(c)(3) non-profit organization that is active in the Bastrop community. We serve this community by promoting social equity through advocacy and a provision of services to the poor and disenfranchised residents of Bastrop County. We have distributed TDHCA funding for Homelessness Prevention and Rapid Rehousing through Emergency Solutions Grants for 30 years. A major barrier to re-housing homeless families and maintaining housing stability for lower wage earners is the lack of affordable housing stock in Bastrop County. We have a dire need and the proposed project would help address that barrier. We believe that Washington Park will serve our clients well and will promote a higher quality of life for the underserved citizens of the City of Bastrop and Bastrop County.

If I can be of further help in this matter, please let me know. I can be reached by phone at 512-281-4180 or email: [beth@advocacyoutreach.org](mailto:beth@advocacyoutreach.org). Thank you for considering this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Beth Rolingson", with a long, sweeping flourish extending to the right.

Beth Rolingson,  
Executive Director

February 22, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Washington Park TDHCA ID 22325  
1500 Farm Street, Bastrop TX

Dear Mr. Campbell,

I am writing this letter to voice my support for Washington Park, an affordable housing development to be located at 1500 Farm Street, Bastrop TX, within Bastrop County.

Combined Community Action is a 501(c)(3) non-profit organization that is active in the Bastrop community. We serve this community by assisting low-income people in becoming independent and self-sufficient and helping improve their quality of life by transitioning them out of poverty through innovative programming and strong community partnerships. 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 Washington Park will serve our clients well and will promote a high quality of life for the underserved citizens of the City of Bastrop and Bastrop County.

If I can be of further help in this matter, please let me know. I can be reached at [kjfranke@cction.com](mailto:kjfranke@cction.com). Thank you for your consideration.

Sincerely,



Kelly Franke  
Executive Director  
Combined Community Action, Inc  
[www.cction.com](http://www.cction.com)  
165 W. Austin  
Giddings, Tx 78942  
(979) 540-2980 office  
(979) 542-9565 fax

# Community Input Scoring Items

TDHCA# 22274

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 Austin

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 20

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

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

A. Any Baby Can of Austin Inc

Name of Community Organization

Veronda L. Durden

Contact Name

Support

Opposition

B. Austin Habitat for Humanity, Inc.

Name of Community Organization

Phyllis Snodgrass

Contact Name

Support

Opposition

C. Capital IDEA

Name of Community Organization

Steve Jackobs

Contact Name

Support

Opposition

D. Sustainable Food Center, Inc.

Name of Community Organization

Mark Bethell

Contact Name

Support

Opposition

E. NA

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 20220203-022**

**WHEREAS**, Cady Lofts, LLC (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development to be located at or near 1004-1008 East 39th Street, Austin, TX 78751 (Proposed Development) within the City; and

**WHEREAS**, Applicant intends for the Proposed Development to be for the Supportive Housing (Continuum of Care) population; 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 Cady Lofts; **NOW, THEREFORE,**

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

Pursuant to Section 11.3(c) of Texas' 2022 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' 2022 Qualified Allocation Plan, the City Council supports the Proposed Development, approves the construction of the Proposed Development, and authorizes an allocation of Housing Tax Credits for the Proposed Development.

**BE IT FURTHER RESOLVED:**

Pursuant to Section 11.9(d)(1) of Texas' 2022 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 Myrna Rios, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

**ADOPTED:** February 3, 2022

**ATTEST:**

  
\_\_\_\_\_  
Myrna Rios  
City Clerk

## BOARD OF DIRECTORS

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Leah Harris, MD  
Michele Scott  
Sarah Churchill Llamas  
Sonya Thorn  
Tonya Netzley  
Vilma Luna  
Zeena Querbach

February 2, 2022

Colin Nickells  
Competitive Housing Tax Credit Manager  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA #22274 Cady Lofts apartment community

Dear Mr. Nickells:

I am writing this letter to provide our support for Texas Department of Housing and Community Affairs Tax Credit Application # 22274. Cady Lofts to be located at 1004-1008 E 39th, Austin, TX 78751.

Any Baby Can is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located. Any Baby Can partners with families to overcome obstacles and achieve well-being. With programs that meet clients where they are – at home, work, or school – Any Baby Can helps build stability, develop skills, and navigate systems so children and families reach their full potential with a primary purpose of building strong communities. The opportunity for the families we serve to live in safe and affordable housing is of importance to us.

Please see attached 501(c)(3) determination letter. We have also attached a [link here](#), to our annual report which shows that we serve the Austin community and the area where this proposed project is located. Our website is [anybabycan.org](http://anybabycan.org) and it provides more information about our services and organization.

Sincerely,



Veronda L. Durden  
CEO and President

January 28, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

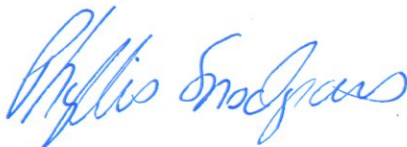
RE: TDHCA #22274 Cady Lofts apartment community

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22274, Cady Lofts to be located at 1004-1008 E 39<sup>th</sup>, Austin, TX 78751.

Austin Habitat for Humanty 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 safe 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.

Sincerely,



Phyllis Snodgrass  
CEO

**Board Members**

Ross Sabolcik, *Chair* | Mason Ayer | Bob Barnes | A.J. Bingham | Joe Bland | Yvette Boatwright | Kevin Cunningham | John Garrett | Melinda Garvey | Larry Graham | Jay Hartzell | Dr. Rev. Daryl Horton | Phil Hutchinson | Dana Leaman | Robert Lee | Nikelle Meade | Terry Mitchell | John Neff | Jessica Nelson | Mia Parton | Kazique Prince | Cynthea Rhodes-Patterson | Neha Sampat | Larry Smith | Shelli Taylor | Laura Toups | Joe Tracy | Robert Ochoa, *ex-officio member*

500 W Ben White Blvd, Austin, TX 78704  
512-472-8788 | [austinhabitat.org](http://austinhabitat.org)

**We build homes,  
communities and hope.**



January 28, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA #22274 Cady Lofts apartment community

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22274, Cady Lofts to be located at 1004-1008 E 39<sup>th</sup>, Austin, TX 78751.

Capital IDEA is a tax-exempt civic organization that has enabled residents of other affordable housing developments in Austin, including Saigebrook developments, earn their two-year degrees at Austin Community College and become new professionals in technology and healthcare. Our bread and butter is helping single mothers become Registered Nurses. When that occurs, we all benefit. The previous resident of affordable housing becomes a homeowner and taxpayer. Their children experience a model of success in education and go on themselves to higher education at a roughly 70 percent direct-to-college rate – 25 points above the expected rate.

There is a significant need for housing that is affordable to citizens of modest means as they work their way up a ladder of education and opportunity. This development will help meet that need. We appreciate that previous developments by this team have provided stable housing for Capital IDEA-sponsored students.

Please feel free to call on me for further information. My cell is 512-426-9451 and my email is [sjackobs@capitalidea.org](mailto:sjackobs@capitalidea.org).

Sincerely,



Steve Jackobs  
Executive Director



SUSTAINABLE FOOD CENTER

**Board of Directors**

Erika Levack, Chair  
Jody Madden, Chair Elect  
Carrie Dyer, Past Chair  
James Osborn, Treasurer  
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Felipe Fernandes  
Jessica Gaffney  
Alan F. Hendrickson  
Bill Longley  
Shelly Sethi  
Nancy Spencer  
Michael Swail  
Wendy Wheless

January 24, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA #22274 Cady Lofts apartment community

Dear Mr. Nickells:

**Advisory Council**

Will Allen  
*Growing Power, Inc.*  
Lucia Athens  
*COA Chief Sustainability Officer*  
Wendell Berry  
*Author*  
Honorable Lloyd Doggett  
*U.S. Congress*  
Roberto Espinosa  
*Tacodeli*  
Jim Hightower  
*Author/Commentator*  
Richard Linklater  
*Filmmaker*  
Robyn Metcalfe  
*Food + City*  
Raj Patel  
*Research Professor*  
Tom Philpott  
*Writer for Mother Jones*  
Michael Pollan  
*Author/Professor*  
Robin Rather  
*Collective Strength*  
Anne Robertson  
*Healthy Child, Healthy World*  
Dr. Eduardo Sanchez, M.D.  
*American Heart Association*  
Jennifer Vickers  
*Community Investment Corp.*  
Alice Waters  
*Chez Panisse*  
Rob Wilder  
*Entrepreneur/Restaurateur*

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22274, Cady Lofts to be located at 1004-1008 E 39<sup>th</sup>, Austin, TX 78751.

Sustainable Food 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.

Sincerely,

Mark Bethell  
Executive Director  
Sustainable Food Center

May 28, 2022

TDHCA  
Board of Directors  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: TDHCA Application #22274 (Cady Lofts)

To all concerned,

I am writing with respect to Application #22274 (Cady Lofts) for 9% federal tax credits.

Despite other several other concerns with the application, I feel the only place where the applicant is truly overstating their case to win points is with respect to the **Concerted Revitalization Plan**.

The neighborhood plan that the application is citing is published at [https://www.austintexas.gov/sites/default/files/files/Housing\\_%26\\_Planning/Adopted%20Neighborhood%20Planning%20Areas/03\\_CentralAustinCombined/ca-combined-np.pdf](https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Adopted%20Neighborhood%20Planning%20Areas/03_CentralAustinCombined/ca-combined-np.pdf). (If this link does not work, search for “Central Austin Neighborhood Plan” and you will easily find it.)

A quick glance at the content confirms that it is not a revitalization plan. The plan covers all of Central Austin but the most relevant section of the plan is:

**Hancock Neighborhood**

Like most others in the Central Austin Combined Neighborhood Planning Area, residents of the Hancock neighborhood strongly desire the preservation of the integrity and quality of life in their existing single-family residential neighborhoods. They recognize that the various parts of Hancock significantly differ in character from one another but feel that the the mixture of historic estate homes with more modest bungalows and cottages is part of what makes Hancock distinctive. Neighbors take pride in the historic sites - the Hancock golf course itself, the Perry mansion at the corner of Red River St. and 41<sup>st</sup> St., “Inshallah” on 43<sup>rd</sup> St. at Waller Creek, and the many fine homes along Park Boulevard, Duval, Greenway, 32<sup>nd</sup>, 35<sup>th</sup>, and 37<sup>th</sup> Streets—but they are equally proud of the smaller-scale properties and subdivisions that provide diversity, more affordable housing, and, at times, a more human scale.

The letter from James May at the City of Austin claiming that this plan is a Concerted Revitalization Plan is located on page 94 of the application (link <https://www.tdhca.state.tx.us/multifamily/docs/imaged/2022-9-challenges/22274.pdf>)

Mr. May asserts, without evidence, the neighbor plan is linked to more recent City-wide goals related to affordable housing. It is a complete misreading of the content of the plan. He does not provide any information about the City-wide plans that he cites.

To quote from Concerted Revitalization Plan Packet that the applicant uses to determine if they qualify for points:

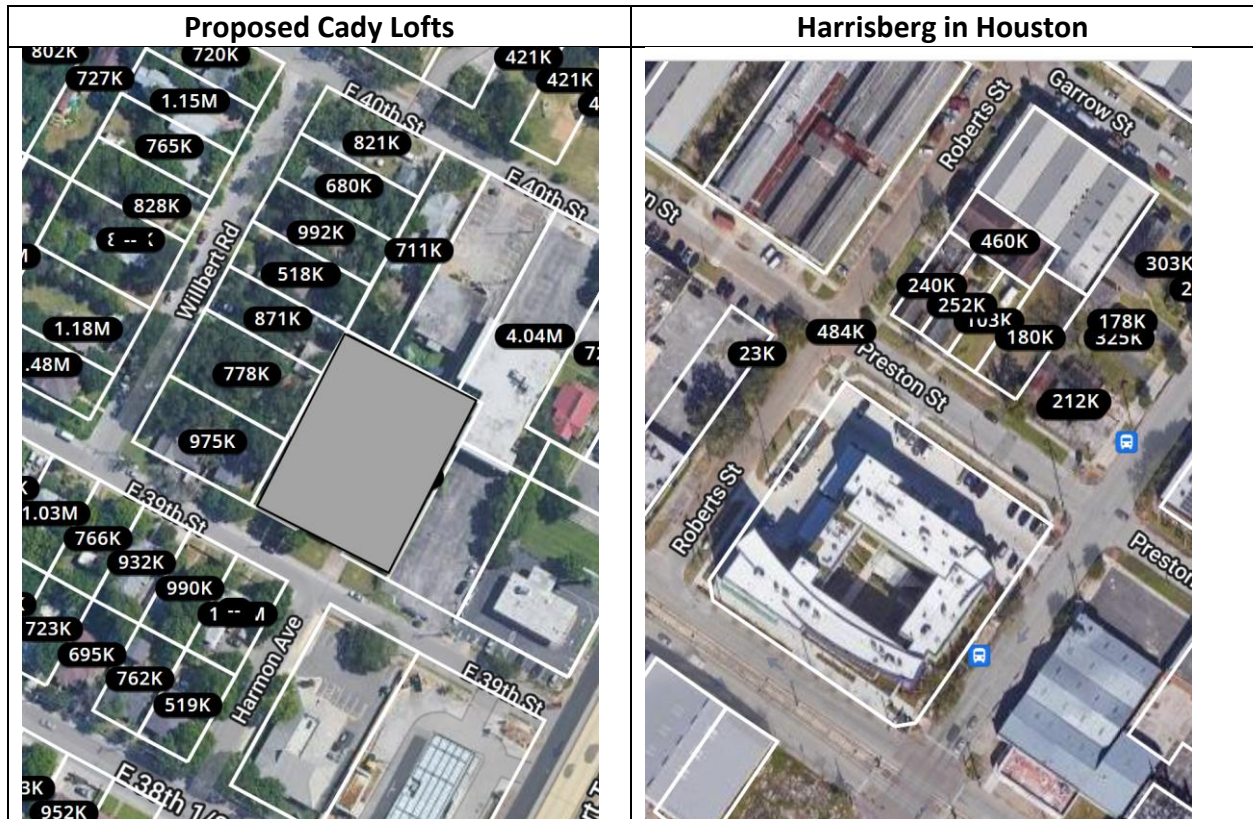
Per the requirements of 10 TAC §11.9(d)(7)(A)(ii), a plan may consist of one or multiple, but complementary, local planning documents that together create a cohesive agenda for the plan's specific area. **No more than two (2) local plans may be submitted for each proposed Development.** A Consolidated Plan, One-year Action Plan or any other plan prepared to meet HUD requirements will not meet the requirements, unless evidence is presented that additional efforts have been undertaken to meet the requirements in the QAP. The concerted revitalization plan may be a Tax Increment Reinvestment Zone ("TIRZ") or Tax Increment Finance ("TIF) or similar plan. A city- or county-wide comprehensive plan, by itself, does not equate to a concerted revitalization plan. (emphasis added)

There is no basis to connect the neighborhood plan to the larger goals of the City of Austin. Mr. May fails to provide hyperlinks to any other documents so I have not included them for your reference and I believe your rules prevent you from considering them as they are not part of the QAP. The reasons provided by Mr. May in his letter could just as easily apply to Hyde Park, Byker Woods, Crestview, Clarksville, and most of West Austin. The neighborhood plan calls for preserving existing affordable housing rather than creating more.

In addition, the applicant does not make that case that "this area was once vital and how it has lapsed into a condition requiring concerted revitalization". It is hard to believe that an area that saw its property values double and triple in the last 10 years needs revitalization.

The cited plan does not have "goals with a history of sufficient, documented and committed funding to accomplish its purposes on its established timetable.". The plan (established in 2004) does not have an action timeline and does not call for "work to address the items in need of mitigation or rehabilitation". It does not include a public official who oversees the plan and does not provide any budget (as there are no specific objectives).

Below is a map of the proposed site and a comparable development in Houston from Zillow.



The contrast is stark.

I have looked at every property run by New Home Housing in Houston. Their facilities are excellent but they are visibly near derelict buildings that could plausibly be part of a revitalization plan. My conclusion is that the City of Austin is out of line with the rest of the State in its understanding of what qualifies as a CRP.

(New Home Housing history implies that the rules as written to favor placing the developments in less desirable neighborhoods. While I think this is a regrettable aspect to the system, I do not understand the basis for the rules well enough to say they should be removed or ignored.)

Finally, if you examine the neighborhood's future land use map (FLUM) part of the cited plan, you will notice an explicit statement that a lot used by the site should be preserved as a buffer between the neighborhood and the highway. It explicitly calls to preserve the lot located at 1004 E 39<sup>TH</sup> as single family. It is a bit absurd to claim a development that deliberately overrides the neighborhood plan as a basis for claiming points.



## Community Input Scoring Items

TDHCA# 22000

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 Austin

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

**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. Caritas of Austin**

Name of Community Organization

Jo Kathryn Quinn

Contact Name

Support

Opposition

**B. Integral Care**

Name of Community Organization

David Evans

Contact Name

Support

Opposition

**C. Lifeworks**

Name of Community Organization

Susan McDowell

Contact Name

Support

Opposition

**D. Family Eldercare**

Name of Community Organization

Kent Herring

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 20220203-025**

**WHEREAS**, Lancaster Ct. Housing Partnership, LP (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development to be located at or near 5111 Lancaster Court, Austin, TX 78723 (Proposed Development) within the City; and

**WHEREAS**, Applicant intends for the Proposed Development to be for the Supportive Housing (Continuum of Care) population; 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 The Lancaster; **NOW, THEREFORE,**

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

Pursuant to Section 11.3(c) of Texas' 2022 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' 2022 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 (or a Supplemental Allocation of 2022 credits) within the three year period preceding the date Application Round begins.



**BE IT FURTHER RESOLVED:**

Pursuant to Section 11.3 and 11.4 of Texas' 2022 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' 2022 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 affirms that the Proposed Development is consistent with the City's obligation to affirmatively further fair housing.

**BE IT FURTHER RESOLVED:**

Pursuant to Section 11.9(d)(1) of Texas' 2022 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 Myrna Rios, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

ADOPTED: February 3, 2022

ATTEST:

  
Myrna Rios  
City Clerk



Downtown HDQ  
611 Neches Street  
P.O. Box 1947  
Austin, Texas 78767-1947

---

North Office  
9027 Northgate Blvd.  
Austin, TX 78758

---

Main: 512.479.4610  
Fax: 512.472.4164

February 24, 2022

Texas Department of Housing and Community Affairs  
Attn: Cody Campbell  
P.O. Box 13941  
Austin, TX 78711-3941

Dear Mr. Campbell,

On behalf of Caritas of Austin, I am pleased to write this letter of support for The Lancaster (#22000) located at 5111-5115 Lancaster Court in Austin, Texas 78723.

Caritas of Austin is a nonprofit, tax exempt community organization based in Austin, Texas. Caritas' mission is to prevent and end homelessness in Austin, Texas. We believe that when everyone has a safe and stable place to call home, we can realize our full potential and make Austin more vibrant for all. Our organization is a close collaborator with the applicant SAFE. Additionally, we serve the community where these proposed apartments are located and look forward to more affordable housing opportunities that allow us to expand our services.

Please see attached 501(c)(3) determination letter. We have also attached an annual report which shows that we serve the Austin community and the area where this proposed project is located. Our website is [Caritasofaustin.org](http://Caritasofaustin.org) and there you will find more information about our services and organization.

Thank you for your consideration of their application for funding.

Sincerely,

Jo Kathryn Quinn  
President and CEO  
Caritas of Austin

February 24, 2022

Texas Department of Housing and Community Affairs  
Attn: Cody Campbell  
P.O. Box 13941  
Austin, TX 78711-3941

Dear Mr. Campbell,

On behalf of Integral Care, the Local Mental Health and Intellectual and Disability Authority for Travis County, I am pleased to write this letter of support for The Lancaster (#22000) located at 5111-5115 Lancaster Court in Austin, Texas 78723.

Integral Care is a nonprofit, tax exempt governmental organization based in Austin, Texas. Since 1967, Integral Care has supported the health and well-being of children and adults living with mental illness, substance use disorder, and intellectual and developmental disabilities (IDD) in Travis County, TX. Integral Care's mission is to improve the lives of people affected by behavioral health and developmental or intellectual challenges. Our vision is healthy living for everyone. As the Local Mental Health and Intellectual and Developmental Disability Authority, Integral Care partners with local organizations to strengthen a community network in support of mental health, offers guidance to other behavioral health agencies, and battles the stigma that surrounds mental illness, substance use disorder, and IDD. We serve the community where these proposed apartments are located and look forward to more affordable housing opportunities that allow us to expand our services.

We have attached a brochure which shows that we serve the Austin community and the area where this proposed project is located. Our website is [www.integralcare.org](http://www.integralcare.org) and it provides more information about our services and organization.

Thank you for your consideration of their application for funding.

Sincerely,

A handwritten signature in black ink, appearing to read "David Evans", with a long horizontal stroke extending to the right.

David Evans  
Chief Operations Officer

February 17, 2022

Texas Department of Housing and Community Affairs

Attn: Cody Campbell

P.O. Box 13941

Austin, TX 78711-3941

Dear Mr. Campbell,

On behalf of LifeWorks, I am pleased to write this letter of support for SAFE Alliance and their proposed Lancaster (#22000) located at 5111-5115 Lancaster Court in Austin, Texas 78723.

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 and look forward to more affordable housing opportunities that allow us to expand our services. LifeWorks has numerous long-term collaborations with SAFE Alliance and looks forward to supporting the proposed project.

Please see 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 organization.

Thank you for your consideration of their application for funding.

Sincerely,



Susan McDowell  
Chief Executive Officer



2022 Board of Directors

Kim Wilson  
Board Chair

Jen Berbas  
Past Board Chair

Charles Colley  
Secretary

Sam Cockburn  
Treasurer

Sandy Morris  
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Fred Lugo

Memorial Board Members

Jackie Lelong  
Founder of Family Eldercare

Rudy Belton  
Mark Davis  
Alva Finck

Susan Sharlot

President's Council

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Michelle Bonilla  
Tom Buckle

Don Carnes  
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 Marett  
J.C. "Dusty" McCormick  
Gail Sulak

Gaye Thompson  
Brent Weber

February 16, 2022

Texas Department of Housing and Community Affairs  
Attn: Cody Campbell  
P.O. Box 13941  
Austin, TX 78711-3941

Dear Mr. Campbell,

On behalf of Family Eldercare, I am pleased to write this letter of support for The Lancaster (#22000) located at 5111-5115 Lancaster Court in Austin, Texas 78723.

Family Eldercare is a nonprofit, tax exempt community organization based in Austin, Texas. Family Eldercare is active in the Austin community and we serve this community and believe that older adults and people with disabilities are a vital part of creating a more livable, inclusive Central Texas for everyone. We thoughtfully partner with families and individuals to create stability, dignity, and success. We serve the community where these proposed apartments are located and look forward to more affordable housing opportunities that allow us to expand our services.

Please see attached 501(c)(3) determination letter. I also encourage you to visit our website at [www.familyeldercare.org](http://www.familyeldercare.org) to get a full picture of the services and impact we provide to the Austin Community and the area where this project is located.

Thank you for your consideration of their application for funding.

Sincerely,

Kent Herring  
Chief Executive Officer  
Family Eldercare

generously supported by



# Community Input Scoring Items

TDHCA# 22135

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 Austin

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 20

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

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

### A. Capital IDEA

Name of Community Organization

Steve Jackobs

Contact Name

Support

Opposition

### B. Any Baby Can

Name of Community Organization

Veronda L. Durden

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. 20220203-026**

**WHEREAS**, HTG Anderson, LLC (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development to be located at or near the 1100 Block of RM 620 and El Salido Parkway, Austin, TX 78750 (Proposed Development) within the City; and

**WHEREAS**, Applicant intends for the Proposed Development to be for the General population; 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 Red Oaks; **NOW, THEREFORE,**

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

Pursuant to Section 11.3(c) of Texas' 2022 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' 2022 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 (or a Supplemental Allocation of 2022 credits) within the three year period preceding the date Application Round begins.

**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' 2022 Qualified Allocation Plan, the City Council supports the Proposed Development, approves the construction of the Proposed Development, and authorizes an allocation of Housing Tax Credits for the Proposed Development.

**BE IT FURTHER RESOLVED:**

Pursuant to Section 11.9(d)(1) of Texas' 2022 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 Myrna Rios, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

**ADOPTED:** February 3, 2022

**ATTEST:**

  
Myrna Rios  
City Clerk





# JOHN H. BUCY, III

TEXAS STATE REPRESENTATIVE • DISTRICT 136

February 23, 2022

Cody Campbell  
Director of Multifamily Finance  
Texas Dept. of Housing & Community Affairs  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

RE: Red Oaks, TDHCA# 22135: 1100 block of Ranch Road 620 and El Salido parkway

Dear Mr. Campbell,

I would like to express my **support** of the proposed Red Oaks apartment community (TDHCA# 22135), located at the 1100 block of Ranch Road 620 and El Salido parkway. This development for working families will benefit the City of Austin and provide much needed affordable housing in House District 136.

Red Oaks will be 100% income restricted for individual and families earning between #0% and 60% of the area median income and will be compromised of efficiency, one-, two-, and three- bedroom units.

The development site is located in a high opportunity area that is close to a grocery store, pharmacy, health facility, restaurants, parks, and school. All things that are important for this type of development to be successful.

Again, I strongly support the proposed Red Oaks apartment community, and I hope for the approval of their application for the 9% low income housing tax credit.

If you have any additional questions, please do not hesitate to reach out to our office.

Sincerely,

A handwritten signature in black ink that reads "J. H. Bucy III".

John H Bucy III  
Texas State Representative  
House District 136

February 7, 2022

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

Via Email

Re: Red Oaks, TDHCA #22135

Dear Mr. DeLeon,

Capital IDEA is pleased to present this letter of support for Red Oaks. Red Oaks is a proposed new construction development to be located at the 1100 Block of Ranch Road 620 & El Salido Pkwy, Austin, TX 78750.

Capital IDEA is a 501(c)(3) tax exempt entity, with a mission to lift working adults out of poverty and into living-wage careers through education and career advancement. These services are available for residents of Austin, in which Red Oaks will be located.

There is a significant need for housing that is affordable to citizens of modest means as they work their way up a ladder of education and opportunity. This development will help meet that need.

Thank you for your consideration. If you have any questions or need any additional information, please feel free to contact me at [sjackobs@capitalidea.org](mailto:sjackobs@capitalidea.org).

Sincerely,



Steve Jackobs  
Executive Director

## BOARD OF DIRECTORS

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Tonya Netzley  
Vilma Luna  
Zeena Querbach

February 2, 2022

Valentin DeLeon  
VP of Development  
Housing Trust Group  
7035 Bee Caves Road, Suite 203  
Austin, TX 78746

RE: Red Oaks, TDHCA #22135

Dear Mr. DeLeon,

Any Baby Can is pleased to provide this letter of support for Red Oaks. Red Oaks is a proposed new construction development to be located at the 1100 Block of Ranch Road 620 & El Salido Parkway, Austin, TX 78750.

Any Baby Can is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located. Any Baby Can partners with families to overcome obstacles and achieve well-being. With programs that meet clients where they are – at home, work, or school – Any Baby Can helps build stability, develop skills, and navigate systems so children and families reach their full potential with a primary purpose of building strong communities. The opportunity for the families we serve to live in safe and affordable housing is of importance to us.

Please see attached 501 (c)(3) determination letter. We have also attached a [link here](#), to our annual report which shows that we serve the Austin community and the area where this proposed project is located. Our website is [anybabycan.org](http://anybabycan.org) and it provides more information about our services and organization.

Thank you for your consideration. If you have any questions or need any additional information, please feel free to contact me directly.

Sincerely,



Veronda L. Durden  
CEO and President

# Community Input Scoring Items

TDHCA# 22007

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 Austin

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points.

Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. ECHO

Name of Community Organization

Jezzman McPeters

Contact Name

Support

Opposition

C. Austin Playhouse

Name of Community Organization

Laura Haddock

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. 20220203-021**

**WHEREAS**, MHP Anderson Creek, LLC (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development to be located at or near 1701 East Anderson Lane, Austin, TX 78752, (Proposed Development) within the City; and

**WHEREAS**, Applicant intends for the Proposed Development to be for the General population; 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 Anderson Creek; **NOW, THEREFORE,**

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

Pursuant to Section 11.3(c) of Texas' 2022 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' 2022 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 (or a Supplemental Allocation of 2022 credits) within the three year period preceding the date Application Round begins.

**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' 2022 Qualified Allocation Plan, the City Council supports the Proposed Development, approves the construction of the Proposed Development, and authorizes an allocation of Housing Tax Credits for the Proposed Development.

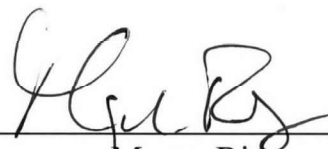
**BE IT FURTHER RESOLVED:**

Pursuant to Section 11.9(d)(1) of Texas' 2022 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 Myrna Rios, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

**ADOPTED:** February 3, 2022

**ATTEST:**   
Myrna Rios  
City Clerk



**2022 Board of Directors**

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*Board Chair*
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*Past Board Chair*
- Charles Colley  
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*Treasurer*
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- Bill McHugh
- Renee Lopez
- Anna Vander Broek
- Fred Lugo

**Memorial Board Members**

- Jackie Lelong  
*Founder of Family Eldercare*
- Rudy Belton
- Mark Davis
- Alva Finck
- Susan Sharlot

**President's Council**

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- Michelle Bonilla
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- Don Carnes
- 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 Marett
- J.C. "Dusty" McCormick
- Gail Sulak
- Gaye Thompson
- Brent Weber

February 4, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Anderson Creek TDHCA ID 22007  
1701 E Anderson Lane

Dear Mr. Campbell,

I am writing this letter to voice my support for Anderson Creek an affordable housing development to be located approximately at 1701 E Anderson Lane in Travis County.

Family Eldercare is a 501(c)(3) non-profit organization that is active in the Austin community. We serve this community and believe that older adults and people with disabilities are a vital part of creating a more livable, inclusive Central Texas for everyone. We thoughtfully partner with families and individuals to create stability, dignity, and success.

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 Anderson Creek will serve our clients well and will promote a high quality of life for the underserved citizens of Austin and Travis County.

If I can be of further help in this matter, please let me know. I can be reached at 512-628-0421 or by email at kherring@familyeldercare.org Thank you for your consideration.

Sincerely,

Kent Herring  
Chief Executive Officer  
Family Eldercare





February 9, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: Anderson Creek TDHCA ID 22007  
1701 E Anderson Lane

Dear Mr. Campbell,

I am writing this letter to voice my support for Anderson Creek an affordable housing development to be located approximately at 1701 E Anderson Lane in Travis County.

Ending Community Homelessness Coalition (ECHO) is a 501(c)(3) non-profit organization that is active in the Austin community. We serve this community by providing dynamic, proactive leadership that engages policymakers and the community to end homelessness. 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 Anderson Creek will serve our clients well and will promote a high quality of life for the underserved citizens of Austin and Travis County.

If I can be of further help in this matter, please let me know. I can be reached by email at [jezmenmcpeters@austinecho.org](mailto:jezmenmcpeters@austinecho.org) Thank you for your consideration.

Sincerely,

*Jezzmen McPeters*

[Jezzmen McPeters \(Feb 9, 2022 16:06 CST\)](#)

Jezzmen McPeters  
Associate Director of Housing and System Advancement  
[jezmenmcpeters@austinecho.org](mailto:jezmenmcpeters@austinecho.org)

**Established Point of Contact:**

Paul Mohr  
Community Housing Portfolio Manager  
[paulmohr@austinecho.org](mailto:paulmohr@austinecho.org)



November 3, 2021



Re: 1700 E Anderson Lane, Austin, TX 78752

Austin Playhouse supports McDowell Housing Partners in their development of the Anderson Creek affordable housing apartment project.

Austin Playhouse is a veteran arts organization that owns land adjacent to the proposed project on Anderson Lane. We are fully permitted to build an arts facility on the site that will be a community resource as home to Austin Playhouse and dozens of other arts organizations. The original design for our permanent home included an affordable housing project.

We are engaged in active discussions to collaborate with McDowell Housing Partners on the site development.

Our missions are aligned to serve the Austin community and we look forward to possibilities for partnership to maximize our joint goals for positive community impact.

Sincerely yours,

A handwritten signature in black ink that reads "Lara Haddock". The signature is written in a cursive, flowing style.

Lara Haddock, Producing Artistic Director

# Community Input Scoring Items

TDHCA# 22038

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 Killeen

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Destiny World Outreach Center, Inc.

Name of Community Organization

Chad Rowe

Contact Name

Support

Opposition

### B. NeighborWorks Waco

Name of Community Organization

Roy Nash

Contact Name

Support

Opposition

### C. Communitas In Schools of Greater Central Texas, Inc.

Name of Community Organization

Michael Dewees

Contact Name

Support

Opposition

### D. United Way of the Greater Fort Hood Area

Name of Community Organization

Aaron R. Montemayor

Contact Name

Support

Opposition

### E. AARP

Name of Community Organization

Ismael Herrera

Contact Name

Support

Opposition

### F.

Name of Community Organization

Support

Opposition

Contact Name

**RESOLUTION**

**NO. 22-028R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS SUPPORTING THE PROPOSED AVANTI LEGACY PARKVIEW HOUSING COMMUNITY; APPROVING AN APPLICATION FOR FEDERAL HOUSING TAX CREDITS TO FINANCE SUCH PROJECT; PROVIDING AN IN-KIND CONTRIBUTION FOR SUCH PROJECT AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Avanti Legacy Parkview, LP has proposed a development for affordable rental housing at the Southwest corner of WS Young Drive and Atkinson Avenue named Avanti Legacy Parkview in the City of Killeen; and

WHEREAS, Avanti Legacy Parkview, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for Avanti Legacy Parkview

It is hereby

RESOLVED, that the City of Killeen, acting through its governing body, hereby confirms that supports the proposed Avanti Legacy Parkview development located at the Southwest corner of WS Young Drive and Atkinson Avenue (TDHCA #22038) and that this formal action has been taken to put on record the opinion expressed by the City of Killeen on February 22, 2022, and

RESOLVED, the City hereby commits to an in-kind contribution to the proposed Avanti Legacy Parkview 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, and

FURTHER RESOLVED that for and on behalf of the Governing Body, the City Council of the City of Killeen, Texas are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

**APPROVED**

By: \_\_\_\_\_

Jose L. Segarra, Mayor



**APPROVED AS TO FORM:**

Traci S. Briggs

Traci S. Briggs, City Attorney

**ATTEST:**

Lucy C. Aldrich

Lucy C. Aldrich, City Secretary

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# AVANTI LEGACY PARKVIEW, LP

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State Representative Brad Buckley, representing House District 54, has emailed a letter directly to the Texas Department of Housing and Community Affairs Multifamily Division. The letter provides a statement of support for Avanti Legacy Parkview. In accordance with §11.9(d)(5)(A), the applicant shall be eligible to receive eight (8) points.



BRAD BUCKLEY, D.V.M.



*State Representative · District 54*

February 28, 2022

Texas Department of Housing and Community Affairs  
Multifamily Finance Division  
Attention: Cody Campbell  
221 East 11th Street  
Austin, Texas 78701

**Re: Housing Tax Credit Program**

Dear Mr. Campbell:

The City of Killeen should be commended for aggressively addressing the need for affordable housing for families living in their community. On January 13<sup>th</sup>, Killeen City Council members officially broke ground on Robinson42, a 368-unit apartment complex that will be built in north Killeen. The culmination of two years of effort, this new complex, being developed by the NRP Group, is a mixed-income housing opportunity, with 50% of its units designated as affordable. When finished, the creation of 184 new rent restricted units for families will help impact the affordability issue in Killeen.

But the need for affordable housing persists. There are four tax credit applications proposed in District 54. I certainly believe that we need more affordable housing options in my District, but I have formed the opinion that seniors are most desperately in need of affordable housing opportunities. We have relied on the perspective of the housing and community development professionals on Killeen city staff who have, in both public meetings held regarding this subject, never vacillated in their insistence that senior housing applications be prioritized and have maintained that the proposed family transaction is secondary in importance.

As such, I offer my support to the three applications for senior housing as follows:

- #22038 Avanti Legacy Parkview
- #22087 Ridge Lofts at Skylark
- #22276 The Venetian Villas

All these proposed senior apartment communities are in my District and my intent is that these three applicants receive **eight points** each under TDHCA's scoring criteria.

However, I would like to express my neutral position regarding application #22082 East Avenue Crossing, a proposed family development. Again, I support the need for additional affordable housing in my District, but the overriding need is for additional housing targeted to seniors looking to retire in an affordable setting in Killeen. This is especially true for military veterans who wish to reside in central Texas at the completion of their military service but are unable to locate housing that is affordable to them based on their limited retirement income. My intent is that this applicant should receive **zero points** under TDHCA's scoring criteria.

If I can be of further assistance, please do not hesitate to contact my office.

For Texas,

A handwritten signature in black ink that reads "Brad Buckley". The signature is written in a cursive, flowing style.

Brad Buckley, DVM  
State Representative, Texas House District 54

January 31, 2022

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

Attention: Colin Nickells – Multifamily Division

RE: Avanti Legacy Parkview (TDHCA #22038)  
SWC of N WS Young Drive and Atkinson Avenue  
Killeen, TX 76543

Dear Mr. Nickells,

I am writing to support the application for the award of housing tax credits for the proposed development of the Avanti Legacy Parkview (TDHCA#22038), a multifamily senior housing development. As the City of Killeen continues to grow at a rampant pace, this property will address the increasing need for affordable housing for our seniors through the construction of this development. Our organization, Destiny World Outreach Center, is a tax-exempt non-profit membership organization that has members in the City of Killeen and the entire Bell County area.

Thank you for your consideration of the application and I urge you to award the housing tax credits to the Avanti Legacy Parkview (TDHCA #22038), a multifamily senior housing development.

Sincerely,



Pastor Chad Rowe  
Destiny World Outreach Center  
101 N W S Young Dr.  
(254) 291-4621  
pastorchad@destinywoc.com



February 1, 2022

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701  
Attention: Colin Nickells – Multifamily Division

RE: Avanti Legacy Parkview (TDHCA #22038)  
SWC of N WS Young Drive and Atkinson Avenue  
Killeen, TX 76543

Dear Mr. Nickells,

This letter is in wholehearted support of the application for the award of housing tax credits to the proposed development of Avanti Legacy Parkview (TDHCA#22038), a multifamily senior housing community. As the City of Killeen continues to grow exponentially, this development will address the increasing need for affordable housing for our senior citizens.

There is a tremendous need for affordable housing for senior citizens in the City of Killeen. Avanti Legacy Parkview would provide quality, affordable housing for seniors of Bell County, and will assist in adding to the tax base and creating jobs.

NeighborWorks Waco is a non-profit organization whose designated service area includes the City of Killeen and Bell County. Our mission is to build stronger neighborhoods through homeownership, quality rental housing, and community-building initiatives. We have a 28-year track record of serving the housing needs of Central Texas Citizens. We have already participated in a TSAHC program that allowed us to gift homes to disabled veterans in the City of Killeen.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Avanti Legacy Parkview development.

If you have any questions, please contact me at (254) 752-1647.

Sincerely,

A handwritten signature in black ink, appearing to read "Roy Nash", written over a white background.

Roy Nash  
President & CEO

922 Franklin, Waco, TX 76701  
254-752-1647 Office, 254-752-5815 Direct, 254-315-0222 Cell



February 22, 2022

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701  
Attention: Colin Nickells- Multifamily Division

RE: Avanti Legacy Parkview (TDHCA #22038)  
SWC of N WS Young Drive and Atkinson Avenue  
Killeen, TX 76543

Dear Mr. Nickells,

We are writing to give our support to Avanti Legacy Parkview, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Avanti Legacy Parkview (TDHCA #22038) development, located at the SWC of N WS Young Drive and Atkinson Avenue in Killeen, Texas.

As a local nonprofit, our mission at Communities In Schools of Greater Central Texas, Inc. is to provide our students and families with a community of support by empowering them to stay in school and achieve in life. There is a great need for affordable housing in the City of Killeen, and as the population of Killeen continues to age, the need for more affordable housing for the elderly continues to grow. Avanti Legacy Parkview would help combat this issue by providing quality, affordable housing for our seniors of Bell County, and will assist in adding to the tax base and creating jobs. We truly believe that the development of Avanti Legacy Parkview complements our mission by providing our families with a stable place to live for many years to come.

Thank you for your consideration of the application and we strongly urge you to award housing tax credits to the Avanti Legacy Parkview development.

Sincerely,



Michael Dewees

Executive Director

Communities In Schools of Greater Central Texas, Inc.

Attachment: IRS Determination Letter



February 22, 2022

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

Attention: Colin Nickells– Multifamily Division

RE: Avanti Legacy Parkview (TDHCA #22038)  
SWC of N WS Young Drive and Atkinson Avenue  
Killeen, TX 76543

Dear Mr. Nickells,

I am writing to support the application for housing tax credits for Avanti Legacy Parkview (TDHCA #22038). It is an approximately 104 multifamily community for seniors proposed in the City of Killeen. There is a tremendous need for affordable housing for families in the City of Killeen, as the population in Killeen, Bell County and the surrounding area grows.

Avanti Legacy Parkview would provide quality, affordable housing for seniors of Bell County, and will assist in adding to the tax base and creating jobs. Our organization United Way is a tax-exempt non-profit organization that serves the City of Killeen and the entire Bell County area.

Thank you for your consideration of the application and I urge you to award housing tax credits to Avanti Legacy Parkview development. If you have any questions, please contact me at (254-634-0660).

Sincerely,

A handwritten signature in blue ink, appearing to read "Aaron R. Montemayor".

Aaron R. Montemayor  
Executive Director  
United Way of the Greater Fort Hood Area

# Community Input Scoring Items

TDHCA# 22037

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 Killeen

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Communities In Schools of Greater Central Texas, Inc.

Name of Community Organization

Michael Dewees

Contact Name

Support

Opposition

### B. NeighborWorks Waco

Name of Community Organization

Roy Nash

Contact Name

Support

Opposition

### C. United Way of the Greater Fort Hood Area

Name of Community Organization

Aaron R. Montemayor

Contact Name

Support

Opposition

### D. AARP

Name of Community Organization

Ismael Herrera

Contact Name

Support

Opposition

### E. New Life Apostolic Church

Name of Community Organization

Noel White

Contact Name

Support

Opposition

### F. Korean War Veterans Association

Name of Community Organization

Roy Lytle

Contact Name

Support

Opposition

**RESOLUTION**  
No. 22-028R

**A RESOLUTION OF THE CITY COUNCIL OF KILLEEN, TEXAS SUPPORTING AN APPLICATION FOR 2022 HOUSING TAX CREDIT DEVELOPMENT, AVANTI LEGACY NORTH OAKS, LP, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR AFFORDABLE MULTI-FAMILY RENTAL HOUSING,**

WHEREAS, Avanti Legacy North Oaks, LP has proposed a development for affordable rental housing at 1001 & 1003 Medical Drive named Avanti Legacy North Oaks in the City of Killeen; and

WHEREAS, Avanti Legacy North Oaks, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for Avanti Legacy North Oaks

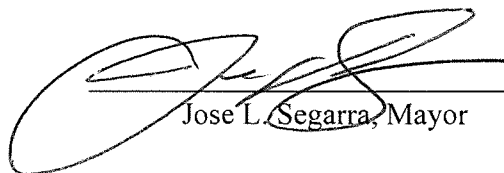
It is hereby

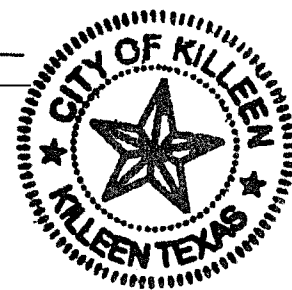
RESOLVED, that the City of Killeen, acting through its governing body, hereby confirms that it supports the proposed Avanti Legacy North Oaks development located at 1001 & 1003 Medical Drive (TDHCA #22037) and that this formal action has been taken to put on record the opinion expressed by the City of Killeen on February 22, 2022, and

RESOLVED, the City hereby commits to an in-kind contribution to the proposed Avanti Legacy North Oaks 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, and

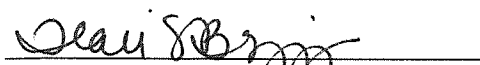
FURTHER RESOLVED that for and on behalf of the Governing Body, the City Council of the City of Killeen, Texas are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

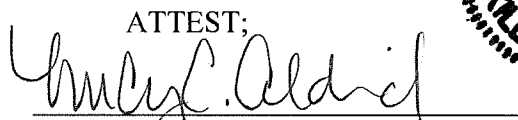
APPROVED:

  
\_\_\_\_\_  
Jose L. Segarra, Mayor



APPROVED AS TO FROM;

  
\_\_\_\_\_  
Traci S. Briggs, City Attorney

ATTEST;  
  
\_\_\_\_\_  
Lucy C. Aldrich, City Secretary

February 22, 2022

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701  
Attention: Colin Nickells- Multifamily Division

RE: Avanti Legacy North Oaks (TDHCA #22037)  
1001 and 1003 Medical Drive  
Killeen, TX 76543

Dear Mr. Nickells,

We are writing to give our support to Avanti Legacy North Oaks, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Avanti Legacy North Oaks (TDHCA #22037) development, located on/at 1001 and 1003 Medical Drive in Killeen, Texas.

As a local nonprofit, our mission at Communities In Schools of Greater Central Texas, Inc. is to provide our students and families with a community of support by empowering them to stay in school and achieve in life. There is a great need for affordable housing in the City of Killeen, and as the population of Killeen continues to age, the need for more affordable housing for the elderly continues to grow. Avanti Legacy North Oaks would help combat this issue by providing quality, affordable housing for our seniors of Bell County, and will assist in adding to the tax base and creating jobs. We truly believe that the development of Avanti Legacy North Oaks complements our mission by providing our families with a stable place to live for many years to come.

Thank you for your consideration of the application and we strongly urge you to award housing tax credits to the Avanti Legacy North Oaks development.

Sincerely,



Michael Dewees  
Executive Director

Communities In Schools of Greater Central Texas, Inc.

Attachment: IRS Determination Letter



February 1, 2022

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701  
Attention: Colin Nickells – Multifamily Division

RE: Avanti Legacy North Oaks (TDHCA #22037)  
1001 and 1003 Medical Drive  
Killeen, TX 76543

Dear Mr. Nickells,

I am pleased to give my support to Avanti Legacy North Oaks in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Avanti Legacy North Oaks (TDHCA #22037) development, located on/at 1001 and 1003 Medical Drive in Killeen, Texas. As the City of Killeen continues to grow exponentially, this development will address the increasing need for affordable housing for our senior citizens.

There is a tremendous need for affordable housing for senior citizens in the City of Killeen. Avanti Legacy North Oaks would provide quality, affordable housing for seniors of Killeen and Bell County, and will assist in adding to the tax base and creating jobs.

NeighborWorks Waco is a non-profit organization whose designated service area includes the City of Killeen and Bell County. Our mission is to build stronger neighborhoods through homeownership, quality rental housing, and community-building initiatives. We have a 28-year track record of serving the housing needs of Central Texas Citizens. We have already participated in a TSAHC program that allowed us to gift homes to disabled veterans in the City of Killeen.

Thank you for your consideration of the application and I urge you to award housing tax credits to Avanti Legacy North Oaks development.

If you have any questions, please contact me at (254) 752-1647.

Sincerely,

A handwritten signature in blue ink that reads "Roy Nash". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Roy Nash  
President & CEO



February 1, 2022

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701  
Attention: Colin Nickells – Multifamily Division

RE: Avanti Legacy North Oaks (TDHCA #22037)  
1001 and 1003 Medical Drive  
Killeen, TX 76543

Dear Mr. Nickells,


United Way of the Greater Fort Hood Area is pleased to give our support to Avanti Legacy North Oaks, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Avanti Legacy North Oaks (TDHCA #22037) senior development, located on/at 1001 and 1003 Medical Drive in Killeen, Texas. We are a tax-exempt non-profit organization that serves the City of Killeen and the entire Bell County area.

The website SeniorCare.com states that 5% of the population of Killeen are seniors and of those 27% live alone and 10% of senior households have an annual income of less than \$10k and 28% less than \$20k, making the need for more affordable housing for the elderly a critical need.

Avanti Legacy North Oaks would provide quality, affordable housing for seniors of Bell County, helping to address the dire lack of affordable housing options as elderly individuals attempt to retire.

Again, we are very pleased to lend our support to the Avanti Legacy North Oaks (TDHCA #22037) tax credit application. If you need additional information, please contact me at (254-634-0660).

Sincerely,

  
Aaron R. Montemayor  
Executive Director  
United Way of the Greater Fort Hood Area



1314 Guadalupe St, Ste 209 | San Antonio, TX 78207  
1-866-227-7443 | Fax: 210-298-1017  
aarp.org/tx | txaarp@aarp.org | twitter: @aarptx  
facebook.com/aarptexas

February 28, 2022

Texas Department of Housing and Community Affairs  
Attention: Colin Nickells - Multifamily Division  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Avanti Legacy North Oaks, LP (TDHCA Application #22037)  
To be located 1001 & 1003 Medical Drive,  
Killeen, Texas 76543

Dear Mr. Nickells,

I am writing to support the application for housing tax credits of Avanti Legacy North Oaks, a multifamily housing community proposed in Killeen. The population in Killeen, Bell County and the surrounding area is growing rapidly. As a result, there is a great need for quality housing that is affordable to older adults and their families. These needs will be met by the development of the Avanti Legacy North Oaks. Our organization is a tax-exempt non-profit organization that serves Killeen, and Bell County.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Avanti Legacy North Oaks.

If you have any questions, please contact me at (210) 298-1016

Sincerely,

A handwritten signature in black ink that reads "Lisa C. Rodriguez". The signature is written in a cursive style.

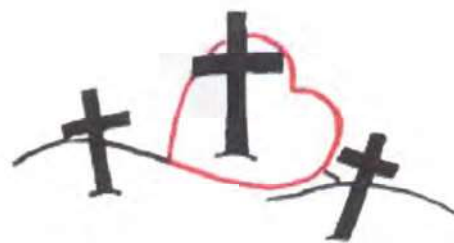
Lisa Rodriguez  
AARP  
Director of Outreach & Advocacy  
[lrodriguez@aarp.org](mailto:lrodriguez@aarp.org)  
210-298-1016



**New Life Apostolic Church**

February 14<sup>th</sup> , 2022

4712 East Rancier  
Killeen, TX 76543  
Rev. Noel (Tony) White, Pastor  
(512) 734-1653



TO: Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701  
Attention: Colin Nickells – Multifamily Division

RE: Avanti Legacy North Oaks (TDHCA #22037)  
1001 and 1003 Medical Drive  
Killeen, TX 76543

Dear Mr. Nickells,

I am pleased to give my support to Avanti Legacy North Oaks in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for Avanti Legacy North Oaks (TDHCA #22037) development, located on/at 1001 and 1003 Medical Drive in Killeen, Texas. We are a tax-exempt non-profit organization that serves the City of Killeen and the entire Bell County area.

There is a tremendous need for affordable housing for families in the City of Killeen, as the population in Killeen and Bell County and the surrounding area is growing rapidly. Avanti Legacy North Oaks would provide quality, affordable housing for seniors of Bell County, and will assist in adding to the tax base and creating jobs.

Again, we are very pleased to lend our support to the Avanti Legacy North Oaks (TDHCA #22037) tax credit application. If you need additional information, please contact me at (512) 734-1653.

Sincerely,

A handwritten signature in black ink, appearing to read 'Noel White', written over a horizontal line.

Pastor Noel White

Korean War Veterans Association, PO Box 10622, Killeen, TX 76547



February 15, 2022

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

Attention: Colin Nickells– Multifamily Division

RE: Avanti Legacy North Oaks (TDHCA #22037)  
1001 and 1003 Medical Drive  
Killeen, TX 76543

Dear Mr. Nickells,

The Korean War Veterans Association, Don C Faith (MOH) Chapter 222 is pleased to give our support to Avanti Legacy North Oaks, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for Avanti Legacy North Oaks (TDHCA #22037) development, located on/at 1001 and 1003 Medical Drive in the City of Killeen, Texas. We are a Veteran organization that serves the City of Killeen and the entire Bell County area.

There is a great need for all affordable housing in the City of Killeen, however as the population of Killeen continues to age, demand for more affordable housing for the elderly continues to grow and present a critical need. This development will increase the availability of quality affordable housing and better living for the seniors of Killeen and Bell County.

Thank you for your consideration of the application and we strongly urge you to award housing tax credits to Avanti Legacy Parkview development.

If you have any questions, please contact me at the number below.

Sincerely,

Roy Lytle, President  
Korean War Veterans Association  
Don C Faith (MOH) Chapter 222  
254-681-2099

## Community Input Scoring Items

TDHCA# 22287

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 Waco

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Shephard's Heart

Name of Community Organization

Rob Gager

Contact Name

Support

Opposition

B. The Salvation Army

Name of Community Organization

Major James Taylor

Contact Name

Support

Opposition

C. Meals on Wheels

Name of Community Organization

Debra King

Contact Name

Support

Opposition

D. Family Abuse Center

Name of Community Organization

Whitney Thomas

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 2022-097**

**WHEREAS**, Waco Enclave LP, has proposed a development for affordable rental housing at 2600 Lake Shore Drive, in the City of Waco, McLennan County, Texas; and

**WHEREAS**, Waco Enclave LP, has submitted a pre-application and proposes to submit a final application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2022 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**, Waco Enclave LP, 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 hereby: 1) supports a proposed affordable housing project being developed by Waco Enclave LP, ("Applicant") to be located at 2600 Lake Shore Drive, Waco, McLennan County, Texas; 2) approves the Applicant's application for the 9% Competitive Housing Tax Credit Program to the Texas Department of Housing and Community Affairs; 3) authorizes an in-kind contribution equal to no less than \$500.00 for said project in accordance with 10 Texas Administrative Code Section 11.9(d)(2); and 4) authorizes the City Manager 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, place, and purpose of said meeting was given as required by law.

**PASSED AND APPROVED** this 15th day of February 2022.

*Dillon Meek*

---

Dillon Meek, Mayor  
City of Waco, Texas

**ATTEST:**

*Patricia W. Ervin*

---

Patricia Ervin, Interim City Secretary



**APPROVED AS TO FORM & LEGALITY:**

*Jennifer E. Richie, Attorney*

---

Jennifer Richie, City Attorney



The  
Shepherd's  
Heart  
*Feeding Families. Changing Lives.*

February 15, 2022

Mr. Cody Campbell  
Director of Multifamily Programs  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

Re: TDHCA #22287, Hueco Residences

Mr. Campbell,

On behalf of the Shepherd's Heart, I would like to express our support for the proposed affordable housing development, Hueco Residences (#22287), to be located at 2600 Lake Shore Drive in Waco. Like so many towns throughout Texas, Waco has been in need of new, quality, affordable housing for its low to moderate-income residents for some time and as a result, we are pleased to have your interest in helping address that need. Low-income families are too often restricted to renting older properties that do not provide sufficient shelter from the elements or are forced to move to another town to find suitable housing, so it's great news to hear that a newly constructed property will be built and also be affordable.

Shepherd's Heart is a 501(c)(3) non-profit organization that serves the greater Waco area by providing faith-based resources and support to overcome poverty, hunger, and insufficient shelter. We are confident that the proposed Hueco Residences development will enhance the lives of its future residents and further benefit the community not only in its housing function, but also in its humanitarian efforts. We appreciate Waco Enclave LP's desire to help Wacoans in need and look forward to welcoming Hueco Residences to our community.

Sincerely,

Robert Gager  
Executive Director



DOING  
THE MOST  
GOOD<sup>SM</sup>

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

February 14, 2022

Mr. Cody Campbell  
Director of Multifamily Programs  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

Mr. Campbell,

On behalf of the Salvation Army of Waco, a 501(c)(3) non-profit organization serving the needs of individuals and families in Waco, Texas, I would like to express our support for your proposed affordable housing development, Hueco Residences (#22287), to be located at approximately 2600 Lake Shore Drive in Waco.

The Salvation Army provides assistance to those in need by administering various services such as emergency shelter and transitional housing, assistance in crisis situations, and more.

A tremendous need for safe and affordable housing exists in Waco and McLennan County. We see firsthand that our clients, who are predominantly low-income families, are too often limited in their choices for housing to insufficient units that do not provide proper shelter from the elements, "pay by week" hotels, or even their cars or tents.

The Salvation Army serves the greater Waco area which includes the site of the proposed Hueco Residences property. We are confident that your proposed development will enhance the lives of your future residents and further benefit the community not only in its housing function, but also in its humanitarian efforts. We appreciate your desire to help those in need and look forward to welcoming you to our community.

God bless you,

Major James Taylor  
Commanding Officer



**MEALS on WHEELS**  
**WACO**

February 14, 2022

Mr. Cody Campbell  
Director of Multifamily Programs  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX 78711-3941

RE: Letter of Support for TDHCA #22287, Hueco Residences, Located at 2600 Lake Shore Drive, Waco, Texas

Mr. Campbell,

On behalf of Meals on Wheels of Waco, a 501(c)(3) non-profit organization serving the needs of individuals and families in Waco, Texas would like to express support for your proposed affordable housing development, Hueco Residences (#22287), to be located at approximately 2600 Lake Shore Drive in Waco.

Meals on Wheels provides assistance to those in need by providing nutritious meals, and visits to home bound and disabled members of the community. These visits also afford us the opportunity to provide welfare checks five days a week, essential social interaction to brighten the spirits of our clients, relief for family members who normally prepare meals and more.

A tremendous need for safe and affordable housing exists in Waco and McLennan County. We see firsthand that our clients, who are predominantly low-income families, are too often limited in their choices for housing to insufficient units that do not provide proper shelter from the elements.

Meals on Wheels of Waco serves the greater Waco area which includes the site of the proposed Hueco Residences property. We are confident that your proposed development will enhance the lives of your future residents and further benefit the community not only in its housing function, but also in its humanitarian efforts. We appreciate your desire to help those in need and look forward to welcoming you to our community.

Sincerely,

Debra L. King  
Executive Director

**Home Delivered Meals    Senior Centers    Transportation**

**P.O. Box 85 Waco, TX 76703 \* 501 W. Waco Drive, Waco, TX 76707**  
**254.752.0316 \* Fax 254.752.0387 \* [www.mowwaco.org](http://www.mowwaco.org)**





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P.O. Box 20395  
Waco, TX 76702

Bus: (254) 772-8999  
Fax: (254) 772-4770

February 23, 2022

Tim Lang  
Waco-Hueco Residence  
15 Lake Drive  
Round Rock, TX 78665

Dear Mr Lang:

Family Abuse Center would like to express our support for your proposed affordable housing development, The Heuco Residence, to be located at approximately 2600 Lake Share Drive in Waco. Family Abuse is a non-profit organization that exists to eliminate domestic violence in Central Texas by sheltering victims of domestic violence and by preventing abuse from occurring through intervention and education. The majority of our clients are low-income. Through our housing program, we've found that housing options are extremely limited due to insufficient units available.

Family Abuse Center's service area covers 8 counties, but our largest number of clients reside in McLennan counties. We are confident that your proposed development will enhance the lives of our future residents and further benefit the community not only in its housing function, but also in its humanitarian efforts. We appreciate your desire to help those in need and look forward to welcoming you to our community.

Sincerely,

A handwritten signature in black ink, which appears to read 'Whitney Thomas', is written in a cursive style.

Whitney Thomas  
Executive Director

# Community Input Scoring Items

TDHCA# 22081

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 Killeen

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Fort Hood Area Habitat for Humanity

Name of Community Organization

Ken Cates

Contact Name

Support

Opposition

### B. Heart of Texas Goodwill Industries, Inc.

Name of Community Organization

Denise Whitsel

Contact Name

Support

Opposition

### C. United Way

Name of Community Organization

Aaron R. Monemayor

Contact Name

Support

Opposition

### D. Salvation Army

Name of Community Organization

Lt. David Beckham

Contact Name

Support

Opposition

### E.

Name of Community Organization

Contact Name

Support

Opposition

### F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION**

NO. 22-028R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS SUPPORTING THE PROPOSED RIDGE LOFTS AT SKYLARK HOUSING COMMUNITY; APPROVING AN APPLICATION FOR FEDERAL HOUSING TAX CREDITS TO FINANCE SUCH PROJECT; PROVIDING AN IN-KIND CONTRIBUTION FOR SUCH PROJECT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, CSH Ridge Lofts at Skylark, Ltd. and its affiliates (the "Applicant") propose to build an affordable housing development with up to 99 residential units (the "Housing") in the City of Killeen; and

**WHEREAS**, the Housing is expected to be located at W of Dogwood Blvd and S of Beechwood Ln, Killeen, TX 76543 and is expected to be named "Ridge Lofts at Skylark"; and

**WHEREAS**, the Applicant has submitted a pre-application (TDHCA #22087) and proposes to submit a final full application for financing for the Housing, including Competitive 9% Low Income Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KILLEEN, TEXAS THAT:**

**SECTION ONE.** The City Council of the City of Killeen hereby confirms its support for the development and construction of the Housing described above and that this formal action has been taken to put on record the opinion expressed by the City on this date.

**SECTION TWO.** The City Council of the City of Killeen hereby approves the Applicant's application for 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.

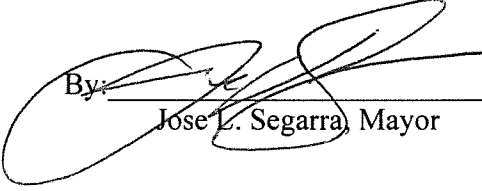
**SECTION THREE.** In accordance with 10 Texas Administrative Code §11.9(d)(2), the City hereby commits to an in-kind contribution to the Housing in the form of a reduced fee for the benefit of the Housing in the amount of \$500.00.

**SECTION FOUR.** That for and on behalf of the Governing Body of the City of Killeen, Mayor Jose L. Segarra, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

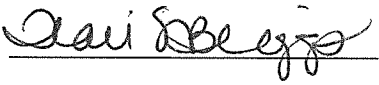
**SECTION FIVE.** This Resolution shall become effective immediately upon its passage.

**PASSED AND APPROVED** this 22nd day of February, 2022 at a Regular Meeting of the City Council of the City of Killeen, Texas.

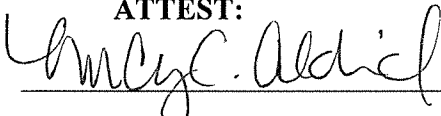
**APPROVED**

By:   
Jose L. Segarra, Mayor

**APPROVED AS TO FORM:**

  
Traci S. Briggs, City Attorney

**ATTEST:**

  
Lucy C. Aldrich, City Secretary



January 6, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct East Avenue Crossing in Killeen, Texas, TDHCA Application #22082**

Dear Mr. Wilkinson,

I'd like to take a moment to express Fort Hood Area Habitat for Humanity's support for the East Avenue Crossing housing development, TDHCA application No. 22082, located at 3318 E. Rancier Drive, Killeen, Texas in Bell County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH East Avenue Crossing, Ltd.

As both the City of Killeen and Bell County continue to grow, there is a greater need for affordable housing at affordable rental rates. This community is in dire need of more affordable solutions for the continued attraction of servicemembers choosing Central Texas (Bell County region) as their permanent home, after service. Affordable housing solutions also attract new industry and sustain businesses we have in the area. East Avenue Crossing 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 community.

The Fort Hood Area Habitat for Humanity is a 501c(3) Texas nonprofit corporation, located at 2601 Atkinson Avenue, Killeen, TX 76543. As part of the neighborhood and community in which East Avenue Crossing 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.

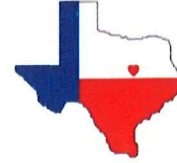
Sincerely,



Ken Cates  
U.S. Army (ret)  
CEO



**Heart of Texas  
Goodwill Industries, Inc.**  
*Serving the community since 1955*



January 10, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Ridge Lofts at Skylark in Killeen, Texas, TDHCA Application #22087**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Ridge Lofts at Skylark housing development, TDHCA application No. 22087, located at W of Dogwood Blvd. and S of Beechwood Ln. in Killeen, Texas in Bell County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Ridge Lofts at Skylark, Ltd.

As both the City of Killeen and Bell 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. Ridge Lofts at Skylark 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 Heart of Texas Goodwill Industries, Inc. (Goodwill) is a non-profit with a corporate office located at 1700 S New Road, Waco Texas 76711. Goodwill also operates retail stores and social service programs in as part of the neighborhood and community (Bell County) in which Ridge Lofts at Skylark 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,

**Denise Whitsel**  
Vice President, Mission Advancement  
P: 254-753-7337  
dwhitsel@hotgoodwill.org  
www.hotgoodwill.org



January 5, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Ridge Lofts at Skylark in Killeen, Texas, TDHCA Application #22087**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the East Avenue Crossing housing development, TDHCA application No. 22082, located at 3318 E. Rancier Drive, Killeen, Texas in Bell County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH East Avenue Crossing, Ltd.

As both the City of Killeen and Bell 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. East Avenue Crossing 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 the Greater Fort Hood Area is a non-profit located at 208 W. Ave A Killeen, Texas. As part of the neighborhood and community in which East Avenue Crossing 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,

  
Aaron R. Montemayor,  
Executive Director



DOING  
THE MOST  
GOOD™

William Booth, *Founder*

Brian Peddle, *General*

Commissioner Willis Howell, *Territorial Commander*

Lt. Colonel Ronnie L. Raymer, *Divisional Commander*

January 10, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Ridge Lofts at Skylark in Killeen, Texas, TDHCA Application #22087**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Ridge Lofts at Skylark housing development, TDHCA application No. 22087, located at W of Dogwood Blvd. and S of Beechwood Ln. in Killeen, Texas in Bell County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Ridge Lofts at Skylark, Ltd.

As both the City of Killeen and Bell 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. Ridge Lofts at Skylark 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 Salvation Army is a non-profit located at 419 W. Ave. G, Temple, Texas 76503. As part of the neighborhood and community in which Ridge Lofts at Skylark 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 "David Beckham".

Lt. David Beckham



# Community Input Scoring Items

TDHCA# 22057

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 Waco

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

If Alta Vista Neighborhood Organization does not complete QCP packet or is found to be ineligible we request 4 points for 11.9(d)(4)

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

Application expects to receive QCP points. Points Requested 8

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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 Heart of Central Texas**

Name of Community Organization

Melissa Ingriola

Contact Name

Support

Opposition

**B. Salvation Army - Waco**

Name of Community Organization

Major Jim Taylor

Contact Name

Support

Opposition

**C. NeighborhoodWorks**

Name of Community Organization

Roy Nash

Contact Name

Support

Opposition

**D. Habitat for Humanity**

Name of Community Organization

John Alexander

Contact Name

Support

Opposition

**E.**

Name of Community Organization

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 2022-098**

**WHEREAS**, Waco South New Road, LTD., has proposed a development for affordable rental housing at 3200 South New Road, in the City of Waco, McLennan County, Texas; and

**WHEREAS**, Waco South New Road, LTD., has submitted a pre-application and proposes to submit a final application to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2022 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**, Waco South New Road, LTD., 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 hereby: 1) supports a proposed affordable housing project being developed by Waco South New Road, LTD., ("Applicant") to be located at 3200 South New Road, Waco, McLennan County, Texas; 2) approves the Applicant’s application for the 9% Competitive Housing Tax Credit Program to the Texas Department of Housing and Community Affairs; **3) authorizes an in-kind contribution equal to no less than \$500.00 for said project in accordance with 10 Texas Administrative Code Section 11.9(d)(2); and 4) authorizes the City Manager 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, place, and purpose of said meeting was given as required by law.

**PASSED AND APPROVED** this 15th day of February 2022.

*Dillon Meek*

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Dillon Meek, Mayor  
City of Waco, Texas

**ATTEST:**

*Patricia W. Ervin*

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Patricia Ervin, Interim City Secretary



**APPROVED AS TO FORM & LEGALITY:**

*Jennifer Richie*

---

Jennifer Richie, City Attorney

2005 Commerce St.  
P.O. Box 636  
Belton, TX 76513  
(254)933-7487  
(254) 933-7466 FAX



1300 Lake Air Drive  
Suite 7  
Waco, TX 76710  
(254) 754-7050  
(254) 754-7054 FAX

December 10, 2021

Tom Huth  
President and CEO  
Palladium USA International, Inc.  
13455 Noel Road, Suite 400  
Dallas, TX 75240

RE: Support Letter for Waco South New Road to be located at 3200 S. New Road, Waco, Texas 76706

Dear Mr. Huth:

The Heart of Central Texas Independent Living Center (HOCTIL) is a non-profit 501(c)3 organization that works for the promotion of independence for persons with disabilities through self-determination and to advocate for persons with disabilities for equal access to services in the central Texas community. HOCTIL offers programs including connecting to peers, self-management training, assistive technology, transition to independent living, advocacy, and information. HOCTIL service area includes the area in which the development site is located. There is a strong need for housing options in the city of Waco that are not a cost burden to the resident. HOCTIL supports the proposed Waco South New Road multifamily development.

Thank you for the opportunity to express our support for Waco South New Road.

I can be reached by phone at (254)933-7487 ext. 104 or by email at [melissa.ingriola@hoctilc.org](mailto:melissa.ingriola@hoctilc.org) should you wish to contact me.

Sincerely,

*Melissa Ingriola*

Melissa Ingriola  
Executive Director



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*

December 8, 2021

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

RE: Support Letter for TDHCA 2022 9% Housing Tax Credit Application for Waco South New Road to be located at 3200 South New Road, Waco, McLennan County, Texas 76706

Dear Mr. Campbell:

Please accept this letter of support for the proposed Waco South New Road to be located at 3200 South New Road, Waco, McLennan County, Texas 76706. The Salvation Army, a 501 (c)3 non-profit organization, serves the needs of individuals and families in the area in which the development site is located.

Our primary purpose is to enhance the lives of Waco families through programs involving education, social activities, transportation, health and nutrition. In addition, the Salvation Army assists people in need by providing various programs such as emergency shelter and transitional housing, assistance in crisis situations. There is a significant need in Waco and McLennan County for high quality housing options that will not be a cost burden to the resident.

Thank you for the opportunity to express our support for Waco South New Road. Should you have any questions, please don't hesitate to contact me at 254-756-7271 or by email at [james.taylor@uss.salvationarmy.org](mailto:james.taylor@uss.salvationarmy.org).

God bless you!

Major Jim Taylor  
Commanding Officer  
Salvation Army Waco/McLennan County



## WACO

### OUR MISSION:

*Building stronger neighborhoods  
through homeownership.*

December 17, 2021

Tom Huth  
President and CEO  
Palladium USA International, Inc.  
13455 Noel Road, Suite 400  
Dallas, TX 75240

RE: Support Letter for Waco South New Road to be located at 3201 S. New Road, Waco, Texas 76706

Dear Mr. Huth:

NeighborWorks Waco is a tax-exempt 501(c)3 non-profit organization serving the housing needs of the city of Waco and McLennan County where the development site is located. We are in support of the application for housing tax credits for Waco South New Road, a proposed 132-unit multifamily development for families and working professionals. Our area is growing and there is a strong need for high quality housing that is not a cost burden to them.

NeighborWorks Waco has a 27-year track record of serving housing needs in the Waco community regardless of where they are on their path towards homeownership.

Thank you for the opportunity to express our support for Waco South New Road. We look forward to a successful outcome.

If you have any questions, please contact me at (254)752-1647 x101 or by email [roynash@nw-waco.org](mailto:roynash@nw-waco.org).

Sincerely,

Roy Nash  
President & CEO



January 28, 2022

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

RE: Support Letter for TDHCA #22057 2022 9% Housing Tax Credit Application-Waco South New Road to be located at 3200 S. New Road, Waco, McLennan County, Texas 76706

Dear Mr. Campbell:

Waco Habitat for Humanity, a tax exempt 501(c)3 non-profit organization, works to provide decent, safe housing that is not a cost burden to families seeking to become homeowners. Our program offers qualified applicants 2, 3, 4 and 5 bedroom homes at a 30-year 0% interest-rate mortgage. Our service area includes the City of Waco and McLennan County where the development site is located.

We support the proposed Waco South New Road application for housing tax credits. As a multifamily development for working families, Waco South New Road will provide a high-quality residential rental option that is not a cost burden for them.

Thank you for the opportunity to express our support for Waco South New Road.

If you have any questions or need additional information, please contact me at (254)756-7575 or by email [jalexander@wacohabitat.org](mailto:jalexander@wacohabitat.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "John Alexander".

John Alexander  
Executive Director

# Community Input Scoring Items

**TDHCA#** 22082

**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 Killeen

**Name of Local Government Body**

**Name of Local Government Body (if applicable)**

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested **4**

\*\* Note that QCP Packets are due March 1, 2022 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

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

n/a Letter of either support, neutrality, or opposition is included behind this tab.\*\* Points Requested **0**

OR

n/a Letter stating that no letter 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 March 1, 2022.

**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 the Greater Fort Hood Area**

**Name of Community Organization**

Aaron R. Montemayor

**Contact Name**

Support  
 Opposition

**B. Heart of Texas Goodwill Industries, Inc.**

**Name of Community Organization**

Denise Whitsel

**Contact Name**

Support  
 Opposition

**C. Fort Hood Area Habitat for Humanity**

**Name of Community Organization**

Ken Cates

**Contact Name**

Support  
 Opposition

**D. Salvation Army**

**Name of Community Organization**

Lt. David Beckham

**Contact Name**

Support  
 Opposition

**E.**  
**Name of Community Organization**

**Contact Name**

Support  
 Opposition

**F.**  
**Name of Community Organization**

**Contact Name**

Support  
 Opposition



**RESOLUTION**

NO. 22-028R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS SUPPORTING THE PROPOSED EAST AVENUE CROSSING HOUSING COMMUNITY; APPROVING AN APPLICATION FOR FEDERAL HOUSING TAX CREDITS TO FINANCE SUCH PROJECT; PROVIDING AN IN KIND CONTRIBUTION FOR SUCH PROJECT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, CSH East Avenue Crossing, Ltd. and its affiliates (the "Applicant") propose to build an affordable housing development with up to 96 residential units (the "Housing") in the City of Killeen; and

**WHEREAS**, the Housing is expected to be located at 3320 E Rancier Drive, Killeen Texas 76543 and is expected to be named "East Avenue Crossing": and

**WHEREAS**, the Applicant has submitted a pre-application (TDHCA #22082) and proposes to submit a final full application for financing for the Housing, including Competitive 9% Low Income Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs; and

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

**SECTION ONE.** The City Council of the City of Killeen hereby confirms its support for the development and construction of the Housing described above and that this formal action has been taken to put on record the opinion expressed by the City on this date.

**SECTION TWO.** The City Council of the City of Killeen hereby approves the Applicant's application for 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.

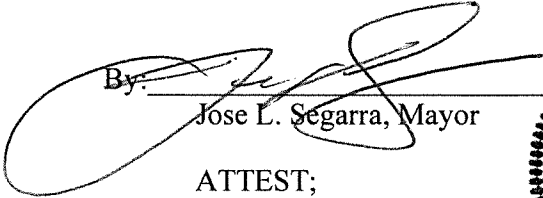
**SECTION THREE.** In accordance with 10 Texas Administrative Code §11.9(d)(2), the City hereby commits to an in-kind contribution to the Housing in the form of a reduced fee for the benefit of the Housing in the amount of \$500.00.

**SECTION FOUR.** That for and on behalf of the Governing Body of the City of Killeen, Mayor Jose L. Segarra, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

**SECTION FIVE.** This Resolution shall become effective immediately upon its passage.

**PASSED AND APPROVED** this 22<sup>nd</sup> day of February, 2022 at a Regular Meeting of the City Council of the City of Killeen, Texas.

CITY OF KILLEEN

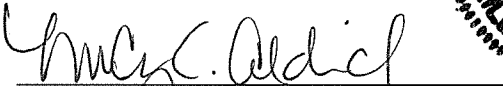
By:   
\_\_\_\_\_  
Jose L. Segarra, Mayor

ATTEST;



APPROVED TO FROM;

  
\_\_\_\_\_  
Traci S. Briggs, City Attorney

  
\_\_\_\_\_  
Lucy C. Aldrich, City Secretary



BRAD BUCKLEY, D.V.M.



*State Representative • District 54*

February 28, 2022

Texas Department of Housing and Community Affairs  
Multifamily Finance Division  
Attention: Cody Campbell  
221 East 11th Street  
Austin, Texas 78701

**Re: Housing Tax Credit Program**

Dear Mr. Campbell:

The City of Killeen should be commended for aggressively addressing the need for affordable housing for families living in their community. On January 13<sup>th</sup>, Killeen City Council members officially broke ground on Robinson42, a 368-unit apartment complex that will be built in north Killeen. The culmination of two years of effort, this new complex, being developed by the NRP Group, is a mixed-income housing opportunity, with 50% of its units designated as affordable. When finished, the creation of 184 new rent restricted units for families will help impact the affordability issue in Killeen.

But the need for affordable housing persists. There are four tax credit applications proposed in District 54. I certainly believe that we need more affordable housing options in my District, but I have formed the opinion that seniors are most desperately in need of affordable housing opportunities. We have relied on the perspective of the housing and community development professionals on Killeen city staff who have, in both public meetings held regarding this subject, never vacillated in their insistence that senior housing applications be prioritized and have maintained that the proposed family transaction is secondary in importance.

As such, I offer my support to the three applications for senior housing as follows:

- #22038 Avanti Legacy Parkview
- #22087 Ridge Lofts at Skylark
- #22276 The Venetian Villas

All these proposed senior apartment communities are in my District and my intent is that these three applicants receive **eight points** each under TDHCA's scoring criteria.

However, I would like to express my neutral position regarding application #22082 East Avenue Crossing, a proposed family development. Again, I support the need for additional affordable housing in my District, but the overriding need is for additional housing targeted to seniors looking to retire in an affordable setting in Killeen. This is especially true for military veterans who wish to reside in central Texas at the completion of their military service but are unable to locate housing that is affordable to them based on their limited retirement income. My intent is that this applicant should receive **zero points** under TDHCA's scoring criteria.

If I can be of further assistance, please do not hesitate to contact my office.

For Texas,

A handwritten signature in black ink that reads "Brad Buckley". The signature is written in a cursive, flowing style.

Brad Buckley, DVM  
State Representative, Texas House District 54



January 5, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct East Avenue Crossing in Killeen, Texas, TDHCA Application #22082**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the East Avenue Crossing housing development, TDHCA application No. 22082, located at 3318 E. Rancier Drive, Killeen, Texas in Bell County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH East Avenue Crossing, Ltd.

As both the City of Killeen and Bell 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. East Avenue Crossing 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 the Greater Fort Hood Area is a non-profit located at 208 W. Ave A Killeen, Texas. As part of the neighborhood and community in which East Avenue Crossing 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.

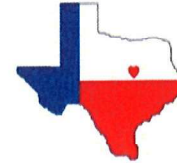
Sincerely,

A handwritten signature in black ink, appearing to read "Aaron R. Montemayor".

Aaron R. Montemayor,  
Executive Director



**Heart of Texas  
Goodwill Industries, Inc.**  
*Serving the community since 1955*



January 10, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct East Avenue Crossing in Killeen, Texas, TDHCA Application #22082**

Dear Mr. Wilkinson,

The purpose of this letter is to **express our support** for the East Avenue Crossing housing development, TDHCA application No. 22082, located at 3318 E. Rancier Drive, Killeen, Texas in Bell County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH East Avenue Crossing, Ltd.

As both the City of Killeen and Bell 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. East Avenue Crossing 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 Heart of Texas Goodwill Industries, Inc. (Goodwill) is a non-profit with a corporate office located at 1700 S New Road, Waco Texas 76711. Goodwill also operates retail stores and social service programs in as part of the neighborhood and community (Bell County) in which East Avenue Crossing 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,

**Denise Whitsel**  
Vice President, Mission Advancement  
P: 254-753-7337  
dwhitsel@hotgoodwill.org  
www.hotgoodwill.org

January 6, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct East Avenue Crossing in Killeen, Texas, TDHCA Application #22082**

Dear Mr. Wilkinson,

I'd like to take a moment to express Fort Hood Area Habitat for Humanity's support for the East Avenue Crossing housing development, TDHCA application No. 22082, located at 3318 E. Rancier Drive, Killeen, Texas in Bell County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH East Avenue Crossing, Ltd.

As both the City of Killeen and Bell County continue to grow, there is a greater need for affordable housing at affordable rental rates. This community is in dire need of more affordable solutions for the continued attraction of servicemembers choosing Central Texas (Bell County region) as their permanent home, after service. Affordable housing solutions also attract new industry and sustain businesses we have in the area. East Avenue Crossing 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 community.

The Fort Hood Area Habitat for Humanity is a 501c(3) Texas nonprofit corporation, located at 2601 Atkinson Avenue, Killeen, TX 76543. As part of the neighborhood and community in which East Avenue Crossing 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,



Ken Cates  
U.S. Army (ret)  
CEO



DOING  
THE MOST  
GOOD™

William Booth, *Founder*

Brian Peddle, *General*

Commissioner Willis Howell, *Territorial Commander*

Lt. Colonel Ronnie L. Raymer, *Divisional Commander*

January 10, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct East Avenue Crossing in Killeen, Texas, TDHCA Application #22082**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the East Avenue Crossing housing development, TDHCA application No. 22082, located at 3318 E. Rancier Drive, Killeen, Texas in Bell County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH East Avenue Crossing, Ltd.

As both the City of Killeen and Bell 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. East Avenue Crossing 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 Salvation Army is a non-profit located at 419 W. Ave. G, Temple, Texas 76503. As part of the neighborhood and community in which East Avenue Crossing 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 "David Beckham".

Lt. David Beckham



# Community Input Scoring Items

TDHCA# 22159

Self Score Total: 115

## 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 Kerrville

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Kerrville Konnect

Name of Community Organization

Whit Matteson

Contact Name

Support

Opposition

### B. Community Foundation of the Texas Hill Country

Name of Community Organization

Austin Dickson

Contact Name

Support

Opposition

### C. Dietert Center

Name of Community Organization

Brenda Thompson

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

Contact Name

**CITY OF KERRVILLE, TEXAS  
RESOLUTION NO. 10-2022**

**A RESOLUTION IN SUPPORT OF THE SUBMISSION OF  
AN APPLICATION TO THE 2022 COMPETITIVE  
HOUSING TAX CREDIT (HTC) PROGRAM THROUGH  
THE TEXAS DEPARTMENT OF HOUSING AND  
COMMUNITY AFFAIRS (TDHCA) BY RIVERVIEW  
MANOR, L.P., FOR THE NEW CONSTRUCTION OF  
AFFORDABLE SENIOR HOUSING**

**WHEREAS**, Riverview Manor, L.P. (“Applicant”) has requested support from the City of Kerrville for the new construction of 36 affordable senior housing units named Riverview Manor located at 1600 Junction Highway, Kerrville, Kerr 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 2022 Competitive 9% Housing Tax Credits (“HTCs”) for the construction of Development; and

**WHEREAS**, pursuant to the rules that govern the allocation of HTCs by the TDHCA, an applicant who provides a resolution of support from the governing body of a local political subdivision 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 a development will also 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 for its application to TDHCA for the Development; 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 affordable senior housing development by Riverview Manor, L.P., named Riverview Manor at 1600 Junction Highway, Kerr County, Texas, and that this formal action has been taken to put on record the opinion expressed by the City Council on this date.

**SECTION TWO.** In accordance with 10 Texas Administrative Code Section 11.9(d)(2), the City hereby commits to an in-kind contribution to the Development in the form of a reduced fees for the benefit of the Development in the amount of no less than \$500.00. Such support from the City will be in the form of reduced or waived fees as to building and other development permits, such support to be more specifically provided for in a subsequent resolution, which will include the appropriate findings.

**SECTION THREE.** For and on behalf of City Council, the City Manager, or designee, is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs and to take any other action required by state law in furtherance and support of this Development.

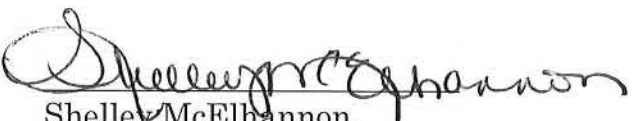
PASSED AND APPROVED ON this the 08 day of FEBRUARY, A.D., 2022.

  
Bill Blackburn, Mayor

APPROVED AS TO FORM:

  
Michael C. Hayes, City Attorney

ATTEST:

  
Shelley McElhannon,  
City Secretary

February 14, 2022

Mr. Colin Nickells  
Administrator, 9% Competitive Housing Tax Credit Program  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711-3941

RE: Letter of Support for Riverview Manor, HTC Application No. 22159

Dear Mr. Nickells:

On behalf of Kerr Konnect, a 501(c)(3) non-profit organization serving the needs of individuals and their families in Kerrville, Kerr County, Texas, I am pleased to provide this letter of support for the proposed multifamily housing community for seniors known as Riverview Manor (#22159), to be located at 1600 Junction Highway, Kerrville, Kerr County, TX. This proposed development is located within our organization's service area.

Our mission is to connect the Kerrville area community by providing safe and reliable transportation that will help maintain independence and enhance quality of life. Our vision is that of a citizenry confident it has a means of transportation to destinations they wish to reach in order to live productive, healthy and engaged lives.

There is a tremendous need in Kerrville and the Kerr County area for high quality, affordable housing to assist 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 the attached 501(c)(3) determination letter from the IRS. I am also attaching information showing we serve this area and detailing the services we provide to our community. Our website is <https://www.kerrkonnect.org/> and it provides more information about our organization.

Should you have any questions, please feel free to contact me at 830-315-5377.

Sincerely,



Whit Matteson

Program Director, Kerr ♦ Konnect



**COMMUNITY  
FOUNDATION**  
of the  
TEXAS HILL COUNTRY

March 1, 2022

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

RE: Letter of Support for Riverview Manor  
HTC Application No. 22159

Dear Ms. Holloway:

On behalf of Community Foundation of the Texas Hill Country, a public charitable organization serving the needs of residents in Kerrville and Kerr County, Texas, I am pleased to provide this letter of support for the proposed multifamily housing community for seniors known as Riverview Manor (#22159) to be located at 1600 Junction Highway in Kerrville.

The Community Foundation works with local donors and nonprofits that are committed to bettering the region. We aim to support quality of life, address root causes of pressing issues, and create community by funding organizations making our home a better place for all. In 2021, the Foundation granted \$6.2 million to local charities and civic causes.

There is a tremendous need in Kerrville, Kerr County, and the wider Hill Country area for quality, affordable housing to assist individuals and households, disabled persons, and those 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.

To learn more about the Community Foundation, please visit our website: [www.communityfoundation.net](http://www.communityfoundation.net). Should you have any questions, please feel free to contact us at 830-896-8811.

Sincerely,

Austin Dickson  
Chief Executive Officer



451 Guadalupe Street • Kerrville, Texas 78028  
830.792.4044      [www.dietertcenter.org](http://www.dietertcenter.org)

---

March 1, 2022

Mr. Colin Nickells  
Administrator, 9% Competitive Housing Tax Credit Program  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, Texas 78711-3941

RE: Letter of Support for Riverview Manor, HTC Application No. 22159

Dear Mr. Nickells:

On behalf of the Dietert Center, a 501(c)(3) non-profit organization serving the needs of individuals and their families in Kerrville, Kerr County, Texas, I am pleased to provide this letter of support for the proposed multifamily housing community for seniors known as Riverview Manor (#22159) to be located at 1600 Junction Highway, Kerrville, Kerr County, TX. This proposed development is located within our organization's service area.

The mission of the Dietert Center is to proactively support healthy aging by providing information, services, activities and rewarding volunteer opportunities that enhance the quality of life. The Dietert Center has evolved into a volunteer-driven, community-based organization that helps men and women maintain active, independent lives in their senior years. It is a place where seniors of all ages engage in entertaining, educational, and creative social activities, as well as find fulfilling volunteer opportunities. It is also the administrative center for a variety of professional support programs designed to help seniors remain independent in their homes for as long as possible, including "Meals on Wheels." The center also operates daytime caregiver respite services and a resource center for families who are caring for aging loved ones.

There is a tremendous need in Kerrville and Kerr County area for high quality, affordable housing to assist individuals and households, disabled persons, and persons on fixed-incomes. We support and 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 this area and detailing the services we provide to our community. Our website is <https://www.dietertcenter.org/> and it provides more information about our organization. Should you have any questions, please feel free to contact me at (830) 792-4044.

Sincerely,

Brenda Thompson  
Executive Director

# Community Input Scoring Items

TDHCA# 22195

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 March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. AARP

Name of Community Organization

Ismael Herrera

Contact Name

Support

Opposition

B. Mexican American Civil Rights Institute

Name of Community Organization

Sarah Zenaida Gould, PhD

Contact Name

Support

Opposition

C. San Antonio Clubhouse

Name of Community Organization

Eric Estrada

Contact Name

Support

Opposition

D. MOVE Texas Action Fund

Name of Community Organization

Claudia Yoli Ferla

Contact Name

Support

Opposition

E. Family Violence Prevention Services, Inc.

Name of Community Organization

Marta Prada Pelaez

Contact Name

Support

Opposition

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION **2022-02-10-0010R**

**OF SUPPORT OF VISTA AT SILVER OAKS, LP'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2022 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE CONSTRUCTION OF VISTA AT SILVER OAKS, AN 84-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 9.**

\* \* \* \* \*

**WHEREAS**, Vista at Silver Oaks, LP (the "Applicant") has proposed an 84-unit affordable multi-family rental housing development called Vista at Silver Oaks (the "Development"), to be located at the Southwest Corner of Silver Oaks & Brazil Drive in the City of San Antonio, Texas (the "City"); and

**WHEREAS**, the Applicant has submitted an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2022 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**, upon said hearing and after due consideration of the information provided by the Applicant and public comment, the City Council shall provide a Resolution of Support as required by the TDHCA 2022 Housing Tax Credit Application for the Development; **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 §11.204(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 Vista at Silver Oaks development (the “Development”), to be located at the Southwest Corner of Silver Oaks & Brazil Drive 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 10<sup>th</sup> day of February, 2022.**

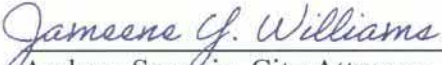


M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sitre, Acting City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



**City of San Antonio**

**City Council Meeting  
February 10, 2022**

30.

**2022-02-10-0010R**

Resolution of Support for the 2022 Competitive 9% Housing Tax Credits Program for the Vista at Silver Oaks development located near Silver Oaks & Brazil Drive in Council District 9

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Sandoval, Pelaez, Courage

**Absent:** Perry



# TEXAS HOUSE *of* REPRESENTATIVES

## Diego M. Bernal

State Representative, District 123

February 28, 2022

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

RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Housing Tax Credits to Construct Vista at Silver Oaks in San Antonio, Texas, 78213 – TDHCA Application #22195 – at the southwest corner of Silver Oaks and Brazil Drive and the southeast corner of Silver Oaks and Brazil Drive

Mr. Wilkinson,

Please accept this letter expressing my support for the Vista at Silver Oaks' application for housing tax credits from the Texas Department of Housing and Community Affairs (TDHCA Application #22195) pursuant to §2306.6710(b)(1)(J), §2306.6725(a)(2), and §2306.6710(f)(3). The proposed new construction development is located within a concerted revitalization area in my district and will serve the needs of our growing community by providing approximately 76 units for residents at or below 60% of the Area Median Family Income.

Affordable housing is undoubtedly needed in House District 123 and I am proud to support this project. Unlike previous years during my representation of this district, multiple projects are being attempted in the same census tract and only one can be awarded. Ultimately, my support for this project stems from the additional demonstrated support from the surrounding community.

If you have any questions regarding my support of this project, please do not hesitate to contact my office at (512) 463-0532.

Sincerely,

A handwritten signature in black ink, appearing to read "Diego M. Bernal".

Diego Bernal  
State Representative  
House District 123



1314 W. Sadleir Street, Suite 209 San Antonio, TX 78207  
1-866-227-7443 Fax 210-298-1017  
aarp.org | @aarp | aarp.org | @aarp | aarp |  
facebook.com/aarptexas

February 18, 2022

Texas Department of Housing and Community Affairs  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Silver Oaks (TDHCA Application #22195)  
To be located SWC of Silver Oaks and Brazil Dr  
and SEC of Silver Oaks and Brazil Dr.,  
San Antonio, Texas, 78213

Dear Mr. Campbell,

I am writing to support the application for housing tax credits of Vista at Silver Oaks, a multifamily housing community proposed in San Antonio. The population in San Antonio, Bexar County and the surrounding area is growing rapidly. As a result, there is a great need for quality housing that is affordable. These needs will be met by the development of the Vista at Silver Oaks. Our organization is a tax-exempt non-profit organization that serves the City of San Antonio and the entire Bexar County area.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Vista at Silver Oaks.

If you have any questions, please contact me at (210) 707- 4188.

Sincerely,

A handwritten signature in black ink, appearing to read "Ismael Herrera".

Ismael Herrera  
AARP  
Associate State Director Outreach & Advocacy  
[iherrera@aarp.org](mailto:iherrera@aarp.org)  
210-707-4188





**MEXICAN AMERICAN  
CIVIL RIGHTS INSTITUTE**

*Expanding the story of civil rights in the U.S.*

P.O. Box 12085  
San Antonio, TX 78212  
210-810-4093  
info@SomosMACRI.org

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Lilliana Patricio Saldaña, PhD

Velma Velo Ybarra

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Nora Dempsey

Victor Miramontes

Gilberto S. Ocañas

**STAFF**

Sarah Zenaida Gould, PhD  
Executive Director

Barbara Aguirre  
Administrator

February 16, 2022

Texas Department of Housing and Community Affairs  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Silver Oaks (TDHCA Application #22195)  
To be located SWC of Silver Oaks and Brazil Dr  
and SEC of Silver Oaks and Brazil Dr.,  
San Antonio, Texas, 78213

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Vista at Silver Oaks, a multifamily housing community proposed in San Antonio. The Mexican American Civil Rights Institute (MACRI) is a 501(c)3 non-profit organization based in San Antonio whose mission is to chronicle and advance the Mexican American community's civil rights efforts in the U.S. Despite the many advances Mexican Americans have achieved over the generations, access to safe, affordable housing near essential resources such as schools, jobs, fresh healthy food, and medical care remains a critical issue for Mexican Americans, and indeed all Americans.

At MACRI, we believe housing is a basic human right and we are keenly aware that there is a desperate need for affordable housing in Bexar County, especially in the 30%-60% AMI range. We all know the population in our community and surrounding areas is growing at a rapid pace. The proposed development would provide much needed quality, affordable housing for our growing community.

Again, we are very pleased to offer our support to Vista at Silver Oaks' Housing Tax Credit application. If you need additional information, please feel free to call me at 361-810-4093 or via email at [sgould@somosMACRI.org](mailto:sgould@somosMACRI.org).

Respectfully,

Sarah Zenaida Gould, PhD  
Executive Director



February 15, 2022

Texas Department of Housing and Community Affairs  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Silver Oaks (TDHCA Application #22195)  
To be located SWC of Silver Oaks and Brazil Dr  
and SEC of Silver Oaks and Brazil Dr.,  
San Antonio, Texas, 78213

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Vista at Silver Oaks, a multifamily housing community proposed in San Antonio. The San Antonio Clubhouse is a 501(c)3 non-profit organization whose mission is to form communities for mental health in Texas. The individuals we serve have a desperate need for affordable housing. There is not enough in Bexar County.

This property is less than five miles, and a 30-minute bus ride, from our program. The neighborhood where this development is located is surrounded by some of the most expensive real estate in the city. The people in the community need additional options for affordable housing, and this project would be invaluable.

We are very pleased to offer our support to Vista at Silver Oaks' Housing Tax Credit application. If you need additional information, please feel free to reach out. I'd be happy to express my support for this project, and this team.

Respectfully,

A handwritten signature in black ink, appearing to read "Eric Estrada".

Eric Estrada, Executive Director  
San Antonio Clubhouse  
210-646-4657  
Eric@SAClubhouse.org



February 22, 2022

Texas Department of Housing and Community Affairs  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Silver Oaks (TDHCA Application #22195)  
To be located SWC of Silver Oaks and Brazil Dr  
and SEC of Silver Oaks and Brazil Dr.,  
San Antonio, Texas, 78213

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Vista at Silver Oaks, a multifamily housing community proposed in San Antonio. MOVE Texas Action Fund is a 501(c)4 non-profit organization whose mission is to increase civic engagement among young Texans ages 18-35, building their political power at the ballot box and on progressive issues like housing accessibility and affordability, including in the San Antonio 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 Silver Oaks' Housing Tax Credit application. If you need additional information, please feel free to email at [claudia@movetexas.org](mailto:claudia@movetexas.org).

Respectfully,

A handwritten signature in black ink, appearing to read "Claudia Yoli Ferla".

Claudia Yoli Ferla  
Executive Director  
MOVE Texas Action Fund



Family  
Violence  
Prevention  
Services, Inc.

The Battered Women  
and Children's Shelter

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AnaPaula Watson

Debra J. Williams, MD

February 28, 2022

Texas Department of Housing and Community Affairs  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Silver Oaks (TDHCA Application #22195)  
To be located SWC of Silver Oaks and Brazil Dr  
and SEC of Silver Oaks and Brazil Dr.,  
San Antonio, Texas, 78213

Dear Mr. Campbell,

This letter is written in support of the Housing Tax Credit application of Vista at Silver Oaks, a multifamily housing community proposed in San Antonio.

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 Silver Oaks 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 Silver Oaks Housing Tax Credit application proposal.

Sincerely,

Marta Prada Peláez, M. A.  
President/CEO



# Community Input Scoring Items

TDHCA# 22008

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 March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Greater San Antonio Builders Association

Name of Community Organization

Kristi Sutterfield

Contact Name

Support

Opposition

B. Cesar E. Chavez Legacy and Educational Foundation

Name of Community Organization

Ernest J. Martinez

Contact Name

Support

Opposition

C. Any Baby Can

Name of Community Organization

Elyse A. Bernal

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 2022-02-10-0012R

**OF SUPPORT OF CLOUDHAVEN APARTMENTS, LTD'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2022 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE CONSTRUCTION OF CLOUDHAVEN APARTMENTS, AN 80-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 10.**

\* \* \* \* \*

**WHEREAS**, Cloudhaven Apartments, Ltd. (the "Applicant") has proposed an 80-unit affordable multi-family rental housing development called Cloudhaven Apartments (the "Development"), to be located at 127 Rainbow Drive in the City of San Antonio, Texas (the "City"); and

**WHEREAS**, the Applicant has submitted an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2022 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**, upon said hearing and after due consideration of the information provided by the Applicant and public comment, the City Council shall provide a Resolution of Support as required by the TDHCA 2022 Housing Tax Credit Application for the Development; **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 §11.204(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

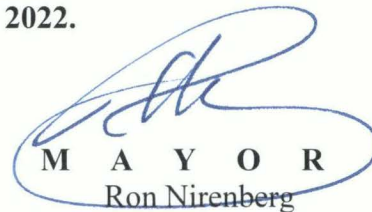
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed 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 Cloudhaven Apartments development (the “Development”), to be located at 127 Rainbow Drive 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 10<sup>th</sup> day of February, 2022.**




M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, Acting City Clerk

**APPROVED AS TO FORM:**

 for  
Andrew Segovia, City Attorney



**City of San Antonio**

**City Council Meeting  
February 10, 2022**

32.

**2022-02-10-0012R**

Resolution of Support for the 2022 Competitive 9% Housing Tax Credits Program for the Cloudhaven Apartments development located at 127 Rainbow Drive in Council District 10

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Sandoval, Pelaez, Courage

**Absent:** Perry



January 31, 2022

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

Re: Cloudhaven Apartments  
TDHCA #22008

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 – Cloudhaven Apartments – to be located at approximately 127 Rainbow Drive, San Antonio, Bexar County, Texas. Our Association includes membership throughout San Antonio and Bexar County, and we promote developments such as these because of the increase in construction jobs they will bring to our community. Our industry currently employs over 120,000 individuals 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.

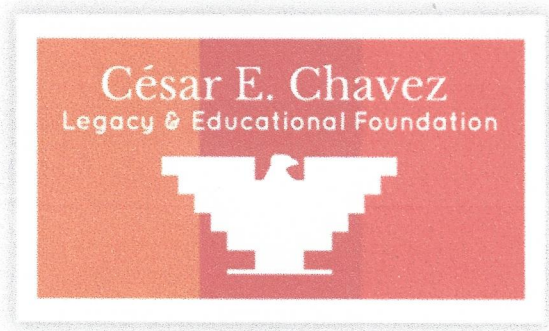
Our nonprofit trade association provides services available for those within the San Antonio and Bexar County area that contribute to the overall betterment, development, and improvement of the community as a whole.

We encourage you to support this application for tax credits in the 2022 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

January 24, 2022

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

Re: Clouthaven Apartments  
TDHCA #22008

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 individuals, 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 Clouthaven Apartments development, located at approximately 127 Rainbow Drive, 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 2022 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Ernest J. Martinez, Chairman  
Cesar E. Chavez Legacy & Educational Foundation

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2021 - 2022

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Stacy Thibodeaux

**Vice Chair of the Board**

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- Gregory Hudspeth, Ph.D.
- Craig A. Stanich

**President/CEO**

Elyse A. Bernal



United Way of Guadalupe County



February 10, 2022

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

Re: Cloudhaven Apartments  
 TDHCA #22008

Dear Mr. Wilkinson,

Raising a child with special healthcare needs is difficult. Finding help shouldn't be. Any Baby Can San Antonio is a 501(c) (3) nonprofit organization that provides services at no cost – regardless of income – to families who have a child, up to 17 years of age, with any medical diagnosis, including a chronic illness, disability, development delay, or health risk. Since 1982, Any Baby Can San Antonio has been a safety net for families in need. Providing direction and guidance for families of children and youth with special needs is at the heart of this organization. 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 Cloudhaven Apartments development, located at approximately 127 Rainbow Drive, San Antonio, Texas. Our nonprofit's mission is to serve families with children and youth facing serious healthy and developmental challenges throughout San Antonio and the Bexar County region. We encourage quality affordable housing be 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 2022 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Elyse A. Bernal  
 President & CEO

## Community Input Scoring Items

TDHCA# 22063

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 March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Mexican American Civil Rights Institute

Name of Community Organization

Sarah Zenaida Gould, PhD

Contact Name

Support

Opposition

B. San Antonio Clubhouse

Name of Community Organization

Eric Estrada

Contact Name

Support

Opposition

C. AARP

Name of Community Organization

Ismael Herrera

Contact Name

Support

Opposition

D. MOVE Texas Action Fund

Name of Community Organization

Claudia Yoli Ferla

Contact Name

Support

Opposition

E. Family Violence Prevention Services, Inc.

Name of Community Organization

Marta Prada Pelaez

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



RESOLUTION **2022-02-10-0014R**

**OF SUPPORT OF VISTA AT THOUSAND OAKS'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2022 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE CONSTRUCTION OF VISTA AT THOUSAND OAKS, AN 82-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 10.**

\* \* \* \* \*

**WHEREAS**, Vista at Thousand Oaks (the "Applicant") has proposed an 82-unit affordable multi-family rental housing development called Vista at Thousand Oaks (the "Development"), to be located at the Northwest Quadrant of Thousand Oaks drive & El Sendero Street in the City of San Antonio, Texas (the "City"); and

**WHEREAS**, the Applicant has submitted an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2022 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**, upon said hearing and after due consideration of the information provided by the Applicant and public comment, the City Council shall provide a Resolution of Support as required by the TDHCA 2022 Housing Tax Credit Application for the Development; **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 §11.204(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

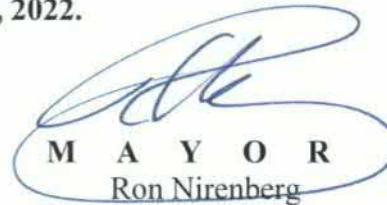
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed 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 Vista at Thousand Oaks development (the “Development”), to be located at the Northwest Quadrant of Thousand Oaks drive & El Sendero Street 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 10<sup>th</sup> day of February, 2022.**

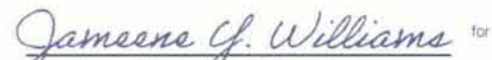


**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

  
Debbie Racca-Sittre, Acting City Clerk

  
Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting February 10, 2022

34.

2022-02-10-0014R

Resolution of Support for the 2022 Competitive 9% Housing Tax Credits Program for the Vista at Thousand Oaks SA development located near Thousand Oaks Drive & El Sendero Street in Council District 10. Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Sandoval, Pelaez, Courage

**Absent:** Perry



**MEXICAN AMERICAN  
CIVIL RIGHTS INSTITUTE**

*Expanding the story of civil rights in the U.S.*

P.O. Box 12085  
San Antonio, TX 78212  
210-810-4093  
info@SomosMACRI.org

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Nora Dempsey

Victor Miramontes

Gilberto S. Ocañas

**STAFF**

Sarah Zenaida Gould, PhD  
Executive Director

Barbara Aguirre  
Administrator

February 16, 2022

Texas Department of Housing and Community Affairs  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Thousand Oaks (TDHCA Application #22063)  
To be located NWQ of Thousand Oaks Dr. and El Sendero St.  
San Antonio, Texas, 78233

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Vista at Thousand Oaks, a multifamily housing community proposed in San Antonio. The Mexican American Civil Rights Institute (MACRI) is a 501(c)3 non-profit organization based in San Antonio whose mission is to chronicle and advance the Mexican American community's civil rights efforts in the U.S. Despite the many advances Mexican Americans have achieved over the generations, access to safe, affordable housing near essential resources such as schools, jobs, fresh healthy food, and medical care remains a critical issue for Mexican Americans, and indeed all Americans.

At MACRI, we believe housing is a basic human right and we are keenly aware that there is a desperate need for affordable housing in Bexar County, especially in the 30%-60% AMI range. We all know the population in our community and surrounding areas is growing at a rapid pace. The proposed development would provide much needed quality, affordable housing for our growing community.

Again, we are very pleased to offer our support to Vista at Thousand Oaks' Housing Tax Credit application. If you need additional information, please feel free to call me at 361-810-4093 or via email at [sgould@somosMACRI.org](mailto:sgould@somosMACRI.org).

Respectfully,

Sarah Zenaida Gould, PhD  
Executive Director



February 15, 2022

Texas Department of Housing and Community Affairs  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Thousand Oaks (TDHCA Application #22063)  
To be located NWQ of Thousand Oaks Dr. and El Sendero St.  
San Antonio, Texas, 78233

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Vista at Thousand Oaks, a multifamily housing community proposed in San Antonio. The San Antonio Clubhouse is a 501(c)3 non-profit organization whose mission is to form communities for mental health in Texas. The individuals we serve have a desperate need for affordable housing. There is not enough in Bexar County.

This proposed project would be built less than a mile away from a new one-stop-shop for people in San Antonio with disabilities. This is a community I know well—my family lived in this neighborhood for over 20 years. There are many single-family homes, but few apartment options. Building affordable housing nearby would be invaluable.

Again, we are very pleased to offer our support to Vista at Thousand Oaks' Housing Tax Credit application. If you need additional information, please feel free to reach out. I'd be happy to express my support for this project, and this team.

Respectfully,

A handwritten signature in black ink, appearing to read "Eric Estrada", with a long horizontal stroke extending to the right.

Eric Estrada, Executive Director  
San Antonio Clubhouse  
210-646-4657  
Eric@SAClubhouse.org



1314 adal pe t, te 209 an Antonio,  78207  
1-866-227-7443 a 210-298-1017  
aarp.org  aarp  aarp.org t itter  aarp   
face ook.com aarp as

February 18, 2022

Texas Department of Housing and Community Affairs  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Thousand Oaks (TDHCA Application #22063)  
To be located NWQ of Thousand Oaks Dr. and El Sendero St.  
San Antonio, Texas, 78233

Dear Mr. Campbell,

I am writing to support the application for housing tax credits of Vista at Thousand Oaks, a multifamily housing community proposed in San Antonio. The population in San Antonio, Bexar County and the surrounding area is growing rapidly. As a result, there is a great need for quality housing that is affordable to seniors. These needs will be met by the development of the Vista at Thousand Oaks. Our organization is a tax-exempt non-profit organization that serves the City of San Antonio and the entire Bexar County area.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Vista at Thousand Oaks.

If you have any questions, please contact me at (210) 707- 4188

Sincerely,

A handwritten signature in black ink, appearing to read "Ismael Herrera", written over a white oval background.

Ismael Herrera  
AARP  
Associate State Director Outreach & Advocacy  
[iherrera@aarp.org](mailto:iherrera@aarp.org)  
210-707-4188





February 22, 2022

Texas Department of Housing and Community Affairs  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Thousand Oaks (TDHCA Application #22063)  
To be located NWQ of Thousand Oaks Dr. and El Sendero St.  
San Antonio, Texas, 78233

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Vista at Thousand Oaks, a multifamily housing community proposed in San Antonio. MOVE Texas Action Fund is a 501(c)4 non-profit organization whose mission is to increase civic engagement among young Texans ages 18-35, building their political power at the ballot box and on progressive issues like housing accessibility and affordability, including in the San Antonio 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 Thousand Oaks Housing Tax Credit application. If you need additional information, please feel free to email at [claudia@movetexas.org](mailto:claudia@movetexas.org).

Respectfully,

A handwritten signature in black ink, appearing to read "Claudia Yoli Ferla".

Claudia Yoli Ferla  
Executive Director  
MOVE Texas Action Fund



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  
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Mark A. Jimenez  
*Parliamentarian*

Nancy Wagner  
*Past Board Chair*

*Board Members*

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JR Trevino

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Lori A. Krieger

Sylvia Romo, CPA

Thomas J. Smith, J.D.

AnaPaula Watson

Debra J. Williams, MD

February 28, 2022

Texas Department of Housing and Community Affairs  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Thousand Oaks (TDHCA Application #22063)  
To be located NWQ of Thousand Oaks Dr. and El Sendero St.  
San Antonio, Texas, 78233

Dear Mr. Campbell,

This letter is written in support of the Housing Tax Credit application of Vista at Thousand Oaks, a multifamily housing community proposed in San Antonio.

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 Thousand Oaks 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 Thousand Oaks Housing Tax Credit application proposal.

Sincerely,

Marta Prada Peláez, M. A.  
President/CEO



## Community Input Scoring Items

TDHCA# 22066

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 March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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 Mexican American Civil Rights Institute (MACRI)**

Name of Community Organization

Sarah Zenaida Gould

Contact Name

Support

Opposition

**B. The San Antonio Clubhouse**

Name of Community Organization

Eric Estrada

Contact Name

Support

Opposition

**C. AARP**

Name of Community Organization

Ismael Herrera

Contact Name

Support

Opposition

**D. MOVE Texas Action Fund**

Name of Community Organization

Claudia Yoli Ferla

Contact Name

Support

Opposition

**E. Family Violence Prevention Services, Inc.**

Name of Community Organization

Marta Prada Pelaez

Contact Name

Support

Opposition

**F.**

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION **2022-02-10-0013R**

**OF SUPPORT OF VISTA AT HENDERSON PASS, LP'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2022 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE CONSTRUCTION OF VISTA AT HENDERSON PASS, AN 84-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 10.**

\* \* \* \* \*

**WHEREAS**, Vista at Henderson Pass (the "Applicant") has proposed an 84-unit affordable multi-family rental housing development called Vista at Henderson Pass (the "Development"), to be located at the Southeast Corner of Henderson Pass & Turkey Point in the City of San Antonio, Texas (the "City"); and

**WHEREAS**, the Applicant has submitted an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2022 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**, upon said hearing and after due consideration of the information provided by the Applicant and public comment, the City Council shall provide a Resolution of Support as required by the TDHCA 2022 Housing Tax Credit Application for the Development; **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 §11.204(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

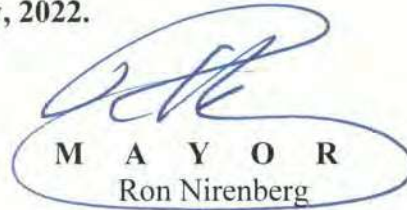
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed 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 Vista at Henderson Pass development (the “Development”), to be located at the Southeast Corner of Henderson Pass & Turkey Point 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 10<sup>th</sup> day of February, 2022.**

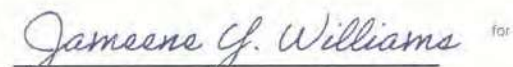


**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, Acting City Clerk

**APPROVED AS TO FORM:**

 for  
Andrew Segovia, City Attorney



**City of San Antonio**

**City Council Meeting  
February 10, 2022**

33.

**2022-02-10-0013R**

Resolution of Support for the 2022 Competitive 9% Housing Tax Credits Program for the Vista at Henderson Pass development located near Henderson Pass & Turkey Point in Council District 10

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Sandoval, Pelaez, Courage

**Absent:** Perry



**MEXICAN AMERICAN  
CIVIL RIGHTS INSTITUTE**

*Expanding the story of civil rights in the U.S.*

P.O. Box 12085  
San Antonio, TX 78212  
210-810-4093  
info@SomosMACRI.org

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Gilberto S. Ocañas

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Sarah Zenaida Gould, PhD  
Executive Director

Barbara Aguirre  
Administrator

February 16, 2022

Texas Department of Housing and Community Affairs  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Henderson Pass (TDHCA Application #22066)  
To be located SEC of Henderson Pass and Turkey Point St.  
San Antonio, Texas, 78232

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Vista at Henderson Pass, a multifamily housing community proposed in San Antonio. The Mexican American Civil Rights Institute (MACRI) is a 501(c)3 non-profit organization based in San Antonio whose mission is to chronicle and advance the Mexican American community's civil rights efforts in the U.S. Despite the many advances Mexican Americans have achieved over the generations, access to safe, affordable housing near essential resources such as schools, jobs, fresh healthy food, and medical care remains a critical issue for Mexican Americans, and indeed all Americans.

At MACRI, we believe housing is a basic human right and we are keenly aware that there is a desperate need for affordable housing in Bexar County, especially in the 30%-60% AMI range. We all know the population in our community and surrounding areas is growing at a rapid pace. The proposed development would provide much needed quality, affordable housing for our growing community.

Again, we are very pleased to offer our support to Vista at Henderson Pass' Housing Tax Credit application. If you need additional information, please feel free to call me at 361-810-4093 or via email at [sgould@somosMACRI.org](mailto:sgould@somosMACRI.org).

Respectfully,

Sarah Zenaida Gould, PhD  
Executive Director



February 15, 2022

Texas Department of Housing and Community Affairs  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Henderson Pass (TDHCA Application #22066)  
To be located SEC of Henderson Pass and Turkey Point St.  
San Antonio, Texas, 78232

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Vista at Henderson Pass, a multifamily housing community proposed in San Antonio. The San Antonio Clubhouse is a 501(c)3 non-profit organization whose mission is to form communities for mental health in Texas. The individuals we serve have a desperate need for affordable housing. There is not enough in Bexar County.

The population in our community and surrounding areas is growing rapidly. Just north or west of this area, affordable housing is simply not available. The proposed development would provide quality, affordable housing to those in need, and would do so close to several high-quality social programs.

Again, we are very pleased to offer our support to Vista at Henderson Pass' Housing Tax Credit application. If you need additional information, please feel free to reach out. I'd be happy to express my support for this project, and this team.

Respectfully,

A handwritten signature in black ink, appearing to read "Eric Estrada", with a long horizontal stroke extending to the right.

Eric Estrada, Executive Director  
San Antonio Clubhouse  
210-646-4657  
Eric@SAClubhouse.org



1314 Guadalupe St, Ste 209 | San Antonio, TX 78207  
1-866-227-7443 | Fax: 210-298-1017  
aarp.org/tx | txaarp@aarp.org | twitter: @aarptx  
facebook.com/aarptexas

February 18, 2022

Texas Department of Housing and Community Affairs  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Henderson Pass (TDHCA Application #22066)  
To be located SEC of Henderson Pass and Turkey Point St.  
San Antonio, Texas, 78232

Dear Mr. Campbell,

I am writing to support the application for housing tax credits of Vista at Henderson Pass, a multifamily housing community proposed in San Antonio. The population in San Antonio, Bexar County and the surrounding area is growing rapidly. As a result, there is a great need for quality housing that is affordable. These needs will be met by the development of the Vista at Henderson Pass. Our organization is a tax-exempt non-profit organization that serves the City of San Antonio and the entire Bexar County area.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Vista at Henderson Pass.

If you have any questions, please contact me at (210) 707- 4188.

Sincerely,

A handwritten signature in black ink, appearing to read "Ismael Herrera".

Ismael Herrera  
AARP  
Associate State Director Outreach & Advocacy  
[iherrera@aarp.org](mailto:iherrera@aarp.org)  
210-707-4188





February 22, 2022

Texas Department of Housing and Community Affairs  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Henderson Pass (TDHCA Application #22066)  
To be located SEC of Henderson Pass and Turkey Point St.  
San Antonio, Texas, 78232

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Vista at Henderson Pass, a multifamily housing community proposed in San Antonio. MOVE Texas Action Fund is a 501(c)4 non-profit organization whose mission is to increase civic engagement among young Texans ages 18-35, building their political power at the ballot box and on progressive issues like housing accessibility and affordability, including in the San Antonio 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 Henderson Pass Housing Tax Credit application. If you need additional information, please feel free to email at [claudia@movetexas.org](mailto:claudia@movetexas.org).

Respectfully,

A handwritten signature in black ink, appearing to read "Claudia Yoli Ferla".

Claudia Yoli Ferla  
Executive Director  
MOVE Texas Action Fund





**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, DPA  
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Sandra Bonnet

Ingrid Etienne, J.D.

Chief William P. McManus

Jennifer Mitchell

Jacqueline Parsons, PhD, LPC

JR Trevino

Margaret M. Vera, J.D.

Christen Wommack

*Honorary Board*

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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 28, 2022

Texas Department of Housing and Community Affairs  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Vista at Henderson Pass (TDHCA Application #22066)  
To be located SEC of Henderson Pass and Turkey Point St.  
San Antonio, Texas, 78232

Dear Mr. Campbell,

This letter is written in support of the Housing Tax Credit application of Vista at Henderson Pass, a multifamily housing community proposed in San Antonio.

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 Henderson Pass 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 Henderson Pass Housing Tax Credit application proposal.

Sincerely,

Marta Prada Peláez, M. A.  
President/CEO

# Community Input Scoring Items

**TDHCA#** 22075

**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 San Antonio

**Name of Local Government Body**

**Name of Local Government Body (if applicable)**

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. San Antonio Food Bank**

**Name of Community Organization**

Eric Cooper

**Contact Name**

Support

Opposition

**B. Society of St. Vincent de Paul**

**Name of Community Organization**

Shirley Toscano

**Contact Name**

Support

Opposition

**C. Sisters of the Holy Spirit and Mary Immaculate**

**Name of Community Organization**

Sister Geraldine Klein

**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 **2022-02-10-0011R**

**OF SUPPORT OF CHS QUARRY PARK VILLAGE, LTD'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2022 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE CONSTRUCTION OF QUARRY PARK VILLAGE, A 96-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 10.**

\* \* \* \* \*

**WHEREAS**, CHS Quarry Park Village, Ltd (the "Applicant") has proposed a 96-unit affordable multi-family rental housing development called Quarry Park Village (the "Development"), to be located at 4611 Thousand Oaks Drive in the City of San Antonio, Texas (the "City"); and

**WHEREAS**, the Applicant has submitted an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2022 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**, upon said hearing and after due consideration of the information provided by the Applicant and public comment, the City Council shall provide a Resolution of Support as required by the TDHCA 2022 Housing Tax Credit Application for the Development; **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 §11.204(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

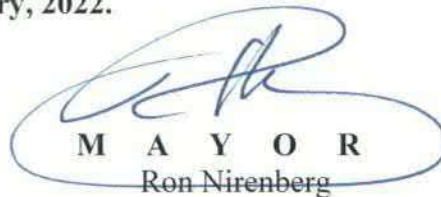
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, **the Governing Body supports the 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 Quarry Park Village development (the "Development"), to be located at 4611 Thousand Oaks Drive 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 10<sup>th</sup> day of February, 2022.**

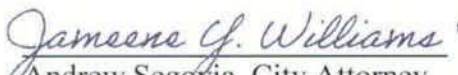


**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

  
Debbie Racca-Sittre, Acting City Clerk

  
Andrew Segovia, City Attorney



**City of San Antonio**  
**City Council Meeting**  
**February 10, 2022**

**31.**

**2022-02-10-0011R**

Resolution of Support for the 2022 Competitive 9% Housing Tax Credits Program for the Quarry Park Village development located at 4611 Thousand Oaks Drive in Council District 10

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Sandoval, Pelaez, Courage

**Absent:** Perry



January 31, 2022

**San Antonio Food Bank**

5200 Enrique Barrera Parkway  
San Antonio, TX 78227-2209  
(210) 337-3663  
www.safoodbank.org

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USAA

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Arise Virtual Solutions Inc.  
Volunteer

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MD, South Texas Women's Healthcare – Retired  
Volunteer

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Greg Kowalski  
Joe McKinney  
Gregg Popovich  
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**President & CEO**

Eric S. Cooper

A member of:



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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Quarry Park Village in San Antonio, Texas, TDHCA Application #22075**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Quarry Park Village housing development, TDHCA application No. 22075, located at 4611 Thousand Oaks Drive in San Antonio, Texas in Bexar County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Quarry Park Village, Ltd.

As both the City of San Antonio and Bexar 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. Quarry Park 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 San Antonio Food Bank is a non-profit organization located at 5200 Enrique M Barrera Pkwy, San Antonio, TX, 78227. As part of the neighborhood and community in which Quarry Park 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,  
  
Eric Cooper  
President & CEO  
San Antonio Food Bank

***Fighting Hunger...Feeding Hope***



Society of St. Vincent de Paul,  
Southwest Texas Council

January 4th, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Quarry Park Village in San Antonio, Texas, TDHCA Application #22075**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Quarry Park Village housing development, TDHCA application No. 22075, located at 4611 Thousand Oaks Drive in San Antonio, Texas in Bexar County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Quarry Park Village, Ltd.

As both the City of San Antonio and Bexar 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. Quarry Park 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 Society of St. Vincent de Paul, Southwest Texas Council is a charitable non-profit located at 6609 Blanco Rd, Suite 260, San Antonio, TX 78216. As part of the neighborhood and community in which Quarry Park 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,

Shirley Toscano

Principal Vice President  
6609 Blanco Rd.  
Suite 260  
San Antonio, TX 78216  
[www.svdpsa.org](http://www.svdpsa.org)



## Sisters of the Holy Spirit and Mary Immaculate

January 5, 2022

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

**RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Quarry Park Village in San Antonio, Texas, TDHCA Application #22075**

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Quarry Park Village housing development, TDHCA application No. 22075 located at 4611 Thousand Oaks Drive in San Antonio, Texas in Bexar County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Quarry Park Village, Ltd.

As both the City of San Antonio and Bexar 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. Quarry Park 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 Sisters of the Holy Spirit and Mary Immaculate is a not-for profit located at 300 Yucca Street, San Antonio, TX 78203. As part of the community in which Quarry Park 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,

*Sister Geraldine Klein, SHSp*

Sister Geraldine Klein, SHSp  
General Superior



# Community Input Scoring Items

TDHCA# 22048

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 Live Oak

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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 Service Association of San Antonio

Name of Community Organization

Mary E. Garr

Contact Name

Support

Opposition

### B. San Antonio Independent Living Services

Name of Community Organization

Kitty L. Brietzke

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 NUMBER: 2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVE OAK, TEXAS CONFIRMING SUPPORT OF A PROPOSED DEVELOPMENT TO BE FUNDED WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 2022 COMPETITIVE 9% HOUSING TAX CREDITS; AUTHORIZING A REDUCTION OF CERTAIN FEES; AUTHORIZING THE CERTIFICATION OF THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Live Oak 35, Ltd., a to be formed Texas limited partnership (“**Applicant**”) has made presentation on an approximately 146-unit, mixed-income, rental housing development to be located at 999 North IH 35, Live Oak, Texas 78233 named Live Oak 35 in the City of Live Oak, Bexar County, Texas (“**Development**”) to the City of Live Oak City Council;

**WHEREAS**, Applicant submitted a preapplication to the Texas Department of Housing and Community Affairs (“**TDHCA**”) on January 7, 2022, (Application Number 22048) and advised that it intends to submit a full application to TDHCA for 2022 Competitive 9% Housing Tax Credits for the Development; and

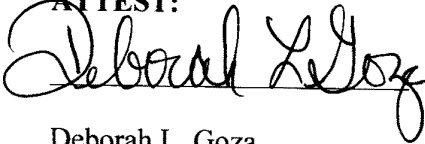
**WHEREAS**, the City Council as the “**Governing Body**” of the City of Live Oak (“**City**”) desires to evidence its support of the Development by adopting this Resolution and identifying the public purpose of such support for additional affordable housing in the City.

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

1. That the City, acting through its Governing Body, hereby confirms that it supports the proposed Development, TDHCA Application Number 22048, and that this formal action by way of the adoption of this Resolution has been taken to put on record the opinion of support for the Development expressed by the City as of the effective date of this Resolution.
2. 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 Texas Administrative Code or regulations for the contribution.
3. That for and on behalf of the Governing Body, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.
4. That this Resolution shall be and become effective immediately upon and after its passage and approval.

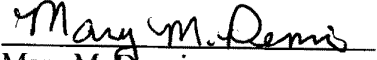
PASSED AND APPROVED this the 25<sup>th</sup> day of January, 2022.

ATTEST:

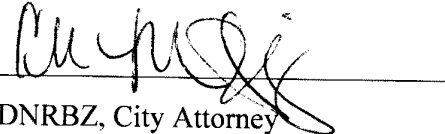


Deborah L. Goza  
City Secretary

CITY OF LIVE OAK,  
TEXAS

  
Mary M. Dennis  
Mayor

APPROVED AS TO FORM:

  
DNRBZ, City Attorney



1/26/2022

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

**BOARD OF DIRECTORS**

*Peter Mako, Chair*  
Marsh Worham

*Greg Bram, Chair-Elect*  
Valero Energy

*Michael D. (Mike) Benson, Vice Chair*  
Frost Bank

*Carla Contreras, Treasurer*  
RSM US, LLP

*Mona Mengler, Secretary*  
St. Mary's University

*Mary E. Garr, President/CEO*  
Family Service

*Tim Bessler*  
St. Mary's University

*Alexine Friedman*  
Las Aguilas

*Rosa M. Guzman*  
RC Meier Specialty

*Mindee Huff*  
Wells Fargo Bank

*Monika Kapur, MD, MBA*  
University Medicine Associates  
University Health System

*Amanda Lee Keammerer*  
Javilud LLC

*J. Earl King*  
RETIRED, USAA

*Megan Parsons Lindberg*  
HOLT CAT

*Matthew Carson Cottingham (Cottie) Miles*  
Martin & Drought, PC

*Carlos Moreno*  
PERKINS EASTMAN

*William J. (Bill) Regan, Jr.*  
RETIRED, Financial Executive

*Jon Santiago*  
NuStar Energy, LP

*Don R. Schmidt*  
RETIRED, Northside ISD

*Deborah Grant Seabron*  
502 ABW, Joint Base San Antonio

*William (Bill) Whiting*  
RETIRED, Organizational Management

*Gregory (Greg) Wood*  
H-E-B

RE: 2022 9% Application – TDHCA #22048 Live Oak 35, Ltd. to be located at 999 North IH35, Live Oak, Bexar County, Texas 78233

Mr. Campbell,

Please accept this letter of support for the 2022 9% Housing Tax Credit application for the proposed Live Oak 35 to be located at 999 North IH35, Live Oak, Bexar County, Texas 78233. We are confident the proposed housing development will provide much needed affordable housing for our community.

Family Service Association of San Antonio, Inc., is a tax exempt non-profit organization that provides both Early Head Start and Head Start Education services in Live Oak. Family Service realizes our mission of empowering individuals and families to transform their lives and strengthen our community by aligning our services under the Social Determinants of Health Framework. This allows us to address the true needs in the communities we serve, and for Live Oak, the lack of affordable, quality housing is one of the highest needs for many of our families.

Safe and affordable housing keeps families and children safe and helps further their life success, and we believe this development in Live Oak will certainly assist us in our work to improve neighborhoods and communities for everyone. The proposed development site is within our service area and we look forward to this new housing option in our Live Oak community. Please feel free to contact me at [mgarr@family-service.org](mailto:mgarr@family-service.org) or 210-299-2405 if you have additional questions regarding our support.

Sincerely,

Mary E. Garr  
President/CEO



February 16, 2022

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

RE: 2022 9% Application – TDHCA #22048 Live Oak 35, Ltd. to be located at 999 North IH35, Live Oak, Bexar County, Texas 78233

Mr. Campbell,

✓  
Please accept this letter of support for the 2022 9% Housing Tax Credit application for the proposed Live Oak 35 to be located at 999 North IH35, Live Oak, Bexar County, Texas 78233. We are confident the proposed housing development will provide much needed affordable housing for our community.

San Antonio Independent Living Services (SAILS) is a 501 (c) 3 nonprofit organization. SAILS provides programs and services in Bexar County and 37 additional counties in Texas. Our mission is to advocate for the rights and empowerment of the people with disabilities and to provide much needed services to people with disabilities in order to increase their self-determination and independence. Our services include independent living skills, advocacy, peer support and information and referrals to community resources. We have tax-exempt status and we are not a government entity. Our goal is to improve neighborhoods and communities for everyone. SAILS supports Live Oak 35 development wholeheartedly, especially for housing persons with disabilities.

Sincerely,

Kitty L. Brietzke, J.D.  
Chief Executive Officer  
210-281-1878

# Community Input Scoring Items

TDHCA#: 22200

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

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 8

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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

Molly Biglari

Contact Name

Support

Opposition

B. San Antonio Metropolitan Ministries

Name of Community Organization

Nikisha Baker

Contact Name

Support

Opposition

C. Acadamia America

Name of Community Organization

Mario C. Compean

Contact Name

Support

Opposition

D. LULAC 4383

Name of Community Organization

Henry Rodriguez

Contact Name

Support

Opposition

E. Lationos in Action Spaorts

Name of Community Organization

Raul "Roy" Zuniga

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION** 2022-02-10-0007R

**OF SUPPORT FOR VILLAGE AT BOYER, LP; HOUSING AND COMMUNITY SERVICES, INC. DBA PROSPERA HOUSING COMMUNITY SERVICES'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2022 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE CONSTRUCTION OF VILLAGE AT BOYER, AN 86-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 2; AND ALLOWING THE CONSTRUCTION OF THE DEVELOPMENT TO BE LOCATED WITHIN ONE LINEAR MILE OR LESS FROM ANOTHER DEVELOPMENT.**

\* \* \* \* \*

**WHEREAS**, Village at Boyer, LP; Housing and Community Services, Inc. dba Prospera Housing Community Services (the "Applicant") has proposed an 86-unit affordable multi-family rental housing development called Village at Boyer (the "Development"), to be located at 1510 Hoefgen in the City of San Antonio, Texas (the "City"); and

**WHEREAS**, the Applicant submitted an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2022 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**, pursuant to section 11.3 (d) of the Texas Department of Housing and Community Affairs' 2021 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

- 85000 (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**, upon said hearing and after due consideration of the information provided by the Applicant and public comment, the City Council shall provide a Resolution of Support as required by the TDHCA 2022 Housing Tax Credit Application for the Development; **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 §11.204(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 Boyer (the “Development”), to be located at 1510 Hoefgen in the City of San Antonio, Texas.

**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 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 within the last three years.



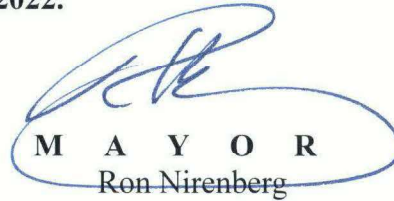
**SECTION 4.** The City hereby confirms that it supports the Applicant’s Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed Village at Boyer (the “Development”), to be located at 1510 Hoefgen in the City of San Antonio, Texas and the City Council hereby votes specifically to allow the construction of the Development pursuant to 10 TAC §11.3 (e)– TDHCA Qualified Allocation Plan.

**SECTION 5.** 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 in the City of San Antonio, Texas and to authorize an allocation of Housing Tax Credits for the Development.

**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 10<sup>th</sup> day of February, 2022.**




**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, Acting City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



**City of San Antonio**

**City Council Meeting  
February 10, 2022**

25.

**2022-02-10-0007R**

Resolution of Support for the 2022 Competitive 9% Housing Tax Credits Program for the Village at Boyer development located at 1510 Hoefgen in Council District 2

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Sandoval, Pelaez, Courage

**Absent:** Perry



# TEXAS HOUSE *of* REPRESENTATIVES

## **Diego M. Bernal**

*State Representative, District 123*

February 9, 2022

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 #22200  
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



January 3, 2022

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 #22TBD

Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at Boyer to be located at 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 2022 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 "Molly Biglari".

Molly Biglari  
VP & Chief Operating Officer



Molly Biglari  
VP & Chief Operating Officer  
210.220.2111



[molly.biglari@havenforhope.org](mailto:molly.biglari@havenforhope.org)  
1 Haven for Hope Way, San Antonio, TX 78207  
[www.havenforhope.org](http://www.havenforhope.org)

January 3, 2022

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 #22TBD)

Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at Boyer to be located at 1510 Hoefgen Ave., San Antonio, TX 78210. Our 501(c)(3) nonprofit, SAMMinistries (San Antonio Metropolitan Ministry, Inc.), engages the unsheltered homeless through street outreach; administers non-congregate emergency shelter, transitional housing, rapid re-housing, and permanent supportive housing programs serving families and individuals experiencing literal homelessness across San Antonio. We also offer homeless 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 our community who experience homelessness. We encourage quality affordable housing accessible to working families and individuals like those we serve.

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 2022 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,



Nikisha J. Baker  
President and Chief Executive Officer



# AcademiaAmérica

*For the Social and Civic Integration of Immigrants*

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December 17, 2021

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 #22TBD

Dear Mr. Wilkinson:

We would like to express our support for the proposed Village at Boyer to be located at 1510 Hoefgen Ave., 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 2022 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*

December 17, 2022

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing  
and Community Development  
P.O. Box 13941  
Austin, Texas 78711

RE: Village at Boyer -TDHCA #22TBD

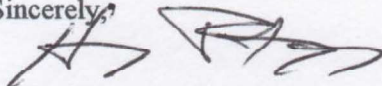
Dear Mr. Wilkinson:

This letter serves to express our support for the Village at Boyer a proposed multifamily development to be located at 1510 Hoefgen Ave., 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

December 17, 2021

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

RE: Village at Boyer -TDHCA #22TBD

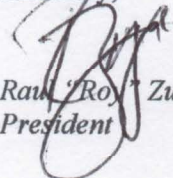
Dear Mr. Wilkinson:

This letter serves to express our support for the Village at Boyer a proposed development to be located at 1510 Hoefgen Ave., San Antonio, Texas 78210.

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 Boyer 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,

  
Rauzy Zuniga  
President



# Community Input Scoring Items

TDHCA# 22043

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 March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Thuggizzle Cares, Inc

Name of Community Organization

Phillip Hodge

Contact Name

Support

Opposition

### B. West Avenue Compassion

Name of Community Organization

Dr. Eric Buell

Contact Name

Support

Opposition

### C. Christian Assistance Ministry

Name of Community Organization

Dawn White-Fosdick

Contact Name

Support

Opposition

### D. League of United Latin American Citizens

Name of Community Organization

Henry Rodriguez

Contact Name

Support

Opposition

### E. AARP

Name of Community Organization

Ismael Herrera

Contact Name

Support

Opposition

### F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION **2022-02-10-0009R**

**OF SUPPORT OF AVANTI SILVER HEIGHTS, LP'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2022 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE CONSTRUCTION OF AVANTI SILVER HEIGHTS, A 120-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 9.**

\* \* \* \* \*

**WHEREAS**, Avanti Silver Heights, LP (the "Applicant") has proposed a 120-unit affordable multi-family rental housing development called Avanti Silver Heights (the "Development"), to be located at the Northwest Quadrant of Silver Oaks and West Avenue in the City of San Antonio, Texas (the "City"); and

**WHEREAS**, the Applicant has submitted an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2022 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**, upon said hearing and after due consideration of the information provided by the Applicant and public comment, the City Council shall provide a Resolution of Support as required by the TDHCA 2022 Housing Tax Credit Application for the Development; **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 §11.204(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

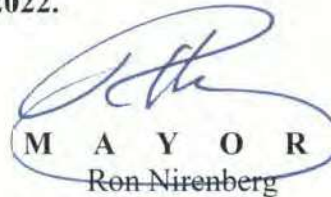
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed 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 Avanti Silver Heights development (the “Development”), to be located at the Northwest Quadrant of Silver Oaks and West Avenue 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 10<sup>th</sup> day of February, 2022.**

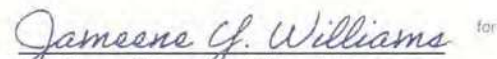


M A Y O R  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

  
Debbie Racca-Sittre, Acting City Clerk

 for  
Andrew Segovia, City Attorney



**City of San Antonio**

**City Council Meeting  
February 10, 2022**

29.

**2022-02-10-0009R**

Resolution of Support for the 2022 Competitive 9% Housing Tax Credits Program for the Avanti Silver Heights development located near Silver Oaks Drive and West Avenue in Council District 9

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Sandoval, Pelaez, Courage

**Absent:** Perry



# TEXAS HOUSE *of* REPRESENTATIVES

**Diego M. Bernal**

*State Representative, District 123*

February 28, 2022

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

RE: 2022 Application to the Texas Department of Housing and Community Affairs for an Allocation of Housing Tax Credits to Construct Avanti Silver Heights in San Antonio, Texas – TDHCA Application #22043

Mr. Wilkinson,

Please accept this letter expressing my neutrality on the Avanti Silver Heights' application for housing tax credits from the Texas Department of Housing and Community Affairs (TDHCA Application #22043) pursuant to §2306.6710(b)(1)(J), §2306.6725(a)(2), and §2306.6710(f)(3).

Affordable housing is undoubtedly needed in House District 123 and my neutrality on this project should not be construed as a representation of opposition against affordable housing coming into the district in general. Unlike previous years during my representation of this district, multiple projects are being attempted in the same census tract and only one can be awarded. Ultimately, my neutrality on this project stems from a lack of support from the surrounding community. Although additional community support from adjacent homeowners' associations and neighborhood associations are not explicitly required by the QAP, §11.9(d)(5)(A) states that my position shall be "presumed to reflect [my] assessment of the views of [my] constituents."

If you have any questions regarding my neutrality on this project, please do not hesitate to contact my office at (512) 463-0532.

Sincerely,

A handwritten signature in black ink, appearing to read "Diego M. Bernal".

Diego Bernal  
State Representative  
House District 123

February 9, 2022

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



Attention: Colin Nickells – Multifamily Division

RE: Avanti Silver Heights (TDHCA# 22043)  
NWQ of Silver Oaks Drive and West Avenue  
San Antonio, Bexar, Texas 78213

Dear Mr. Nickells,

I am writing to support the application for housing tax credits for Avanti Silver Heights (TDHCA #22043), a multifamily community for families proposed in the City of San Antonio. The population in San Antonio, Bexar County and the surrounding area is growing rapidly. As a result there is a great need for good quality housing that is affordable to families. These needs will be met by the development of Avanti Silver Heights. Our organization Thuggizzle Cares, Inc. is a tax-exempt non-profit organization that serves the City of San Antonio and the entire Bexar County area.

Thank you for your consideration of the application and I urge you to award housing tax credits to Avanti Silver Heights development.

If you have any questions, please contact me at (361) 434-0779.

Sincerely,

A handwritten signature in blue ink, appearing to read "Phillip Hodge".

Phillip Hodge  
Thuggizzle Cares, Inc  
8521 Blanco Rd  
San Antonio, TX 78216  
361-434-0779



February 9, 2022

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

Attention: Colin Nickells – Multifamily Division

RE: Avanti Silver Heights (TDHCA# 22043)  
NWQ of Silver Oaks Drive and West Avenue  
San Antonio, Bexar, Texas 78213

Dear Mr. Nickells,

I am writing to support the application for the award of housing tax credits for the proposed development of the Avanti Silver Heights (TDHCA# 22043), a multifamily housing development. As the City of San Antonio continues to grow at a rampant pace, this property will address the increasing need for affordable housing for our community through the construction of this development. Our organization, West Avenue Compassion (WAC), is a tax-exempt non-profit food pantry and ministry center that serve the City of San Antonio and the entire Bexar county. WAC provides services to resources like employment help, clothing, English as a Second Language, wellness services and school partnerships to connect and help build an even stronger San Antonio.

Thank you for your consideration of the application and I urge you to award the housing tax credits to the Avanti Silver Heights (TDHCA# 22043), a multifamily housing development.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Buell", written in a cursive style.

Dr. Eric Buell  
Executive Director | **West Avenue Compassion**  
ph: 210-573-2847  
WAC | [Facebook](#) | [LinkedIn](#) | [Twitter](#)



February 14, 2022



Christian Assistance Ministry  
110 McCullough Ave.  
San Antonio, Texas 78215-1829  
phone: (210) 223-4099  
www.cam-sa.org

**Member Churches**

- Assembly of God**  
First  
Fortress Church  
Northwest  
Westover Hills
- Baptist**  
Antioch  
Dellview  
Family Deaf Church  
First Baptist of Leon Springs  
First Baptist San Antonio  
Leon Valley  
Second Baptist  
Stonebridge  
Trinity  
University
- Church of Christ**  
Sunset Ridge
- Disciples of Christ**  
Alamo Heights Christian  
Central Christian
- Eastern Orthodox**  
St. Anthony the Great  
St. Sophia
- Episcopal**  
Christ  
Church of Reconciliation  
St. Andrew's  
St. George  
St. Luke's  
St. Mark's
- Nondenominational**  
Alamo City  
Community Bible  
City Tribe  
Grace Point  
River City  
Trinity Church  
The Park
- Lutheran**  
Amazing Grace  
Christ  
Concordia  
Crown of Life  
Grace  
Hope  
House of Prayer  
MacArthur Park  
Mt. Calvary Evangelical  
Shepherd King  
Shepherd of the Hills  
St. Andrew  
St. John's  
Zion
- Methodist (United)**  
Alamo Heights  
Coker  
Colonial Hills  
Laurel Heights  
Northern Hills  
University  
Windcrest
- Presbyterian**  
Alamo Heights  
Covenant  
First  
Grace  
Madison Square  
Northminster  
Oak Hills  
San Pedro  
University
- Roman Catholic**  
Holy Spirit  
Holy Trinity  
St. Joseph's (Downtown)  
St. Mary's  
San Fernando Cathedral
- United Church of Christ**  
Bethany Congregational

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

Attention: Colin Nickells – Multifamily Division

RE: Avanti Silver Heights (TDHCA# 22043)  
NWQ of Silver Oaks Drive and West Avenue  
San Antonio, Bexar, Texas 78213

Dear Mr. Nickells,

Christian Assistance Ministry (CAM) would like to express our support for Housing Tax Credits for Avanti Silver Heights (TDHCA #22043), a multifamily housing community for family proposed in Bexar County. Our organization is a tax-exempt 501 (c) 3 non-profit organization that provides services to the entire City of San Antonio and Bexar County area.

CAM has served in this area for 45 years providing what we like to refer to as an emergency room of social services. Often those we serve struggle with poverty, and represent the working poor. CAM provides resources such as food, clothing, and financial assistance. Access to affordable housing is a crucial to their long-term success.

This development will not only increase the availability of quality affordable housing and better living for the families of the City of San Antonio and Bexar County, but also supplement our mission to provide a "safety net" through the creation of permanent housing.

Again, we are very pleased to lend our support to Avanti Silver Heights tax credit application. If you need additional information, please feel free to call me or email me at (210) 223-4099/dwhite@cam-sa.org

Sincerely,

Dawn White-Fosdick  
President/CEO of Christian Assistance Ministry

Attachment: IRS Determination Letter



# League of United Latin American Citizens

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Concilio Zapatista 4383

lulaczaptista@yahoo.com

(210)857-5329

February 17, 2022

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

Attention: Colin Nickells – Multifamily Division

RE: Avanti Silver Heights (TDHCA# 22043)  
NWQ of Silver Oaks Drive and West Avenue  
San Antonio, Bexar, Texas 78213

Dear Mr. Nickells,

LULAC Concilio Zapatista #4383 would like to express our support for Housing Tax Credits for Avanti Silver Heights (TDHCA #22043), a multifamily housing community for family proposed in Bexar County. Our organization is a tax-exempt non-profit organization that provides services to the entire City of San Antonio and Bexar County area. These efforts include counseling support, providing school materials, scholarship and college readiness support, and emergency family assistance among others.

This development will not only increase the availability of quality affordable housing and better living for the families of the City of San Antonio and Bexar County, but also will assist in adding to the tax base and creating jobs.

Again, we are very pleased to lend our support to Avanti Silver Heights tax credit application. If you need additional information, please feel free to call me at (210) 857-5329.

Sincerely,



Henry Rodriguez

Executive Director

LULAC Concilio Zapatista #4383

Attachment: IRS Determination Letter



1314 Guadalupe St, Ste 209 | San Antonio, TX 78207  
1-866-227-7443 | Fax: 210-298-1017  
aarp.org/tx | txaarp@aarp.org | twitter: @aarptx  
facebook.com/aarptexas

February 18, 2022

Texas Department of Housing and Community Affairs  
Attention: Colin Nickells - Multifamily Division  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Avanti Silver Heights (TDHCA Application #22043)  
To be located NWQ of Silver Oaks Drive and West Avenue.  
San Antonio, Texas, 78213

Dear Mr. Nickells,

I am writing to support the application for housing tax credits of Avanti Silver Heights, a multifamily housing community proposed in San Antonio. The population in San Antonio, Bexar County and the surrounding area is growing rapidly. As a result, there is a great need for quality housing that is affordable to older adults and their families. These needs will be met by the development of the Avanti Silver Heights. Our organization is a tax-exempt non-profit organization that serves the City of San Antonio and the entire Bexar County area.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Avanti Silver Heights.

If you have any questions, please contact me at (210) 707- 4188

Sincerely,

A handwritten signature in black ink, appearing to read "Ismael Herrera", written over a horizontal line.

Ismael Herrera  
AARP  
Associate State Director Outreach & Advocacy  
[iherrera@aarp.org](mailto:iherrera@aarp.org)  
210-707-4188

## Community Input Scoring Items

TDHCA# 22211

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 Robstown

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Nueces County Community Action Agency

Name of Community Organization

Linda Carillo

Contact Name

Support

Opposition

B. Coastal Bend Food Bank

Name of Community Organization

Michael A. Rodriguez

Contact Name

Support

Opposition

C. Foster Angels

Name of Community Organization

Hilary E. Jackson

Contact Name

Support

Opposition

D. Wayforward

Name of Community Organization

Dominic Rosato

Contact Name

Support

Opposition

E. Area Agency on Aging

Name of Community Organization

Viola Monrreal

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**RESOLUTION NO. 020822-A**

**RESOLUTION OF THE CITY OF ROBSTOWN IN SUPPORT FOR THE PROPOSED APPLICATION FOR MILLPOND AT ROBSTOWN, LP (TDHCA #22211) IN ROBSTOWN, TEXAS FOR A PROPOSED DEVELOPMENT FOR AFFORDABLE HOUSING.**

**WHEREAS**, FP MillPond at Robstown, LP has proposed a development for affordable rental housing at approx. NW intersection of US-77 and CR 44 named MillPond at Robstown (TDHCA #22211) in Robstown, Texas; and

**WHEREAS**, FP MillPond at Robstown, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for MillPond at Robstown; and

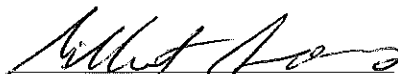
**NOW THEREFORE, BE IT RESOLVED**, that as provided for in 10 TAC §11.3 (c), it is expressly acknowledged and confirmed that Robstown, Texas has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

**FURTHER RESOLVED**, that Robstown, Texas, acting through its governing body, hereby confirms that it supports the proposed MillPond at Robstown (TDHCA #22211) and confirms that its governing body has voted specifically to approve the construction 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 in accordance with 10 Texas Administrative Code §11.9(d)(2), Robstown, Texas hereby commits to an in-kind contribution to the development in the form of a reduced fee for the benefit of the development in the amount of \$250.00; and

**FURTHER RESOLVED**, that for and on behalf of the City of Robstown, Gilbert Gomez, Mayor of Robstown, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

**PASSED AND APPROVED THIS 8<sup>TH</sup> DAY OF FEBRUARY 2022.**

  
Gilbert Gomez  
Mayor of Robstown

Attest:



Beatriz Charo  
City Secretary

# ABEL HERRERO



CAPITOL OFFICE:  
P.O. Box 2910  
AUSTIN, TEXAS 78768-2910  
(512) 463-0462  
(512) 463-1705 FAX

DISTRICT OFFICE:  
101 EAST MAIN AVENUE  
ROBSTOWN, TEXAS 78380  
(361) 387-0457

STATE REPRESENTATIVE  
DISTRICT 34

February 25, 2022

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

RE: TDHCA #22211 Millpond at Robstown – Robstown, Texas

Dear Mr. Wilkinson:

Please accept this letter expressing my support for the FP Millpond at Robstown, LP request to allocate tax credits from the Texas Department of Housing and Community Affairs for the proposed Millpond at Robstown project in Robstown, Texas-TDHCA #22211.

I support this development, which is to be located at the approx. NW intersection of US-77 and CR 44 in Robstown, Texas in Nueces County. As State Representative for House District 34, I see an increasing need for affordable housing in my district.

The Millpond at Robstown will help address the needs of our community by providing quality and affordable housing to families in the Coastal Bend. This proposed project will make a very positive impact in our community.

If I can be of 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.TEXAS.GOV](mailto:ABEL.HERRERO@HOUSE.TEXAS.GOV)

# NUECES COUNTY COMMUNITY ACTION AGENCY

101 South Padre Island Drive, Corpus Christi, TX 78405-4102 Office (361) 883-7201 Fax: (361) 883-9173

**Alma Barrera**

Chief Executive Officer

February 25, 2022

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

Re: Millpond at Robstown – TDHCA #22211  
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 #22211, Millpond at Robstown, proposed to be located at approximately the NW intersection of US-77 and CR 44, Robstown, Texas 77380.

Nueces County Community Action Agency has a long-standing relationship with TDHCA as recipients of the Community Services Block Grant (CSBG), Comprehensive Energy Assistance Program (CEAP), Low-Income Home Energy Assistance Program (LIHEAP), and Department of Energy (DOE) funds that filter through your organization. Through these grants we provide a variety of programs intended to empower people and build thriving communities by providing services that directly impact households transitioning out of poverty. The Community Services division provides: Case management; Tuition Assistance; Affordable Housing; Utility Assistance; Weatherization; Home Preservation and Modification; Information and Referral Resources; and Notary Services. Our Rural Service Center is located at 801 East Main St, Robstown, Texas 78380. NCCAA fully support and shares the efforts Millpond at Robstown development intends to accomplish.

If I can be of further assistance to the important cause of providing affordable housing, please feel free to contact me at 361-883-7942.

Sincerely,



Linda Carrillo, MSLS, NCRI, CCAP  
Director of Community Services



February 23, 2022

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

826 Krill Street  
Corpus Christi  
Texas 78408

Phone  
(361) 887-6291  
Fax  
(361) 887-7637

[www.coastalbend  
foodbank.org](http://www.coastalbendfoodbank.org)

Re: MillPond at Robstown – TDHCA #22211  
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 #22211, MillPond at Robstown, proposed to be located at approximately the NW intersection of US-77 and CR 44, Robstown, Texas 77380.

Coastal Bend Food Bank (CBFB) is a 501c3 nonprofit organization that provides food to a network of more than 144 agency partners such as food pantries, shelters, senior centers and feeding agencies in 11 counties throughout South Texas. In addition, the CBFB offers several direct-service programs such as the Children's Nutrition Education, Kid's Backpack Program, Diabetes Hands On and Mobile Pantry Program. Robstown is within our service area and our office is located at 826 Krill Street in Corpus Christi, TX 78408.

If I can be of further assistance to the important cause of providing affordable housing, please feel free to contact me at (361) 887-6291.

Sincerely,

Coastal Bend Food Bank  
Michael A. Rodriguez  
Agency Relations Manager/ Retail Market Manager





800 North Shoreline Boulevard, Suite 2750 South  
Corpus Christi, Texas 78401 | (361) 949-1670  
[info@fosterangelsstx.org](mailto:info@fosterangelsstx.org) | [www.fosterangelsstx.org](http://www.fosterangelsstx.org)

February 11, 2022

**Board of Directors**

Rajan Ahuja  
*President*

Marcus Veazey  
*Vice President*

Carol Kirkland  
*Secretary*

Chase Carlisle  
*Treasurer*

Ted Oakley  
*Chairman Emeritus*

Courtney Gibson Bechtol  
Anne Dobson  
Ben A. Donnell  
Ryan Frazier  
Dos Gates  
Mayor Paulette Guajardo  
Mandy Hagy  
Suzzette James  
Richard L. Leshin  
Dr. Barry McBurnett  
Leslie McClanahan  
Dr. Shalini Narang  
Dabney Pettus  
Will Pettus  
Lindsey Pietsch  
Michael Sasser  
Blaire Turnbull  
Sally Wallace

Hilary Jackson  
*Executive Director*

Trista M. McGinnis  
*Development Director*

Lucy Ann Wolthoff  
*Rio Grande Valley Director*

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

Re: MillPond at Robstown – TDHCA #22211  
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 #22211, MillPond at Robstown, proposed to be located at approximately the NW intersection of US-77 and CR 44, Robstown, Texas 77380.

Foster Angels of South Texas is a 501c3 nonprofit organization with the mission to improve the lives of children in foster care ensuring each child has their basic needs met and providing life-enhancing, life-enriching opportunities whenever possible. Every day, Foster Angels processes requests to provide immediate assistance in the form of basic needs and life-enhancing opportunities to children in foster care within 48 hours. In 2021, we provided assistance to **2,161** children and youth in South Texas. We offer scholarships over the course of four years to ensure the success of current and former youth in foster care in higher education and we currently have five well deserving scholars. More than 400 children in foster care receive new shoes to kick off the new school year each fall and in December, teens submit wish lists and then are matched with sponsors to give them a Christmas of a lifetime.

The City of Robstown is within our service area. Our office is located at 800 N. Shoreline Boulevard, Suite 2750-S, Corpus Christi, Texas 78401-3700.

If I can be of further assistance to the important cause of providing affordable housing, please feel free to contact me at [361-877-8769](tel:361-877-8769).

Sincerely,

A handwritten signature in black ink that reads "Hilary E. Jackson".

Hilary E. Jackson  
*Executive Director, Foster Angels of South Texas*





February 24<sup>th</sup>, 2022

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

Re: MillPond at Robstown – TDHCA #22211  
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 #22211, MillPond at Robstown, proposed to be located at approximately the NW intersection of US-77 and CR 44, Robstown, Texas 77380.

WayForward is a housing nonprofit focused on enriching the lives of residents through onsite support, services, and asset-based community development. Our current service areas are Texas, Colorado, Tennessee, North and South Carolina, Kentucky, and more recently Atlanta, Georgia. Specifically in south Texas, we are servicing 16 multi-family communities in the Corpus Christi, Portland, and Ingleside area. Our office is located at 500 W. 2<sup>nd</sup> St. #1900 Austin, TX 78758.

If I can be of further assistance to the important cause of providing affordable housing, please feel free to contact me at (817)-691-8525.

Sincerely,

Dominic Rosato  
President & Executive Director



February 18, 2022

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

Re: MillPond at Robstown – TDHCA #22211  
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 #22211, MillPond at Robstown, proposed to be located at approximately the NW intersection of US-77 and CR 44, Robstown, Texas 77380.

Area Agency on Aging of the Coastal Bend – Coastal Bend Aging and Disability Resource Center is a program of the Coastal Bend Council of Governments. The Council is a voluntary association of cities and counties in eleven-county region centered around the Corpus Christi metropolitan area. It is one of twenty-four COGs in Texas, all legally defined as political subdivisions of the state. The AAA/CBADRC provides the following services; Transportation, evidence based programing such as a Matter of Balance Fall Prevention Program, Tai Chi for Arthritis and Fall Prevention, Benefits Counseling through MIPPA, Ombudsman, Nutrition Services, Information Referral & Assistance, Family Caregiver information and training, Care Coordination, Options Counseling and Housing Navigation services. Our office is located at 2910 Leopard Street in Corpus Christi, Texas 78408-3614.

If I can be of further assistance to the important cause of providing affordable housing, please feel free to contact me at 361-883-3935.

Sincerely,

A handwritten signature in blue ink that reads "Viola Monrreal".

Viola Monrreal, AAACB /CBADRC Director

# Community Input Scoring Items

TDHCA# 22320

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 Port Lavaca

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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. Calhoun County Commission Ministries

Name of Community Organization

Cristal Freudensprung

Contact Name

Support

Opposition

### B. Pregnancy Help Center of the Crossroads Area

Name of Community Organization

Heather M. Jones

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-021422-3**

A RESOLUTION OF THE CITY OF PORT LAVACA, TEXAS, INDICATING SUPPORT FOR THE APPLICATION OF LAVACA BAY APARTMENTS, LP AND ITS AFFILIATES, AN AFFORDABLE RENTAL HOUSING DEVELOPMENT KNOWN AS LAVACA BAY APARTMENTS, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2022 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS, APPROVING A WAIVER OF DEVELOPMENT PERMIT FEES IN THE AMOUNT OF \$250.00, AUTHORIZING THE MAYOR AND/OR DESIGNATED CITY STAFF TO TAKE ALL NECESSARY OR APPROPRIATE ACTIONS ASSOCIATED THEREWITH; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, **ZP Lavaca Bay Apartments, LP** has proposed a development for affordable rental housing at **southwest corner of Tiney Browning Blvd. and Broadway St.** named **Lavaca Bay Apartments** in the **City of Port Lavaca** and

WHEREAS, **ZP Lavaca Bay Apartments, LP** has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2022 **Housing Tax Credits** for **Lavaca Bay Apartments**

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

THAT, as provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that the **City of Port Lavaca** 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 Port Lavaca** hereby supports the proposed **Lavaca Bay Apartments**, 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 for and on behalf of the City Council, **Jack Whitlow, Mayor** is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

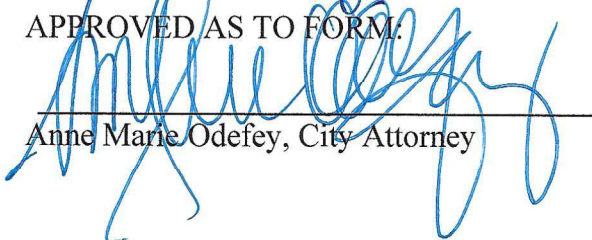
Passed and approved this 14<sup>th</sup> day of February, 2022.

ATTEST:

  
\_\_\_\_\_  
Mandy Grant, City Secretary

  
\_\_\_\_\_  
Jack Whitlow, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Anne Marie Odefey, City Attorney



# CALHOUN COUNTY COMMUNITY MINISTRIES

---

331 Alcoa Dr., Port Lavaca, TX 77979  
Phone: (361)552-1722 Fax: (361)552-5440  
Email: plfoodpantry@gmail.com

Date: 2/21/2022

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

Re: ZP Lavaca Bay Apartments, LP -TDHCA #22320  
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 ZP Lavaca Bay Apartments, #22320, proposed to be located at the SE Corner of Tiney Browning Boulevard and Broadway Street in Port Lavaca, Texas 77979.

Calhoun County Community Services serves the community and we believe that there is a need for workforce housing in Port Lavaca for our citizens of moderate-income levels and Lavaca Bay 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 361-552-5440 Monday - Friday 9 am - noon.

Sincerely,



Cristal Freudensprung  
Director

**PREGNANCY HELP CENTER  
OF THE CROSSROADS AREA**



**615 N Virginia  
Port Lavaca, TX 77979  
361.551.2102  
[www.PHCCrossroads.org](http://www.PHCCrossroads.org)**

February 21, 2022

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

Re: ZP Lavaca Bay Apartments, LP –TDHCA #22320  
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 ZP Lavaca Bay Apartments, #22320, proposed to be located at the SE Corner of Tiney Browning Boulevard and Broadway Street in Port Lavaca, Texas 77979.

Pregnancy Help Center serves the community and we believe that there is a need for workforce housing in Port Lavaca for our citizens of moderate-income levels and Lavaca Bay 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 361-551-2102 any time.

Sincerely,

Heather M Jones, MA, LPC

Executive Director

**The Pregnancy Help Center exists to meet the physical, emotional, and spiritual needs of individuals and families facing the challenges of pregnancy.**

The Pregnancy Help Center of the Crossroads Area is an exempt organization as described in section 501(c)(3) of the Internal Revenue Code; EIN 81-2281972.

## Community Input Scoring Items

TDHCA# 22212

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 Victoria

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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 Victoria

Name of Community Organization

Dan Williams-Capone

Contact Name

Support

Opposition

B. United Way of the Crossroads

Name of Community Organization

Bethany Castro

Contact Name

Support

Opposition

C. Wayforward

Name of Community Organization

Dominic Rosato

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.  
2022-12**

**A resolution of support for an affordable multi-family senior housing tax credit development located at 2513 North Navarro requested by FishPond Development, LLC.**

**Whereas** FishPond Development, LLC is proposing to develop a new multi-family affordable development for seniors, located at 2513 North Navarro;

**Whereas** the development will be located on approximately 2.2 acres and be targeted to seniors aged 55 and older;

**Whereas** FishPond Development, LLC intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for this development;

**Whereas** the proposed senior housing community will have rents ranging from market rate (5% or less of units) to affordable for those individuals at or below 60% of the area median income; and

**Whereas** FishPond Development, LLC is requesting a resolution of support and the **waiving of \$500.00 in building permit fees** to ensure they have a competitive application to submit;

**Now therefore, be it resolved by the City Council of the City of Victoria:**

1. **City Council hereby authorizes a resolution of support** for an affordable multi-family senior housing tax credit development located at 2513 North Navarro by FishPond Development, LLC.
2. This resolution shall become effective immediately upon adoption.

Passed, this the 18th day of January, 2022.

Ayes: 6

Nays: 0

Abstentions: 0

Approved and adopted, this the 18th day of January, 2022.





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Jeff Bauknight  
Mayor of the City of Victoria



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Thomas A. Gwosdz,  
City Attorney



---

April Hilbrich,  
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  
(361) 576-0747 *fax*



GEANIE W. MORRISON

COMMITTEES:  
APPROPRIATIONS  
ENVIRONMENTAL REGULATION  
REDISTRICTING

DISTRICT 30  
COUNTIES:  
ARANSAS  
CALHOUN  
DEWITT  
GOLIAD  
REFUGIO  
VICTORIA

FishPond Living at Victoria LP  
Mr. David Fournier  
500 N Capital of Texas Hwy  
Building 8, Suite 100  
Austin, TX 78746

Re: **Letter of Support** for TDHCA Housing Tax Credit Application #22212 – FishPond at Victoria

Dear Mr. Fournier,

I have recently received the Public Notice for FishPond in Victoria which is to be located in House District 30, which I am honored to represent, at 2513 N. Navarro Street in Victoria. Please accept this as **a letter of support for this development**, which as it has been presented to me, will provide much needed house for those living in Victoria and the surrounding areas.

If you have any questions or if I may be of further assistance, please do not hesitate to contact my office at (512) 463-0456.

Sincerely,

A handwritten signature in cursive script that reads "Geanie W. Morrison".

Representative Geanie W. Morrison  
Texas House District 30



EMAIL: [Geanie.Morrison@house.texas.gov](mailto:Geanie.Morrison@house.texas.gov)



February 10, 2022

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

Re: FishPond at Victoria – TDHCA #22212  
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 #22212, FishPond at Victoria, proposed to be located at 2513 N Navarro Street, Victoria, Texas 77901.

Meals on Wheels Victoria provides nutrition, socialization, and transportation services that support seniors in Victoria and DeWitt Counties so they can successfully age in place, where they want to be. Affordable housing is a critical issue for our clients and the population we serve. The proposed FishPond development would help address the tremendous need in the community and surrounding area.

FishPond is a known quantity for us at MOW Victoria, as we partner with the FishPond development in Cuero in the delivery of services to DeWitt County. I am confident this proposed development will meet the needs of our Victoria County neighbors by providing them a safe, decent, and quality place to call home. If I can be of further assistance to this important cause, please do not hesitate to contact me directly by phone (361-576-2189) or email ([dan@mowvictoria.org](mailto:dan@mowvictoria.org)).

Sincerely,

A handwritten signature in black ink that reads 'Dan Williams-Capone'.

Dan Williams-Capone  
Executive Director

**United Way of  
the Crossroads**

*Serving Victoria, Galiaid, DeWitt & Lavaca Counties and the City of Gonzales*



February 3, 2022

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

Re: FishPond at Victoria – TDHCA #22212  
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 #22212, FishPond at Victoria, proposed to be located at 2513 N Navarro Street, Victoria, Texas 77901.

United Way of the Crossroads is a 501(c)3 nonprofit which serves the community by mobilizing and supporting a vibrant local network of people, partners, and resources to create opportunities for every person in our community to live free from poverty and other challenges to our vision of a united and resilient community where everyone belongs and everyone thrives.

We know there is a tremendous need for housing that is affordable for Victoria senior residents living in the communities we serve and we know that this proposed development will meet the needs of our neighbors by providing them a safe, decent, and quality place to call home. If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 361-208-2236.

Sincerely,

A handwritten signature in black ink that reads "Bethany Castro". The signature is written in a cursive, flowing style.

Bethany Castro  
Executive Director  
United Way of the Crossroads



February 24<sup>th</sup>, 2022

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

Re: FishPond at Victoria ☐ TDHCA #22212  
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 #22212, FishPond at Victoria, proposed to be located at 2513 N Navarro Street in Victoria, Texas 77901.

WayForward is a housing nonprofit focused on enriching the lives of residents through onsite support, services, and asset-based community development. Our current service areas are Texas, Colorado, Tennessee, North and South Carolina, Kentucky, and more recently Atlanta, Georgia. Specifically in south Texas, we are servicing 16 multi-family communities in the Corpus Christi, Portland, and Ingleside area. Our office is located at 500 W. 2<sup>nd</sup> St. #1900 Austin, TX 78758.

If I can be of further assistance to the important cause of providing affordable housing, please feel free to contact me at (817)-691-8525.

Sincerely,

Dominic Rosato  
President & Executive Director

# Community Input Scoring Items

TDHCA# 22249

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 Corpus Christi

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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

Michael Rodriguez

Contact Name

Support

Opposition

### B. Good Samaritan Rescue Mission

Name of Community Organization

Rev. Carole Murphrey

Contact Name

Support

Opposition

### C. Summit Church Texas

Name of Community Organization

Rev. Terry Fox

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 Weber Lofts to be developed by Creative Urban Multifamily LLC.**

**Whereas, Creative Urban Multifamily LLC.** (the "Applicant") has proposed a development project to construct a 58-unit multi-family development for renters with household incomes at or below 60% of the area median income. The proposed development is located at the southwest corner of Weber Road and Capitol Drive. ("Weber Lofts Project");

**Whereas,** the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2022 Housing Tax Credits for the Weber Lofts Project; and

**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 Weber Lofts Project located at the southwest corner of Weber Road and Capitol Drive, Corpus Christi, Texas.

**Section 3.** The City commits \$500 in reduced fees if the Weber Lofts Project is awarded low-income housing tax credits.

PASSED AND APPROVED on the 15<sup>th</sup> day of February, 2022:

Paulette M. Guajardo	<u>Aye</u>
Roland Barrera	<u>Aye</u>
Gil Hernandez	<u>Aye</u>
Michael Hunter	<u>Absent</u>
Billy Lerma	<u>Aye</u>
John Martinez	<u>Aye</u>
Ben Molina	<u>Aye</u>
Mike Pusley	<u>Aye</u>

Greg Smith

Aye

ATTEST:

Rebecca Huerta  
Rebecca Huerta  
City Secretary

CITY OF CORPUS CHRISTI  
Paulette M. Guajardo  
Paulette M. Guajardo  
Mayor





02/09/2022

Michael A. Rodriguez  
Agency Relations/Retailer Manager  
826 Krill St.  
Corpus Christi, TX. 78408

Re: Letter of Support  
Weber Lofts, SWC of Weber Rd and Capitol Dr, Corpus Christi, TX 78413, Application # 22249.

Dear Jose Gonzalez,

Coastal Bend Food Bank supports the development of Weber Lofts in its proposed location. Our organization is a 501C3 non-profit organization that serves the community in which this development is located.

Sincerely,

Michael A. Rodriguez  
Agency Relations/Retailer Manager



## *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 E-Mail: CaroleM@goodsamcc.org  
Website: <http://www.goodsamcc.org>

February 9, 2022

Mr. Jose Gonzalez  
c/o Arx Advantage  
1305 Dusky Thrush Tr.  
Austin, TX 78746

Re: Letter of Support  
Weber Lofts, SWC of Weber Rd. and Capitol Dr., Corpus Christi, TX 78413,  
Application #22249

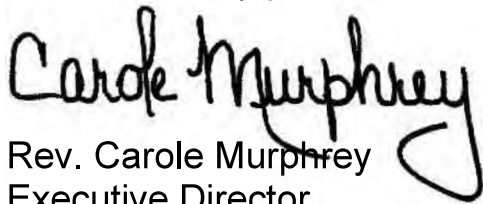
Dear Mr. Gonzalez,

Good Samaritan Rescue Mission supports the development of Weber Lofts in its proposed location. Our organization is a 501(c)3 nonprofit that serves the community in which this development is location.

I, Carole Murphrey, am the President & CEO; and I live at 6306 Wimbledon Circle- less than a mile from the proposed site. Corpus Christi is in great need of more affordable housing.

Good luck on your proposal.

That none may perish,



Rev. Carole Murphrey  
Executive Director



02/22/2022

Jose Gonzalez  
c/o Arx Advantage  
1305 Dusky Thrush Tr.  
Austin, TX 78746

Re: Letter of Support  
Weber Lofts, SWC of Weber Rd and Capitol Dr, Corpus Christi, TX 78413,  
Application # 22249.

Dear Jose Gonzalez,

Summit Church Texas supports the development of Weber Lofts in its proposed location. Our organization is a 501C3 non-profit organization that serves the community in which this development is located. We would be happy to minister to the future residents, and we support the philosophy of the housing project.

Sincerely,

A handwritten signature in cursive script that reads "Rev Terry Fox".

Terry Fox

Senior Pastor

# Community Input Scoring Items

TDHCA# 22204

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

Del Rio City Council

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Texas A & M Extension Service-Val Verde County

Name of Community Organization

Leslie Cantu

Contact Name

Support

Opposition

B. Casa de la Cultura

Name of Community Organization

Lupita De La Paz

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: 2022-011**

**A Resolution by the Del Rio City Council in Support of Prospera Housing Community Services Rio Manor, LP in Applying for the Texas Department of Housing and Community Affairs Housing Tax Credit Program for the Rio Manor Development Project.**

**WHEREAS**, PHCS Rio Manor, LP is proposing to reconstruct the existing apartment complex at 600 W Cantu Rd to provide for 60 units; and

**WHEREAS**, the City Council extends this resolution of support contingent upon the development and property complying with all applicable state and local code requirements: and

**WHEREAS**, this resolution of support does not negate the need to comply with the adopted City of Del Rio Building, Zoning or Subdivision codes or the codes listed in Texas Local Government Code Chapter 211, Sec 211.007, and TLGC Chapter 212, Section 212.004; and

**WHEREAS**, PHCS Rio Manor, LP intends to apply to the Texas Department of Housing and Community Affairs (TDHCA) for the 2021 Competitive 9% Housing Tax Credits for the Rio Manor Project; and

**WHEREAS**, offering a letter of support and providing a financial commitment of a \$250.00 reduction of building or plan review fees from the municipality to the project offers additional points within the program and thus places the application in better standing within this competitive TDHCA grant program; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DEL RIO, TEXAS, THAT:**

**Section 1.** The City Council of the City of Del Rio, Texas lends its full support to PHCS Rio Manor, LP in applying for the TDHCA housing tax credit application #21052 for the Rio Manor project located at 600 W Cantu Road.

**Section 2.** The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as part of the judgment and finding of the City Council.

**Section 3.** All Resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein

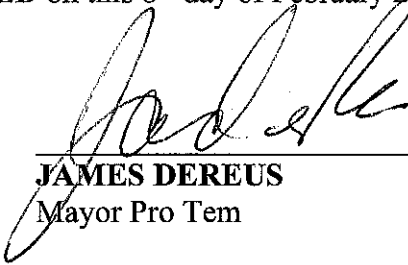
**Section 4.** This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

**Section 5.** If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision

**Section 6.** It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

**Section 7.** This Resolution shall be in force and effect from and after its final passage, and it is so ordained

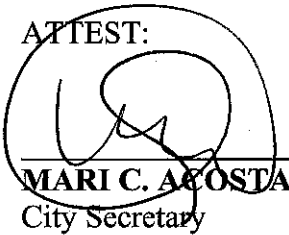
**PASSED AND APPROVED** on this 8<sup>th</sup> day of February 2022.



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**JAMES DEREUS**  
Mayor Pro Tem

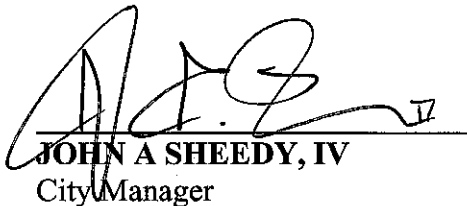
ATTEST:



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**MARI C. ACOSTA**  
City Secretary

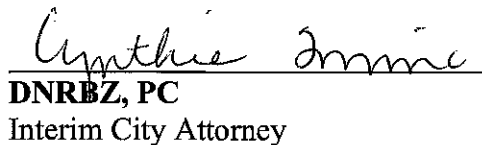
REVIEWED FOR ADMINISTRATION:



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**JOHN A SHEEDY, IV**  
City Manager

REVIEWED AS TO FORM AND LEGALITY:



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**DNRBZ, PC**  
Interim City Attorney



TEXAS HOUSE OF REPRESENTATIVES

**EDDIE MORALES, JR.**

District 74

February 17, 2022

Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
PO Box 13941  
Austin, TX 78711-3941

**RE: Rio Manor Apartments – TDHCA# 22204  
600 W. Cantu Road, Del Rio, Texas**

Dear Mr. Wilkinson:

This letter serves to express my support for the application for Low Income Housing Tax Credits (LIHTC) for the above referenced Rio Manor Apartments. This proposed project would be located in Texas House District 74, which I represent.

I am advised the Rio Manor Apartments would benefit the community by providing quality affordable housing for low-income families. The proposed development will feature a state-of-the-art design and offer all the amenities of modern home living in addition to proving quality of life resident support services.

Thank you for your consideration. Should you need any further assistance from my office, please do not hesitate to reach out.

Sincerely,

A handwritten signature in black ink, appearing to read "Eddie Morales, Jr.", with a stylized flourish at the end.

State Representative Eddie Morales, Jr.

TEXAS A&M EXTENSION SERVICE- VAL VERDE COUNTY

FEBRUARY 24, 2022

Mr. Bobby Wilkinson

Executive Director

Texas Department of Housing and Community Affairs

Low-Income Housing Tax Credit Program

PO Box 13941

Austin, TX 78711-3943

Contact

---

Leslie Cantu

Val Verde County Extension Agent

Family & Community Health

830.774.7591

[leslie.cantu@ag.tamu.edu](mailto:leslie.cantu@ag.tamu.edu)

Re: Rio Manor Apartments TDHCA #22204

Dear Mr. Wilkinson,

We would like to express our support for the proposed reconstruction of the Rio Manor Apartments located at 600 W. Cantu, Del Rio, TX 78840.

Texas A&M AgriLife Extension Better Living for Texas Program in Val Verde County is involved in helping families make better choices with limited resources by providing research-based nutrition education programs at no cost throughout Val Verde 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 county extension website can be found at <https://valverde.agrilife.org/> and provides additional information about Texas A&M AgriLife Extension Service in Val Verde County, and the many educational programs offered.

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 2022 application cycle. Thank you for your consideration, and please feel free to contact me if you have any questions.

Sincerely,



Leslie Cantu

Val Verde County Extension Agent- Family & Community Health

*Texas A&M AgriLife Extension is an equal opportunity employer and program provider. The Texas A&M University System, U.S. Department of Agriculture, and the County Commissioners Courts of Texas Cooperation*





**CASA DE LA CULTURA, A PROJECT OF EL COMITE  
CULTURAL DEL PUEBLO, INC.**

**P. O. BOX 756**

**DEL RIO, TX 78841**

**phone: (830) 774-8742**

**FAX: (830)774-8751**

**E-mail: [lacasa@stx.rr.com](mailto:lacasa@stx.rr.com)**

**Website: [www.lacasadela cultura.org](http://www.lacasadela cultura.org)**

February 28, 2022

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: Rio Manor Apartments  
TDHCA #22204

Dear Mr. Wilkinson,

We would like to express our support for the proposed reconstruction of the Rio Manor Apartments located at 600 W. Cantu, Del Rio, TX 78840. Our 501(c)(3) nonprofit is involved in providing not only art and cultural services but educational throughout the city of Del Rio. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

Our mission is to enable a unified cultural awakening by making the arts and literacy accessible and affordable to the entire community. Our website can be found at [www.lacasadela cultura.org](http://www.lacasadela cultura.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 2022 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,  
Lupita De La Paz  
Executive Director

# Community Input Scoring Items

**TDHCA#** 22054

**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 Laredo

**Name of Local Government Body**

City Council

**Name of Local Government Body (if applicable)**

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Boys & Girls Clubs of Laredo**

**Name of Community Organization**

Hector Noyola

**Contact Name**

Support

Opposition

**B. South Texas Food Bank**

**Name of Community Organization**

Alma Boubel

**Contact Name**

Support

Opposition

**C. Villa San Luis**

**Name of Community Organization**

Tomas Cantu

**Contact Name**

Support

Opposition

**D. Communities in Schools, Laredo**

**Name of Community Organization**

Rosaura Rodriguez

**Contact Name**

Support

Opposition

**E.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**F.**

**Name of Community Organization**

**Contact Name**

Support

Opposition

**RESOLUTION NO. 2021-R-257**

**A RESOLUTION OF THE CITY OF LAREDO, TEXAS, PLEDGING TO REDUCE BUILDING FEES TO \$500 IF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS AWARDS A 9% HOUSING TAX CREDITS TO THE HILLSIDE CROSSING, Ltd. FOR THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING.**

**WHEREAS**, Hillside Crossing, Ltd. has proposed a development for affordable rental housing at 1019 Hillside Road near the southwest corner of Hillside Road and McPherson Road, named Hillside Crossing in the City of Laredo, Webb County, Texas; and

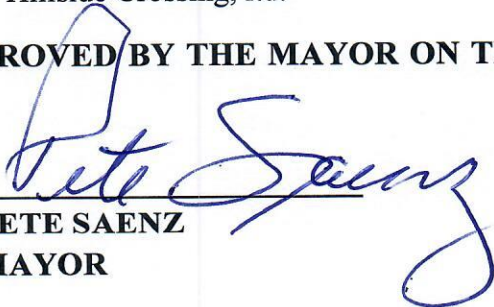
**WHEREAS** Hillside Crossing, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and community Affairs for 2022 Competitive 9% Housing Tax Credits for Hillside Crossing;

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

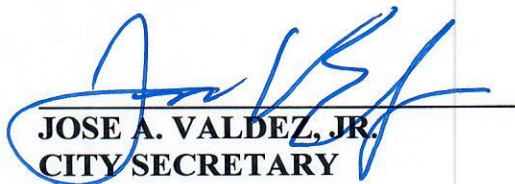
**Section 1:** The City of Laredo acting through its governing body, hereby confirms that it supports the proposed Hillside Crossing Apartments located at 1019 Hillside Road, Laredo, Texas, and that this formal action has been taken to put on record the opinion expressed by the City of Laredo, Webb County, Texas on November 15, 2021.

**Section 2:** The City of Laredo acting through its governing body, hereby confirms that it shall provide a financial contribution in the form of a reduced building permit fee in the amount of Five Hundred Dollars (\$500.00) to Hillside Crossing, Ltd, if the Texas Department of Housing and Community Affairs award 9% Housing Tax Credits to Hillside Crossing, Ltd.


**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS 15th DAY OF November 2021.**

  
PETE SAENZ  
MAYOR

**ATTESTED:**

  
JOSE A. VALDEZ, JR.  
CITY SECRETARY

**APPROVED AS TO FORM:**

  
For: DEAN J. ROGGIA  
CITY ATTORNEY



TEXAS HOUSE OF REPRESENTATIVES

CHAIRMAN, HOUSE COMMITTEE  
ON DEFENSE AND VETERANS' AFFAIRS



HOUSE COMMITTEE ON STATE AFFAIRS

**RICHARD PEÑA RAYMOND**

STATE REPRESENTATIVE

DISTRICT 42

December 2, 2021

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

**RE: 2022 APPLICATION TO TDHCA FOR AN ALLOCATION OF LOW-INCOME  
HOUSING TAX CREDITS TO CONSTRUCT HILLSIDE CROSSING  
IN LAREDO, TEXAS**

Dear Mr. Wilkinson,

Please accept this letter as my strong support for the Hillside Crossing, Ltd. request to allocate tax credits from the Texas Department of Housing and Community Affairs to Hillside Crossing.


I support this development to be located at 1019 Hillside Road, Laredo, Texas. As for Census Tract 48479001706 (Webb 17.06), I support only Hillside Crossing and oppose all other applications that may be submitted inside this Census Tract.

The site where Hillside Crossing is located is the largest vacant land tract inside this census tract whereby providing the developer the ability to construct the most housing units of any site inside census tract Webb 17.06. Developments that construct the most housing units within each census tract help address the ever-increasing need for quality affordable housing in my District.

The City of Laredo, like many other communities, is experiencing a shortage of quality affordable housing. Developments like Hillside Crossing will make a very positive impact in our community.

If you have any questions regarding my support of this proposed development please do not hesitate to contact me.

Sincerely,

  
Representative Richard Peña Raymond  
House District 42

STATE CAPITOL, ROOM 1W.2  
P.O. BOX 2910  
AUSTIN, TEXAS 78768-2910  
(512) 463-0558  
FAX (512) 463-6296  
E-MAIL: RICHARD.RAYMOND@HOUSE.TEXAS.GOV  
WEBSITE: HTTP://WWW.HOUSE.TEXAS.GOV

DISTRICT OFFICE:  
P.O. BOX 6419  
LAREDO, TEXAS 78042  
(956) 753-7722  
FAX (956) 753-7729

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# Boys & Girls Clubs of Laredo

P.O. BOX 1419 LAREDO, TEXAS 78042 (956) 723-1051

**HECTOR J. NOYOLA**

Executive Director

11/29/2021

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

RE: 2022 Application to the Texas Department of Housing and Community Affairs  
For an Allocation of Low-Income Housing Tax Credits to Construct  
Hillside Crossing in Laredo, Texas

Dear Mr. Wilkinson:

The purpose of this letter is to express our support for the Hillside Crossing housing development located at 1019 Hillside Road in Laredo, Texas. This site is within the service area of the Boys & Girls Clubs of Laredo.

Boys & Girls Clubs of Laredo is a non-profit 501(c)(3) organization whose mission is to inspire and enable all young people, especially those from disadvantaged circumstances, to realize their full potential as productive, responsible and caring citizens.

As the City of Laredo and Webb County continue to grow there is a greater need for affordable housing for families, seniors and individuals at affordable rental rates. Both Hillside Crossing and Boys & Girls Clubs of Laredo help address the well-being of the members of the communities each serves.

Sincerely,

Hector J. Noyola  
Executive Director

E-Mail : [hnoyola@bgclaredo.com](mailto:hnoyola@bgclaredo.com)  
WEBSITE: [bgclaredo.com](http://bgclaredo.com)

**GREAT FUTURES START HERE.**

MEMBER:





# South Texas Food Bank

A 501 (c) (3) Tax Exempt Organization EIN# 74-2574983

**Alma Boubel, Executive Director**  
aboubel@southtexasfoodbank.org

2121 Jefferson St. Laredo, Texas 78040 \* P.O. Box 2007 Laredo, Texas 78044  
O: 956.726.3120 F: 956.725.1309

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Galo Garcia

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Annie Dodier

November 29, 2021

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

RE: 2022 Application to the Texas Department of Housing and Community Affairs  
For an Allocation of Low-Income Housing Tax Credits to Construct Hillside Crossing  
in Laredo, Texas

Dear Mr. Wilkinson:

The purpose of this letter is to express our support for the Hillside Crossing housing  
development located at 1019 Hillside Road in Laredo, Texas. This site is within the  
service area of the South Texas Food Bank.

The South Texas Food Bank is a non-profit 501 (c)(3) organization whose mission is  
to alleviate hunger in South Texas by collecting and distributing food through partner  
agencies and programs while creating awareness and educating the community on  
the realities of hunger.

As the City of Laredo and Webb County continue to grow there is a greater need for  
affordable housing for families, seniors and individuals at affordable rental rates.  
Both Hillside Crossing and the South Texas Food Bank help address the well-being of  
the members of the communities each serves.

Sincerely,

Alma Boubel  
Executive Director



**VILLA SAN LUIS**

*A St Vincent de Paul San Luis Rey Church Conference Housing Community*

11-29-2021

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

RE: 2022 Application to the Texas Department of Housing and Community Affairs  
For an Allocation of Low-Income Housing Tax Credits to Construct  
Hillside Crossing in Laredo, Texas

Dear Mr. Wilkinson:

The purpose of this letter is to express our support for the Hillside Crossing housing development located at 1019 Hillside Road in Laredo, Texas. This site is within the service area of Villa San Luis.

Villa San Luis is a non-profit 501(c)(4) organization whose mission is to provide affordable housing via a HAP contract with HUD to the elderly and handicapped families in our community.

As the City of Laredo and Webb County continue to grow there is a greater need for affordable housing for families, seniors, and individuals at affordable rental rates. Both Hillside Crossing and Villa San Luis help address the well-being of the members of the communities each serves.

Sincerely,



Tomas Cantu  
Administrator



# Communities In Schools®

Laredo

November 30, 2021

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

RE: 2022 Application to the Texas Department of Housing and Community Affairs  
For an Allocation of Low-Income Housing Tax Credits to Construct  
Hillside Crossing in Laredo, Texas

Dear Mr. Wilkinson:

The purpose of this letter is to express our support for the Hillside Crossing housing development located at 1019 Hillside Road in Laredo, Texas. This site is within the service area of Communities In Schools Laredo, Inc.

Communities In Schools Laredo, Inc. is a non-profit 501(c)(3) organization whose mission is to surround students with a community of support, empowering them to stay in school and achieve in life.

As the City of Laredo and Webb County continue to grow, there is a greater need for affordable housing for families, seniors and individuals at affordable rental rates. Both Hillside Crossing and Communities In Schools Laredo, Inc. help address the well-being of the members of the communities each serves.

Sincerely,

Rosaura Rodriguez  
Executive Director



•2114 E. Saunders •Laredo, TX 78041  
•Office 956-791-2199 •Fax 956-725-1022  
•www.cislaredo.org



# Community Input Scoring Items

TDHCA# 22039

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 Laredo

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Azteca Economic Development & Preservation Corporation

Name of Community Organization

Rafael Torres

Contact Name

Support

Opposition

### B. NeighborWorks Laredo

Name of Community Organization

Elizabeth Alonzo-Villarreal

Contact Name

Support

Opposition

### C. Communities in Schools of Laredo

Name of Community Organization

Rosaura Rodriguez

Contact Name

Support

Opposition

### D. Laredo Regional Food Bank

Name of Community Organization

Lorena Rodriguez

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2021-R-268

A RESOLUTION OF THE CITY OF LAREDO, TEXAS, PLEDGING TO REDUCE BUILDING FEES TO \$500 IF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS AWARDS A 9% HOUSING TAX CREDITS TO THE AVANTI LEGACY ROSEWOOD, LP, FOR THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING.

WHEREAS, Avanti Legacy Rosewood, LP has proposed a development for affordable rental housing at the Southwest Corner of International Boulevard and Springfield Avenue, Laredo, Texas 78045, named Avanti Legacy Rosewood in the City of Laredo; and

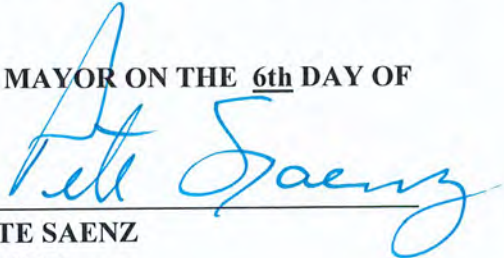
WHEREAS, Avanti Legacy Rosewood, LP has advised that it intends to submit an application to the Texas Department of Housing and community Affairs for 2022 Competitive 9% Housing Tax Credits for Avanti Legacy Rosewood.

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

**Section 1:** The City of Laredo acting through its governing body, hereby confirms that it supports the proposed Avanti Legacy Rosewood located at the Southwest Corner of International Boulevard and Springfield Avenue and that this formal action has been taken to put on record the opinion expressed by the City of Laredo, Webb County, Texas on December 6, 2021.

**Section 2:** The City of Laredo acting through its governing body, hereby confirms that it shall provide a financial contribution in the form of a reduced building permit fee in the amount of Five Hundred Dollars (\$500.00) to Avanti Legacy Rosewood, LP, if the Texas Department of Housing and Community Affairs award 9% Housing Tax Credits to Avanti Legacy Rosewood, LP.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THE 6th DAY OF DECEMBER 2021.

  
PETE SAENZ  
MAYOR

ATTESTED:

  
JOSE A. VALDEZ, JR.  
CITY SECRETARY

APPROVED AS TO FORM:

  
DEAN J. ROGGIA  
CITY ATTORNEY



TEXAS HOUSE OF REPRESENTATIVES

CHAIRMAN, HOUSE COMMITTEE  
ON DEFENSE AND VETERANS' AFFAIRS



HOUSE COMMITTEE ON STATE AFFAIRS

**RICHARD PEÑA RAYMOND**  
STATE REPRESENTATIVE  
DISTRICT 42

November 21, 2021

Texas Department of Housing and Community Affairs  
Multifamily Finance Division  
Attention: Cody Campbell  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Avanti Legacy Rosewood to be located on +/- 7.28 acres at SWQ of International Blvd.  
& Springfield Ave., Laredo, Webb County, Texas 78045

Dear Mr. Campbell:

I would like to express my support for the application for housing tax credits concerning the proposed Avanti Legacy Rosewood senior community. This project is located in my district on +/- 7.28 acres at SWQ of International Blvd. & Springfield Ave., Laredo, Webb County, Texas 78045.

I firmly believe that we need more affordable housing options in District 42. 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 Rosewood community will give seniors the opportunity to reside in decent, safe, and affordable housing.

Citizens of Laredo deserve the opportunity to live in a safe and comfortable environment, and Avanti Legacy Rosewood will provide this opportunity for elderly households in the Laredo area. For these reasons, I support the Avanti Legacy Rosewood 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 "Richard Peña Raymond".

Representative Richard Peña Raymond  
House District 42



## **Azteca Economic Development & Preservation Corporation**

20 Iturbide Street • Laredo, Texas 78040 • Voice: 956-726-4462 • Fax: 877-781-3203 •

January 21, 2022

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701  
Attention: Colin Nickells – Multifamily Division

RE: Avanti Legacy Rosewood, LP (TDHCA #22039)  
SWQ of International Blvd. and Springfield Ave.  
Laredo, TX 78045

Dear Mr. Nickells,

I am pleased to give my support to Avanti Legacy Rosewood, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Avanti Legacy Rosewood (TDHCA #22039) development, located on/at the SWQ of International Boulevard and Springfield Avenue in Laredo, Texas.

Azteca Economic Development & Preservation Corporation is a non-profit community development corporation whose mission is to provide affordable and safe housing and help area residents become self-sufficient. There is a tremendous need for affordable housing for families in the City of Laredo, as the population in Laredo and Webb County and the surrounding area is growing rapidly. Avanti Legacy Rosewood would provide quality, affordable housing for seniors of Webb County, and will assist in adding to the tax base and creating jobs.

Again, we are very pleased to lend our support to the Avanti Legacy Rosewood (TDHCA #22039) tax credit application. If you need additional information, please contact me at (956) 726-4462.

Sincerely,

A handwritten signature in blue ink that reads "Rafael I Torres".

Rafael I Torres  
Executive Director



**HUD Certified HomeOwnership Center**

**216 Bob Bullock Loop – Laredo, Texas 78043 – 956-712-9100 – [www.nwlaredo.org](http://www.nwlaredo.org)**

January 21, 2022

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701  
Attention: Colin Nickells – Multifamily Division

RE: Avanti Legacy Rosewood, LP (TDHCA #22039)  
SWQ of International Blvd. and Springfield Ave.  
Laredo, TX 78045

Dear Mr. Nickells,

NeighborWorks Laredo, Inc. is a nonprofit organization with the purpose of providing and developing affordable housing as well as strengthening and revitalizing Laredo's neighborhoods and community. The organization's primary goal is to stimulate the economy by stabilizing the housing market through home buying assistance and the construction of affordable housing.

NeighborWorks Laredo gives our support to Avanti Legacy Rosewood, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Avanti Legacy Rosewood (TDHCA #22039) development, located on/at the SWQ of International Boulevard and Springfield Avenue in Laredo, Texas.

There is a tremendous need for affordable housing for all families in the City of Laredo, however the population in Laredo continues to age rapidly, making the need for more affordable housing for the elderly a critical need. Avanti Legacy Rosewood would provide quality, affordable housing for our seniors of Webb County helping to address the dire lack of affordable housing options as elderly individuals attempt to retire.

We highly encourage you to consider and fund the Avanti Legacy Rosewood (TDHCA #22039) tax credit application. If you need additional information, please contact me at (956) 712-9100.

Sincerely,

A handwritten signature in blue ink that reads "Elizabeth Alonzo-Villarreal".

Elizabeth Alonzo-Villarreal  
Chief Executive Officer



January 29, 2022

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701  
Attention: Colin Nickells- Multifamily Division

RE: Avanti Legacy Rosewood, LP (TDHCA #22039)  
SWQ of International Blvd. and Springfield Ave.  
Laredo, TX 78045

Dear Mr. Nickells,

We are writing to give our support to Avanti Legacy Rosewood, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Avanti Legacy Rosewood (TDHCA #22039) development, located at the SWQ of International Boulevard and Springfield Avenue in Laredo, TX.

As a local nonprofit, our mission at Communities In Schools of Laredo, Inc. is to provide our students and families with a community of support by empowering them to stay in school and achieve in life. There is a great need for affordable housing in the City of Laredo, and as the population of Laredo continues to age, the need for more affordable housing for the elderly continues to grow. Avanti Legacy Rosewood would help combat this issue by providing quality, affordable housing for our seniors of Webb County, and will assist in adding to the tax base and creating jobs. We truly believe that the development of Avanti Legacy Rosewood complements our mission by providing our families with a stable place to live for many years to come.

Thank you for your consideration of the application and we strongly urge you to award housing tax credits to the Avanti Legacy Rosewood development.

Sincerely,

A handwritten signature in black ink that reads "Rosaura Rodriguez". The signature is written in a cursive style with a large, sweeping flourish at the end.

Rosaura Rodriguez  
Executive Director  
Communities In Schools of Laredo, Inc.

# Laredo Regional Food Bank

14 February 2022

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701  
Attention: Colin Nickells – Multifamily Division

RE: Avanti Legacy Rosewood, LP (TDHCA #22039)  
SWQ of International Blvd. and Springfield Ave.  
Laredo, TX 78045

Dear Mr. Nickells,

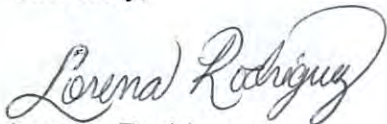
The Laredo Regional Food Bank would like to express our support of Avanti Legacy Rosewood, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Avanti Legacy Rosewood (TDHCA #22039) development, located on/at the SWQ of International Boulevard and Springfield Avenue in Laredo, Texas.

We are a local nonprofit established over thirty years ago to provide vital food pantry source services to Webb, Zapata and Jim Hogg counties respectively, and work as a driving force against hunger, functioning as a distributor of food items that reach individuals in need.

Laredo Regional Food Bank is very aware of the rapid growth in Webb County. As a result, there is a great need for quality housing in good neighborhoods that is affordable to seniors. These needs will be met by the development of Avanti Legacy Rosewood. This development will not only increase the availability of quality affordable housing and better living for seniors of Webb County, but also will assist in adding to the tax base and creating jobs.

Again, we are very pleased to lend our support to the Avanti Legacy Rosewood (TDHCA #22039) tax credit application. If you need additional information, please contact me at (956) 723-3725.

Sincerely,



Lorena Rodriguez  
Executive Director

2802 Anna Ave • Laredo, Texas 78040 • 956-723-3725

# Community Input Scoring Items

TDHCA# 22227

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 Brownsville

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Portfolio Resident Services

Name of Community Organization

Melinda Frazer

Contact Name

Support

Opposition

### B. Catholic Charities

Name of Community Organization

Sister Norma Pimentel

Contact Name

Support

Opposition

### C. South Texas Literacy Coalition

Name of Community Organization

Jonathon Vasquez

Contact Name

Support

Opposition

### D. United Way

Name of Community Organization

Traci Wickett

Contact Name

Support

Opposition

### E. Food Bank

Name of Community Organization

Libby Saenz

Contact Name

Support

Opposition

### F. Big Red's Ranch

Name of Community Organization

Faith Barnard

Contact Name

Support

Opposition



**RESOLUTION NO. 2022-010**

**A RESOLUTION OF THE CITY OF BROWNSVILLE, TEXAS EXPRESSING SUPPORT FOR THE APPLICATION OF LALITA SENIOR LIVING TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2022 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS TO DEVELOP AFFORDABLE RENTAL HOUSING AND AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.**

**WHEREAS**, VDC Minnesota Southmost, LP and its affiliates (the "Applicant") brought to the City of Brownsville (the "City") a proposal for the new construction of the Lalita Senior Living (the "Housing Community") at approximately 650' east of the intersection of Southmost Boulevard and Minnesota Avenue (NEQ of Minnesota Ave and Southmost Blvd), Brownsville, Cameron County, Texas 78521 (the "Development Site"); and

**WHEREAS**, the Applicant has advised the City that it intends to submit an application (TDHCA no. 22227) to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2022 Competitive 9% Housing Tax Credits ("HTC") for the new construction of Affordable Housing at the Housing Community; and

**WHEREAS**, the Applicant has requested from the City support for its application to TDHCA and for a commitment of development funding that will benefit the Housing Community; and

**WHEREAS**, in accordance with the rules that govern the HTC program, an application may qualify for points for a resolution of support and evidence of a commitment of development funding from the governing body of the city in which the proposed development site is located.

**NOW THEREFORE, BE IT RESOLVED that the City of Brownsville, acting through its governing body, hereby confirms its support** that a successful application for HTC for the Housing Community will allow for the creation of needed affordable housing and will additionally support the City's efforts to promote a more vital economy and a more desirable neighborhood.

**BE IT FURTHER RESOLVED**, as follows:

1. 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.

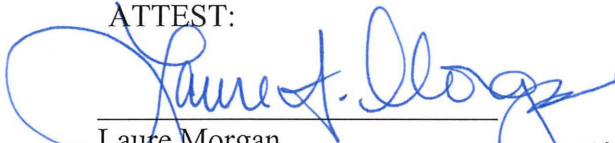
2. The City, acting through its governing body, hereby confirms that it supports the proposed new construction of the Housing Community on the Development Site, 9% HTC Application #22227, and that this formal action has been taken to put on record the opinion expressed by the City on the date set forth below.


3. The City, acting through its governing body, hereby approves a commitment to the Applicant of funds in the amount of \$1,000.00 in the form of a loan, grant, reduced fees or contribution of other value for the benefit of the Housing Community.

4. The City, acting through its governing body, hereby authorizes, empowers, and directs Noel Bernal, 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 22nd day of February 2022.

ATTEST:

  
\_\_\_\_\_  
Laure Morgan  
City Secretary

  
\_\_\_\_\_  
Trey Mendez  
Mayor



"Approved as to Form and Legality  
This 15<sup>th</sup> day of February 2022  
  
\_\_\_\_\_  
Title City Attorney  
Office of the Brownsville City Attorney"



# ALEX DOMINGUEZ



TEXAS HOUSE OF REPRESENTATIVES

DISTRICT 37

February 16, 2022

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

Re: TDHCA #22227 Lalita Senior Living

Dear Mr. Wilkinson:

I am writing to **extend my full support** for the new construction proposed for **Lalita Senior Living located in Brownsville**, Texas in Cameron County. I understand that Lalita Senior Living 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 elderly housing in Cameron County. The amenities, location, and the tenant social services to be offered will continue to raise the standard of living for all the residents fortunate enough to call Lalita Senior Living home.

Thank you for accepting this letter as my support for Lalita Senior Living in its efforts to see this development to fruition in the coming year.

Sincerely,

A handwritten signature in black ink that reads "Alex Dominguez".

Alex Dominguez  
State Representative  
District 37  
Texas House of Representatives





**PORTFOLIO**  
RESIDENT SERVICES

February 21, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Application #22227 (Lalita Senior Living)

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application #22227 (Lalita Senior Living) to be located at the NEQ of Minnesota Ave and Southmost Blvd, Brownsville, TX 78521.

Portfolio Resident Services is a tax exempt civic organization that serves within the community of Cameron County 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,

*Melinda Frazer*

Melinda Frazer  
Senior Director of Business Development



Providing help  
Creating hope

# Catholic Charities *of the Rio Grande Valley*

---

February 20, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Application #22227 (Lalita Senior Living)

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application #22227 (Lalita Senior Living) to be located at the NEQ of Minnesota Ave and Southmost Blvd, Brownsville, TX 78521.

Catholic Charities of the Rio Grande Valley 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,



Sister Norma Pimentel, MJ  
Executive Director



South Texas Literacy Coalition  
2526 W. Freddy Gonzalez Dr.  
Edinburg, Texas 78540  
956-378-9871

February 20, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Application #22227 (Lalita Senior Living)

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application #22227 (Lalita Senior Living) to be located at the NEQ of Minnesota Ave and Southmost Blvd, Brownsville, TX 78521.

The South Texas Literacy Coalition 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, appearing to read 'JV' or similar initials, written in a cursive style.

Jonathon Vasquez  
Chief Executive Officer  
[Southtexasliteracycoalition.org](http://Southtexasliteracycoalition.org)

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 28, 2022

TDHCA  
Colin Nickells  
221 East 11th Street  
Austin, TX 78701

RE: TDHCA Application #22227 (Lalita Senior Living)

Dear Mr. Nickells:

I am writing this letter to support the TDHCA Tax Credit Application #22227 (Lalita Senior Living) to be located at Minnesota Avenue and Southmost Boulevard in Brownsville.

United Way of Southern Cameron County is a 501(c)(3) organization serving the community in which the development site is located. Our goal is to increase the education, health and financial stability of the community we serve. There is a great need for affordable housing in Brownsville, and this development will help meet that need.

Sincerely,

A handwritten signature in black ink, appearing to read "Traci Wickett", written in a cursive style.

Traci Wickett  
President & CEO



February 28, 2022

Colin Nickells  
Texas Dept. of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

Re: Lalita Senior Living – TDHCA Application #22227

The Food Bank of the Rio Grande Valley, Inc., is pleased to support the proposed development of Lalita Senior Living to be located Northeast quadrant (NEQ) of Minnesota Avenue and South most Boulevard in Cameron County (Brownsville, TX.).

The Food Bank of the Rio Grande Valley, 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.

Lalita Senior Living would address the need for quality affordable housing for the senior citizens of Brownsville and Cameron County. We are informed that Lalita Senior Living will provide housing that is affordable to citizens of modest means and this development will help meet the need.

We look forward to working with Lalita Senior Living and wish them the very best in your favorable consideration of their application

If you have any questions or concerns feel free to call me at (956) 904-4506 or email me at:  
[libbys@foodbankrgv.com](mailto:libbys@foodbankrgv.com)

Sincerely,

Libby Saenz  
Chief Executive Officer  
Food Bank RGV



**Food Bank of the Rio Grande Valley, Inc.**  
P.O. Box 6251, McAllen, TX 78502 • 724 N. Cage Blvd, Pharr, TX 7857  
Phone: (956) 682-8101 • Fax: (956) 682-7921  
[www.foodbankrgv.com](http://www.foodbankrgv.com)





# Big Red's Ranch

“Strengthening Families, Fighting for the Fatherless”



**February 20, 2022**

**TDHCA**

**Colin Nickells**

**221 East 11th Street**

**Austin, TX 78701**

**RE: TDHCA Application #22227 (Lalita Senior Living)**

**Dear Mr. Nickells:**

**I am writing this letter to voice my support for TDHCA Tax Credit Application #22227 (Lalita Senior Living) to be located at the NEQ of Minnesota Ave and Southmost Blvd, Brownsville, TX 78521.**

**Big Red's Ranch is a tax exempt civic organization that serves the community in which the development site is located, with the 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, appearing to read "Faith Barnard".

34179 FM 1577 – San Benito, TX 78586-6775

956-371-4008 - Faith Barnard

bigredministries@gmail.com

Bigredsranh.com

E.I.N. 23-7422623

# Community Input Scoring Items

TDHCA# 22112

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 Laredo

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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. Workforce Solutions for South Texas

Name of Community Organization

Rogelio Trevino

Contact Name

Support

Opposition

### B. Communities in Schools of Laredo

Name of Community Organization

Rosaura Rodriguez

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. 2022-R-040

A RESOLUTION OF THE CITY OF LAREDO, TEXAS, PLEDGING TO REDUCE BUILDING FEES TO \$500.00 IF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS AWARDS A 9% HOUSING TAX CREDITS TO THE CALLE DEL NORTE APARTMENTS, LP and its Affiliates, FOR THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING.

WHEREAS, Calle Del Norte Apartments, LP, has proposed a development for affordable rental housing at 210 Calle Del Norte, Laredo, Texas 78040, named Calle Del Norte Apartments in the City of Laredo; and

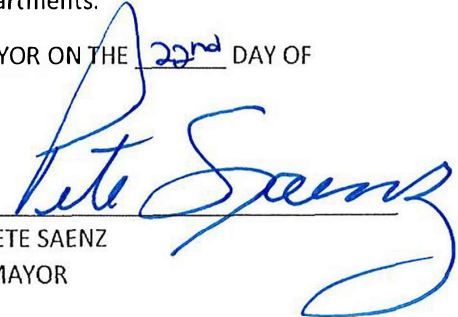
WHEREAS, Calle Del Norte Apartments, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for Calle Del Norte Apartments.

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

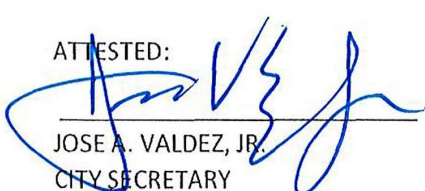
Section 1: The City of Laredo acting through its governing body, hereby confirms that it supports the proposed Calle Del Norte Apartments located at 210 Calle Del Norte and that this formal action has been taken to put on record the opinion expressed by the City of Laredo, Webb County, Texas on February 22, 2022.

Section 2: The City of Laredo acting through its governing body, hereby confirms that it shall provide a financial contribution in the form of a reduced building permit fee in the amount of Five Hundred Dollars (\$500.00) to Calle Del Norte Apartments, LP, if the Texas Department of Housing and Community Affairs award 9% Housing Tax Credits to Calle Del Norte Apartments.

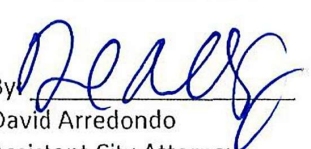
PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THE 22<sup>nd</sup> DAY OF February 2022.

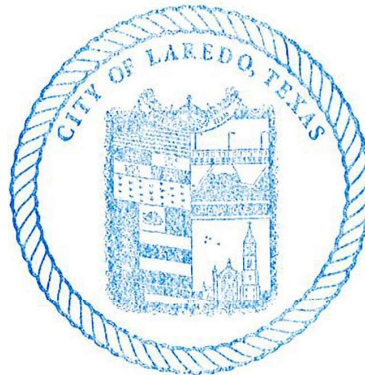
  
PETE SAENZ  
MAYOR

ATTESTED:

  
JOSE A. VALDEZ, JR.  
CITY SECRETARY

APPROVED AS TO FORM:  
SYLVIA BORUNDA FIRTH  
INTERIM CITY ATTORNEY

By   
David Arredondo  
Assistant City Attorney





Laredo

2/15/2022

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 787014  
Attn: Mr. Wilkinson

**RE: Letter of Support #22112 Calle del Norte Apartments  
210 Calle del Norte Rd, Laredo, TX 78041**

Dear Mr. Wilkinson,

Please be advised that Communities In Schools of Laredo, Inc. is a non-profit organization with a location in Laredo, Texas and we are proud to serve the community and its students.

Our mission is to surround students who may be at risk of not graduating from school with a community of support, empowering them to stay in school and achieve in life.

Calle del Norte Apartments, LP has shared information concerning the proposed Calle del Norte Apartments to be located at 210 Calle del Norte Road. Please be aware that our organization is in full support of this proposed development.

If any information is needed concerning Communities In Schools, please free to contact me.

Sincerely,

A handwritten signature in black ink, which appears to read "Rosaura Rodriguez". The signature is fluid and cursive, with a large loop at the end.

Rosaura Rodriguez  
Communities In Schools of Laredo, Inc.  
Executive Director



A proud partner of the American **Job** Center network

500 E. Mann Rd., Ste B5  
P.O. Box 1757  
Laredo, Tx. 78044-1757  
Tel: 956.722.3973  
Fax: 956.725.2341  
[www.southtexasworkforce.org](http://www.southtexasworkforce.org)  
**Rogelio Treviño**  
EXECUTIVE DIRECTOR

January 28, 2022

Texas Department of Housing and Community Affairs  
Attn: Mr. Bobby Wilkinson  
221 East 11<sup>th</sup> Street  
Austin, Texas 787014

RE: Letter of Support #22112 Calle del Norte Apartments  
210 Calle del Norte Rd, Laredo, TX 78041

Dear Mr. Wilkinson,

Please be advised that Workforce Solutions for South Texas is a non-profit organization with a location in Laredo, Texas.

Calle del Norte Apartments, LP has shared information concerning the proposed Calle del Norte Apartments to be located at 210 Calle del Norte Road. Please be aware that our organization is in full support of this proposed development.

If any information is needed concerning Workforce Solutions for South Texas, please free to contact me.

Respectfully,

A handwritten signature in blue ink that reads "Rogelio Trevino". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rogelio Trevino  
Executive Director

# Community Input Scoring Items

TDHCA# 22028

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 Laredo

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Neighborworks

Name of Community Organization

Elizabeth Alonzo-Villarreal

Contact Name

Support

Opposition

B. Communities in Schools

Name of Community Organization

Rosaura Rodriguez

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. 2022-R-036

A RESOLUTION OF THE CITY OF LAREDO, TEXAS, PLEDGING TO REDUCE BUILDING FEES TO \$500.00 IF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS AWARDS A 9% HOUSING TAX CREDITS TO THE LAREDO SAN DARIO, LP, FOR THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING.

WHEREAS, Laredo San Dario, LP has proposed a development for affordable rental housing at 201 International Boulevard, Laredo, Texas 78045, named San Dario Lofts in the City of Laredo; and

WHEREAS, Laredo San Dario, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for San Dario Lofts.

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

**Section 1:** The City of Laredo acting through its governing body, hereby confirms that it supports the proposed San Dario Lofts located at 201 International Boulevard and that this formal action has been taken to put on record the opinion expressed by the City of Laredo, Webb County, Texas on February 22, 2022.

**Section 2:** The City of Laredo acting through its governing body, hereby confirms that it shall provide a financial contribution in the form of a reduced building permit fee in the amount of Five Hundred Dollars (\$500.00) to Laredo San Dario, LP, if the Texas Department of Housing and Community Affairs award 9% Housing Tax Credits to Laredo San Dario, LP.

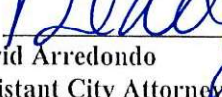
PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THE 22<sup>nd</sup> DAY OF February 2022.

  
PETE SAENZ  
MAYOR

ATTESTED:

  
JOSE A. VALDEZ, JR.  
CITY SECRETARY

APPROVED AS TO FORM:  
SYLVIA BORUNDA FIRTH  
INTERIM CITY ATTORNEY

By:   
David Arredondo  
Assistant City Attorney





**HUD Certified HomeOwnership Center**

**216 Bob Bullock Loop – Laredo, Texas 78043 – 956-712-9100 – [www.nwlaredo.org](http://www.nwlaredo.org)**

January 24, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701

RE: San Dario Lofts TDHCA ID 22028  
SEQ of San Dario Avenue and International Boulevard

Dear Mr. Campbell,

I am writing this letter **in support for San Dario Lofts**, an affordable housing development to be located approximately at SEQ of San Dario Avenue and International Boulevard in Webb County.

NeighborWorks Laredo is a 501(c)(3) non-profit organization that is active in the Laredo community. We serve this community by working to provide and develop affordable housing, financial education, lending opportunities; promote and preserve homeownership through counseling. 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 San Dario Lofts will serve clients well and will promote a high quality of life for the underserved citizens of Laredo and Webb County.

If I can be of further help in this matter, please let me know. I can be reached at (956) 712 9100 or [ealonzo@nwlaredo.org](mailto:ealonzo@nwlaredo.org). Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Elizabeth Alonzo-Villarreal".

Elizabeth Alonzo-Villarreal  
Chief Executive Officer





January 31, 2022

Mr. Cody Campbell, Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: San Dario Lofts TDHCA ID22028  
SEQ of San Dario Avenue and International Boulevard

Dear Mr. Campbell,

I am writing this letter to **voice my support for San Dario Lofts**, an affordable housing development to be located approximately at SEQ of San Dario Avenue and International Boulevard in Webb County.

Communities In Schools of Laredo is a 501 (c) (3) non-profit organization that is active in the Laredo community. We serve this community by helping at-risk students improve in academics, attendance and/or behavior, encouraging more students to stay in school, graduate and prepare for post-secondary life. Our mission is to surround students with a community of support, empowering them to stay in school and achieve in life. 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 San Dario Lofts will serve our clients well and will promote a high quality for life for the underserved citizens of Laredo and Webb County.

If I can be of further help in this matter, please let me know. I can be reached at 956-791-2199 ext. 100 or [rosaura@cislaredo.org](mailto:rosaura@cislaredo.org). Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, which appears to read "Rosaura Rodriguez". The signature is fluid and cursive, with a large loop at the end.

Rosaura Rodriguez  
Executive Director  
Communities In Schools of Laredo, Inc.

# Community Input Scoring Items

TDHCA# 22186

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 Laredo

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

## 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. South Texas Food Bank

Name of Community Organization

Alma Boubel

Contact Name

Support

Opposition

### B. United Way of Laredo

Name of Community Organization

Peggy Duncan

Contact Name

Support

Opposition

### C. Laredo Chamber of Commerce

Name of Community Organization

Gabriela Morales

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. 2022-R-035

**A RESOLUTION OF THE CITY OF LAREDO, TEXAS, PLEADING TO REDUCE BUILDING FEES TO \$500 IF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS AWARDS A 9% HOUSING TAX CREDITS TO THE TGO AMADOR 22, LP, FOR THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING.**

WHEREAS, TGO Amador 22, LP has proposed a development for affordable rental housing at 5.0723 Acres east of Springfield Ave., Laredo, Texas 78045, named Amador Lofts in the City of Laredo;

WHEREAS, TGO Amador 22, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for Amador Lofts.

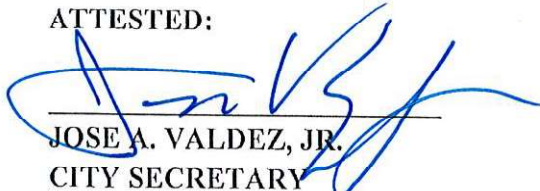
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAREDO, TEXAS THAT:

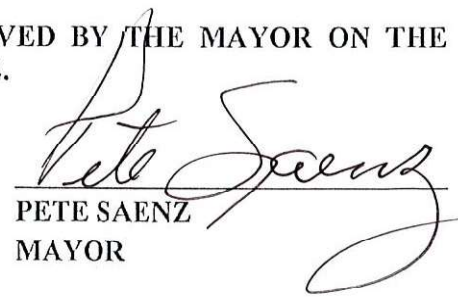
**Section 1:** The City of Laredo acting through its governing body, hereby confirms that it supports the proposed Amador Lofts located at 5.0723 Acres of Springfield Ave. and that this formal action has been taken to put on record the opinion expressed by the City of Laredo, Webb County, Texas on February 22, 2022.

**Section 2:** The City of Laredo acting through its governing body, hereby confirms that it shall provide a financial contribution in the form of a reduced building permit fee in the amount of Five Hundred Dollars (\$500.00) to TGO Amador 22, LP, if the Texas Department of Housing and Community Affairs award 9% Housing Tax Credits to TGO Amador 22, LP.


PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THE 22<sup>nd</sup> DAY OF February 2022.

ATTESTED:

  
JOSE A. VALDEZ, JR.  
CITY SECRETARY

  
PETE SAENZ  
MAYOR

APPROVED AS TO FORM:  
SYLVIA BORUNDA FIRTH  
INTERIM CITY ATTORNEY

By:   
David Arredondo  
Assistant City Attorney





# South Texas Food Bank

A 501 (c) 3 Tax Exempt Organization EIN# 74-2574983

**Alma Boubel, Executive Director**

aboubel@southtexasfoodbank.org

2121 Jefferson St. Laredo, Texas 78040 \* P.O. Box 2007 Laredo, Texas 78044

O: 956.726.3120 F: 956.725.1309

## Board of Directors

### Executive Board

Hugo Flores  
President

John Solis  
President -Elect

Doug Howland  
Past President

Roberto Diaz  
Treasurer

Kevin Romo  
Secretary

Cristina Garcia  
Historian

### Board Members

Leslie G. Benavides  
VP Lone Star Industries –Jim  
Hogg County

Aide Brooks  
Banker

Robert Cuellar  
L.I.S.D. Director

Gabriela De Leon  
H.E.B. Stores

Anna B. Galo  
A.N.B. Cattle Co.

Romeo Salinas  
Zapata County Treasurer

Laura Narvaez

Fernando Ortega

Gerardo Salinas

Erasmio Villarreal

Steven E. Cruz, III  
Consultant

Juan Carlos Vazquez  
Val Verde County  
Commissioner

### Advisory Members

Romelia Cardona

Galo Garcia

Valerie C. Rubalcaba

Annie Dodier

February 7, 2022

Mr. Bobby Wilkinson, Executive Director

Texas Department of Housing and Community Affairs

221 E. 11th Street

Austin, Texas 78701

Re: Amador Lofts – TDHCA #22186

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 #22186, Amador Lofts, proposed to be located at the Northeast Corner of Springfield Avenue and Amador Salinas Drive, Laredo, Texas 78045.

The South Texas Food Bank is a not-for-profit 501 (c) (3) organization whose mission is to alleviate hunger in South Texas by sourcing, collecting, and distributing food through direct service and partner agencies in the communities we serve. We have been in existence for over 30 years and serve an average of 120,000 individuals per month with an annual distribution of over 26 million pounds of food.

We know there is a tremendous need for housing that is affordable for Laredo residents living in the communities we serve and we know that this proposed development will meet the needs of our neighbors by providing them a safe, decent, and quality place to call home. If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (956) 726-3120 ext. 135.

Sincerely,

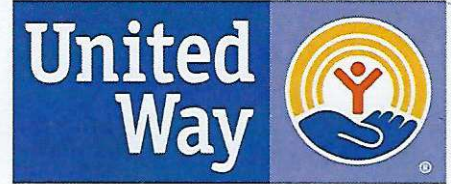
Alma Boubel  
Executive Director



February 24, 2022

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

Re: Amador Lofts – TDHCA #22186  
Community Support



**United Way of Laredo, Inc.**

Post Office Box 1711  
Laredo, Texas 78044-1711  
Phone: (956) 723-9113  
Fax: (956) 723-4726  
E-mail: [uwlaredo@unitedwaylaredo.org](mailto:uwlaredo@unitedwaylaredo.org)

Dear Mr. Wilkinson,

On behalf of the United Way of Laredo, thank you for the opportunity to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #22186, Amador Lofts, proposed to be located at the Northeast Corner of Springfield Avenue and Amador Salinas Drive, Laredo, Texas 78045. We greatly appreciate your time and considerations of their proposal.

The United Way of Laredo is a group of volunteers, contributors, care-giving agencies, and the people we serve. We partner with 22 member agencies to address the basic health and human care needs of our South Texas communities. The annual United Way campaign raises money for participating agencies through the efforts of more than 500 volunteers, making it possible to provide vital services by saving the costs of separate community-wide fundraising appeals.

United Way of Laredo also serves as the South Texas Area Information Center for the 211 Texas Information and Referral Network. In 2021, our call center handled over 91,000 calls for our south Texas area. I will share that affordable housing, mortgage assistance and rent assistance are within our top ten needs. Many times, individuals fall through the gaps of services because they do not meet the qualifications of the programs or due to lack of program funds. The demands are great.

We know there is a tremendous need for housing that is affordable for Laredo residents living in the communities we serve and we know that this proposed development will meet the needs of our neighbors by providing them a safe, decent, and quality place to call home. If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (956) 723-9113.

Once again, thank you for your consideration and time. I have attached a copy of our year-end report for your convenience.

Sincerely,



Peggy Duncan  
Executive Director



## LaredoChamber of Commerce

February 28, 2022

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

Re: Amador Lofts – TDHCA #22186  
Community Support

Dear Mr. Wilkinson,

I am writing to you to express the Laredo Chamber of Commerce support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #22186, Amador Lofts, proposed to be located at the Northeast Corner of Springfield Avenue and Amador Salinas Drive, Laredo, Texas 78045.

The Laredo Chamber of Commerce is the oldest and strongest business organization in the city. An organization dedicated to serving the needs of our member businesses in a variety of ways: encouraging investment in Laredo, representing our members in the community, and improving the business climate for all member businesses. We are focused on providing services to help our members sell more, expand their operations, create jobs, and develop new products/services while partnering with many other organizations in Laredo's business community.

We know there is a tremendous need for housing that is affordable for Laredo residents living in the communities we serve, and we know that this proposed development will meet the needs of our neighbors by providing them a safe, decent, and quality place to call home. If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (956) 722-9895.

Sincerely,

Gabriela Morales  
President & CEO



# Community Input Scoring Items

TDHCA# 22288

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 Andrews

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022

**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. Andrews Economic Development Corporation**

Name of Community Organization

Morse Hayes

Contact Name

Support

Opposition

**B. The Life Center**

Name of Community Organization

Matthew Davis

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. 786

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANDREWS, TEXAS, INDICATING SUPPORT FOR THE APPLICATION OF BUTLER PARK APARTMENTS, LP AND ITS AFFILIATES, AN AFFORDABLE RENTAL HOUSING DEVELOPMENT KNOWN AS BUTLER PARK APARTMENTS, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2022 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS, APPROVING A WAIVER OF DEVELOPMENT /PERMIT FEES IN THE AMOUNT OF \$250.00, AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY OR APPROPRIATE ACTIONS ASSOCIATED THEREWITH; AND ESTABLISHING AN EFFECTIVE DATE.

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

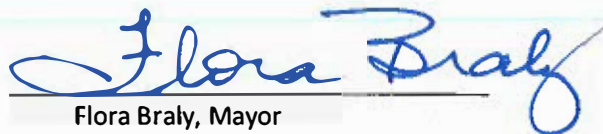
**WHEREAS**, Butler Park Apartments, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for Butler Park Apartments.

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

1. That the City of Andrews, acting through its governing body, hereby confirms that it supports the proposed Butler Park Apartments to be constructed at 1325 NW County Road 171, Andrews, TX in Andrews County, TDHCA #22288, and that this formal action has been taken to put on record the opinion expressed by the City of Andrews on February 10, 2022; and
2. The City of Andrews has contributed \$250 of value in the form of a tap fee waiver; and
3. On behalf of the Governing Body, STEVE EGGLESTON, CITY MANAGER 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 from and after its passage.

PASSED AND APPROVED this day the 10th of February 2022.

  
Flora Braly, Mayor

ATTEST:

  
Ashton Jones, City Secretary





STATE REPRESENTATIVE  
**BROOKS LANDGRAF**

February 25, 2022

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 Butler Park Apartments, LLC, 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.

God bless Texas,

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



Date: 2/9/2022

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

Re: Butler Park Apartments, LP –TDHCA #22288  
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 22288, Butler Park Apartments, LP, proposed to be located at 1325 NW County Road 171 in Andrews, Texas 79714.

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 the Butler Park 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,

Morse Haynes  
Executive Director



Date: 2/22/2022

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

Re: Butler Park Apartments, LP –TDHCA #22288  
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 22288, Butler Park Apartments, LP, proposed to be located at 1325 NW County Road 171 in Andrews, Texas 79714.

The Life Center-Andrews serves the community and we believe that there is a need for workforce housing in Andrews for our citizens of low to moderate-income levels and the Butler Park 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) 203-0617 between normal business hours.

Sincerely,

A handwritten signature in black ink that reads "Matthew Davis".

Matthew Davis

Director of Operations

RESOLUTION 2022-002

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 AND 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 ("TDHCA") for 2022 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 10 TAC §11.3(c), 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 acting through its governing body, hereby confirms that it supports Sagebrush Apartments 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 Texas 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 15th day of February, 2022.

CITY OF BRADY:

*Anthony W. Groves*

Anthony Groves, Mayor

Attest: *Tina Keys*  
Tina Keys, City Secretary



**McCulloch County Resource Center**

**McCulloch Mercantile Resale Store**

P. O. Box 1144 Brady, TX 76825

Resource Center (325) 597-2646 Resale Store (325) 597-1455

February 24, 2022

Donna Talamantes  
McCulloch County Resource Center  
906 East 11<sup>th</sup> St.  
Brady, Texas 76825

Re: Sagebrush – TDHCA #22034  
Community Support

Dear Mr. Mayfield,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #22034, Sagebrush Apartments, located at 218 Lyn Gavit Road, Brady, Texas.

The McCulloch County Resource Center provides assistance with immediate needs through short term care such as assistance with utilities, rentals, fuel, non-narcotic prescriptions, medical visits, clothing, food, and advocacy. We provide a food distribution program for anyone in need as well as run a clothing bank and resale store. We connect local residents with programs such as AARP Senior Training Program, Senior Companion Program, Backpacks for Kids, Fan/Heater Drive and Blessing Baskets.

We know there is a tremendous need for improved housing that is affordable for Brady residents living in the communities we serve. We also know this proposed rehabilitation effort will provide our neighbors with an improved and quality place to call home. If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 325 -597-2646

Sincerely,

Donna Talamantes  
Executive Director

## Community Input Scoring Items

TDHCA#: 22198

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 8.5

County of El Paso

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

**\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.**

**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.

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

**County of El Paso, Texas Resolution of Support  
for EP Clint Commons, LP Project  
(TDHCA Application No. 22198)**

*Whereas*, the Housing Authority of the City of El Paso d/b/a Housing Opportunity Management Enterprises (“**HOME**”) is a Texas municipal housing authority pursuant to Texas Local Government Code Chapter 392 that, among other things, arranges the financing and development of affordable housing for low income families in the El Paso, Texas area;

*Whereas*, HOME has sponsored the formation of Paisano Housing Redevelopment Corporation (“**PHRC**”), a 501(c)(3) and Texas nonprofit organized pursuant to Texas Local Government Code Chapter 303, to support the mission of HOME;

*Whereas*, HOME and PHCR are collaborating in the formation and operation of EP Clint Commons, LP, a to-be-formed Texas limited partnership (the “**Partnership**”) that has proposed a development for affordable rental housing at on Alameda Ave. under the name “Clint Commons” “Kinship Commons” or similar name in Clint, Texas, in El Paso County, Texas (the “**Project**”);

*Whereas*, there is a need for affordable housing for citizens of modest means in El Paso County, Texas, including in Clint, Texas and the areas outside the limits of the City of El Paso now served by interlocal agreement by HOME; and

*Whereas*, PHRC and the Partnership have submitted a pre-application (Number 22198) and thereafter mutually intend to submit an application to the Texas Department of Housing and Community Affairs (“**TDHCA**”) for 2022 Low Income Housing Tax Credit Program funds for the Project;


*Whereas*, HOME and the County of El Paso (the “**County**”) executed an interlocal agreement authorizing HOME to operate in the area of the County outside of the limits of the City of El Paso (the “**County Area**”) and pursuant to Texas law; and

*Whereas*, the foregoing interlocal requires HOME to provide the County with information about a proposed project seeking low income housing tax credits, and the opportunity to oppose it prior to submission of a final application to TDHCA;

Be it resolved that:

Having reviewed the information about the proposed Project, the County hereby affirms its support for the application by HOME, PHRC, and the Partnership for the Project.

Resolved this 24<sup>th</sup> day of January, 2022.

  
\_\_\_\_\_

Ricardo A. Samaniego  
El Paso County Judge

## Community Input Scoring Items

TDHCA#: 22191

Self Score Total: 120

**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 Socorro

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. El Paso Recovery Alliance**

Name of Community Organization

Ben Bass

Contact Name

Support

Opposition

**B. El Pasoans Fighting Hunger**

Name of Community Organization

Susan Goodell

Contact Name

Support

Opposition

**C. Familias Triunfadoras Inc.**

Name of Community Organization

Maria Covernali

Contact Name

Support

Opposition

**D. Project Bravo**

Name of Community Organization

Laura Ponce

Contact Name

Support

Opposition

**E. Volar Center for Independent Living**

Name of Community Organization

Luis Enrique Chew

Contact Name

Support

Opposition

**F. The YMCA**

Name of Community Organization

Bill Coon

Contact Name

Support

Opposition



*Ivy Avalos*  
Mayor  
  
*Ruben Reyes*  
Representative  
At Large / Mayor Pro Tem  
  
*Cesar Nevarez*  
District 1



*Alejandro Garcia*  
District 2  
  
*Rudy Cruz, Jr.*  
District 3  
  
*Yvonne Colon-Villalobos*  
District 4  
  
*Adriana Rodarte*  
City Manager

## RESOLUTIO 671

WHEREAS, Tropicana Building II, LLC has proposed a development for affordable rental housing at 400 ft West of Thunder Rd and Horizon Blvd, and 1200 ft South off of Horizon Blvd named Fiesta Palms, in the City of Socorro, County 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 for 2022 Competitive 9% Housing Tax Credits for Fiesta Palms, Ltd.

It is hereby RESOLVED, that the **City of Socorro**, acting through its governing body, **hereby confirms that it supports the proposed Fiesta Palms, at 400** ft West of Thunder Rd and Horizon Blvd, and 1200 ft South off of Horizon Blvd, Socorro, Texas **application number 22191** and that this formal action has been taken to put on record the opinion expressed by the City of Socorro on February 17, 2022 and

RESOLVED, that the City of Socorro, acting through its governing body to waive permit fees in the amount of \$500 as an in-kind contribution to demonstrate further support of the proposed Fiesta Palms, and

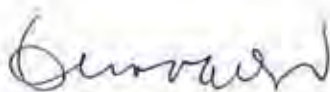
FURTHER RESOLVED that for and on behalf of the Governing Body, Mayor Ivy Avalos, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

**READ, APPROVED AND ADOPTED** this 17 day of February 2022.

CITY OF SOCORRO, TEXAS

  
\_\_\_\_\_  
Ivy Avalos, Mayor

ATTEST:

  
\_\_\_\_\_  
Olivia Navarro, City Clerk





# TEXAS HOUSE *of* REPRESENTATIVES

**Mary E. González**  
State Representative, District 75

February 28, 2022

Mr. Cody Campbell  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
211 East 11th Street  
Austin, TX 78711

RE: 9% Tax Credit Application for **Fiesta Palms Development, Project Number 22191**

Dear Mr. Campbell,

Please accept this letter as an indication of my **support for awarding funding through the Competitive (9%) Housing Tax Credit Program to the Fiesta Palms development, Project Number 22191.** The project will build 80 low-income units in the eastern edge of the City of El Paso. The need for affordable housing in the area is substantial.

Eastern El Paso County has historically struggled to develop safe and healthy housing for our low income housing residents. While Texas has invested hundreds of million of dollars to bring clean drinking water to the areas colonias, the demand for affordable housing greatly outstrips the supply. Awarding tax credits to the Nevarez Palms II project will bring myriad positive effects in our community by lessening the shortage of affordable housing, creating jobs, and stimulating the local economy.

Tropicana Homes and its owner, R.L. "Bobby" Bowling, have an outstanding record of building single-family and multi-family homes in the El Paso area. I commend Mr. Bowling and everyone at Tropicana Homes who have devoted so much time and money to help the most vulnerable families in the El Paso area.

**I am pleased to support the Fiesta Palms development** because it will bring substantial benefits to my neighbors and constituents. If I can be of further assistance in this matter, please feel free to contact my office at your convenience.

Sincerely,

A handwritten signature in cursive script that reads "Mary E. González".

Mary E. González  
State Representative  
District 75



February 9, 2022

R.L. "Bob"  
Bowling IV Tropicana Building II, LLC  
2505 E. Missouri, Suite 300  
El Paso, Texas 79903

RE: Housing Tax Credit Project 22191 Fiesta 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 Fiesta Palms apartments (400 ft. west of the intersection between Thunder Rd. and Horizon Blvd., 1200 ft. south of Horizon Blvd., Socorro, TX 79927), 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 Socorro, TX in the county 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 Fiesta Palms.

Sincerely,

A handwritten signature in cursive script that reads "Ben Bass".

Ben Bass  
Executive Director  
El Paso Alliance, Inc.  
3501 Hueco Avenue  
El Paso, Texas 79903



February 1, 2022

R.L. "Bob" Bowling IV Tropicana Building II, LLC  
2505 E. Missouri, Suite 300  
El Paso, Texas 79903

RE: Housing Tax Credit Project 22191 Fiesta 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 Fiesta Palms apartments (400 ft. west of the intersection between Thunder Rd. and Horizon Blvd., 1200 ft. south of Horizon Blvd., Socorro, TX 79927), 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 Socorro, TX in the county 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 Fiesta Palms.

Sincerely,

  
**Susan Goodell**  
Chief Executive Officer

**EPFH Board Members**

**Board Chair**  
Brad Dubow  
Townsquare Media of El Paso

**Board Vice Chair and Assistant Treasurer**  
Tanny Berg  
Epicenter El Paso

**Board Vice-Chair**  
Richard Dayoub  
Thunderbird Management Consulting, LLC

**Board Vice-Chair**  
Robert Moore  
El Paso Matters

**Secretary**  
Kassi Foster  
Franklin Mountain Investments

**Treasurer**  
Cyndi Maestas-Henry  
Lauterbach & Borschow Co.

**Immediate Past Chair**  
Stuart R. Schwartz  
Scott Hulse, PC

Bradley V. Byers  
Edward Jones Financial Advisors

Carlos Cardenas  
Cardenas Law Firm

Eddie Gutierrez  
Community Leader

Demetrio Jimenez  
Tropicana Properties

Richard Lange, MD., M.B.A.  
Texas Tech University Health Sciences Center

Kristi Marcum  
Bank of America

Mark Matthys  
Wells Fargo

Scott Simon  
Marathon Petroleum

Marise L. Textor  
Community Leader

**Chief Executive Officer**  
Susan E. Goodell  
El Pasoans Fighting Hunger

## **Familias Triunfadoras, Inc.**



12500 Socorro Rd., P.O. Box 1352, San Elizario, Texas 79849 \* Phone (915) 691-9011

02/02/2022

R.L. "Bob" Bowling IV  
Tropicana Building II, LLC  
2505 E. Missouri, Suite 300  
El Paso, Texas 79903

### **RE: Housing Tax Credit Project 22191 Fiesta 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 Fiesta Palms apartments (400 ft. west of the intersection between Thunder Rd. and Horizon Blvd., 1200 ft. south of Horizon Blvd., Socorro, TX 79927), 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 Socorro, TX in the county 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 Fiesta Palms.

Sincerely,

*Maria Covernali*

Executive Director

*Familias Triunfadoras, 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:*

**All donations are tax deductible. Federal Tax ID# 74-3192530.**



2000 Texas Ave.  
El Paso, TX 79901  
(915) 562-4100  
[www.projectbravo.org](http://www.projectbravo.org)

January 31, 2022

R.L. "Bob" Bowling IV Tropicana Building II, LLC  
2505 E. Missouri, Suite 300  
El Paso, Texas 79903

RE: Housing Tax Credit Project 22191 Fiesta Palms

Dear Mr. Bowling IV:

Please accept this letter of **support for Tropicana** Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the **Fiesta Palms** apartments (400 ft. west of the intersection between Thunder Rd. and Horizon Blvd., 1200 ft. south of Horizon Blvd., Socorro, TX 79927), located in El Paso County, Texas.

Quality 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 is the local Community Action Program serving low-income residents living in the County of El Paso. Project BRAVO builds bridges to opportunities that help individuals and families thrive in our Borderland community. We provide access to opportunities for residents of El Paso County to achieve equity and elevate our quality of life through education and social services that lead to self-sufficiency.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of Fiesta Palms.

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



February 16, 2022

R.L. "Bob" Bowling IV Tropicana Building II, LLC  
2505 E. Missouri, Suite 300  
El Paso, Texas 79903

RE: Housing Tax Credit Project 22191 Fiesta 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 Fiesta Palms apartments (400 ft. west of the intersection between Thunder Rd. and Horizon Blvd., 1200 ft. south of Horizon Blvd., Socorro, TX 79927), 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 Socorro, TX in the county 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 Fiesta Palms.

Sincerely,

A handwritten signature in black ink that reads "Luis Enrique Chew". The signature is written in a cursive style.

Luis Enrique Chew  
Executive Director





February 3, 2022

**YMCA OF EL PASO**

R.L. "Bob" Bowling  
Tropicana Building II, LLC  
2505 E. Missouri Suite 300  
El Paso, Texas 79903

RE: Housing Tax Credit Project 22191 Fiesta 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 Fiesta Palms (400 ft. west of the intersectin between Thunder Rd. and Horizon Blvd., 1200 ft. south of Horizon Blvd., Horizon TX 79927), 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 Socorro, TX in the county 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 Fiesta 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# 22124

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

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

## 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. Tierra Del Sol

Name of Community Organization

Rose Garcia

Contact Name

Support

Opposition

### B. Opportunity Center for the Homeless

Name of Community Organization

Ray Tullius

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



# TEXAS HOUSE *of* REPRESENTATIVES

## Art Fierro

State Representative, District 79

February 1, 2022

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78711

RE: Sunset Vista Seniors, TDHCA # 22124

Dear Mr. Wilkinson:

I write this letter to support Sunset Vista Seniors, a proposed Senior Living apartment complex located 1333 Pullman Drive in east El Paso.

The need for new affordable housing units is one challenge El Paso continues to face. With costs continuing to increase, more and more of my constituents find themselves in a position to need access to quality affordable housing, the type that this development will provide. Your support for Sunset Vista Seniors will have multiple positive effects on our community by reducing the shortfall of affordable senior-living housing, creating jobs for residents of our community and serving as an economic stimulus for our area.

If you have any questions, please do not hesitate to contact my office at (512) 463-0596.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Art Fierro".

Art Fierro  
Texas State Representative  
House District 79



# TEXAS HOUSE *of* REPRESENTATIVES

**Mary E. González**  
*State Representative, District 75*

February 28, 2022

Mr. Cody Campbell  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
211 East 11th Street  
Austin, TX 78711

**RE: 9% Tax Credit Application for Sunset Vista Seniors Development, Project Number 22124**

Dear Mr. Campbell,

Please accept this letter as an indication of my support for awarding funding through the Competitive (9%) Housing Tax Credit Program to the Sunset Vista Seniors development, Project Number 22124. The project will build 40 low-income units on the eastern edge of El Paso, and target towards our elderly population. The need for affordable housing in the area is substantial.

Eastern El Paso County has historically struggled to develop safe and healthy housing for our low income housing residents. While Texas has invested hundreds of million of dollars to bring clean drinking water to the areas colonias, the demand for affordable housing greatly outstrips the supply. Awarding tax credits to the Sunset Vista Seniors project will bring myriad positive effects in our community by lessening the shortage of affordable housing, creating jobs, and stimulating the local economy.

The developer, Investment Builders Inc., and its owner, Roy Lopez, have extensive experience in building, and have been awarded tax credits in previous years. They are to be commended for their work to build low-income housing in El Paso area.

I am pleased to support the Sunset Vista Seniors development because it will bring substantial benefits to my neighbors and constituents. If I can be of further assistance in this matter, please feel free to contact my office at your convenience.

Sincerely,

A handwritten signature in cursive script that reads "Mary E. González".

Mary E. González  
State Representative  
District 75



February 10, 2022

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (#22123), Sunset Vista Seniors (#22124), and Ridgestone Seniors (#22140)

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:

- Villas at Augusta (SWC of Augusta Drive and N. Zaragoza Road, El Paso, El Paso County, Texas 79938);
- Sunset Vista Seniors (1333 Pullman Drive, El Paso, El Paso County, Texas 79936); and
- Ridgestone Seniors (11040 Montana Avenue, El Paso, El Paso County, Texas 79936).

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, 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 Villas at Augusta, Sunset Vista Seniors, and Ridgestone Seniors.

Sincerely,

Rose Garcia  
Executive Director





June 13, 2022

Shannon Roth  
Multifamily Housing Specialist  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701

RE: 22124 Sunset Vista Seniors/ Tierra del Sol services

Dear Ms. Roth,

Tierra del Sol Housing Corporation (TDSHC) has been serving West Texas, including the City of El Paso for 30 years. TDSHC is a comprehensive housing organization from real estate development to counseling services such as financial literacy and pre-purchase.

There have been many facets to TDSHC work in West Texas and El Paso. The multi-family development of both senior and farm labor housing, single family housing partnerships with City of El Paso HOME program, HUD Neighborhood Stabilization Program and Wells Fargo LIFT program providing over 500 units of homeownership. TDSHC also provides counseling services pre purchase and post purchase homebuyer education, foreclosure mitigation and financial literacy. TDSHC currently provides these services to all residents of El Paso. TDSHC has also partnered with EHOME America to provide online certified homebuyer education and financial literacy.

We look forward to working with TDHCA in partnership and providing our services to residents of El Paso and West Texas.

Sincerely,

Rose Garcia  
Executive Director



# Community Input Scoring Items

TDHCA# 22140

Self Score Total: 105

**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 March 1, 2022

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

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Tierra Del Sol**

Name of Community Organization

Rose Garcia

Contact Name

Support

Opposition

**B. Opportunity Center for the Homeless**

Name of Community Organization

Ray Tellius

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



# TEXAS HOUSE *of* REPRESENTATIVES

## Art Fierro

State Representative, District 79

February 1, 2022

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78711

RE: Ridgestone Seniors, TDHCA # 22140

Dear Mr. Wilkinson:

I write this letter to support Ridgestone Seniors, a proposed Senior Living apartment complex located 11040 Montana Avenue in east El Paso.

The need for new affordable housing units is one challenge El Paso continues to face. With costs continuing to increase, more and more of my constituents find themselves in a position to need access to quality affordable housing, the type that this development will provide. Your support for Ridgestone Seniors will have multiple positive effects on our community by reducing the shortfall of affordable senior-living housing, creating jobs for residents of our community and serving as an economic stimulus for our area.

If you have any questions, please do not hesitate to contact my office at (512) 463-0596.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Art Fierro".

Art Fierro  
Texas State Representative  
House District 79



February 14, 2022

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (#22123), Sunset Vista Seniors (#22124), and Ridgestone Seniors (#22140)

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:

- Villas at Augusta (SWC of Augusta Drive and N. Zaragoza Road, El Paso, El Paso County, Texas 79938);
- Sunset Vista Seniors (1333 Pullman Drive, El Paso, El Paso County, Texas 79936); and
- Ridgestone Seniors (11040 Montana Avenue, El Paso, El Paso County, Texas 79936).

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, 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 Villas at Augusta, Sunset Vista Seniors, and Ridgestone Seniors.

Sincerely,

Ray Tullius  
Executive Director





## Tierra Del Sol Housing Corporation

February 10, 2022

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (#22123), Sunset Vista Seniors (#22124), and Ridgestone Seniors (#22140)

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:

- Villas at Augusta (SWC of Augusta Drive and N. Zaragoza Road, El Paso, El Paso County, Texas 79938);
- Sunset Vista Seniors (1333 Pullman Drive, El Paso, El Paso County, Texas 79936); and
- Ridgestone Seniors (11040 Montana Avenue, El Paso, El Paso County, Texas 79936).

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, 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 Villas at Augusta, Sunset Vista Seniors, and Ridgestone Seniors.

Sincerely,

Rose Garcia  
Executive Director



# Community Input Scoring Items

TDHCA# 22123

Self Score Total: 104

**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 March 1, 2022

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

Application expects to receive QCP points. Points Requested

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. Opportunity Center for the Homeless**

Name of Community Organization

Ray Tullius

Contact Name

Support

Opposition

**B. Tierra Del Sol**

Name of Community Organization

Rose Garcia

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



# TEXAS HOUSE *of* REPRESENTATIVES

**Mary E. González**  
*State Representative, District 75*

February 28, 2022

Mr. Cody Campbell  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
211 East 11th Street  
Austin, TX 78711

**RE: 9% Tax Credit Application for Villas at Augusta, Project Number 22123**

Dear Mr. Campbell,

Please accept this letter as an indication of my support for awarding funding through the Competitive (9%) Housing Tax Credit Program to the Villas at Augusta development, Project Number 22123. The project will build 70 low-income units on the eastern edge of El Paso. The need for affordable housing in the area is substantial.

Eastern El Paso County has historically struggled to develop safe and healthy housing for our low income housing residents. While Texas has invested hundreds of million of dollars to bring clean drinking water to the areas colonias, the demand for affordable housing greatly outstrips the supply. Awarding tax credits to the Sunset Vista Seniors project will bring myriad positive effects in our community by lessening the shortage of affordable housing, creating jobs, and stimulating the local economy.

The developer, Investment Builders Inc., and its owner, Roy Lopez, have extensive experience in building, and have been awarded tax credits in previous years. They are to be commended for their work to build low-income housing in El Paso area.

I am pleased to support the Villas at Augusta development because it will bring substantial benefits to my neighbors and constituents. If I can be of further assistance in this matter, please feel free to contact my office at your convenience.

Sincerely,

A handwritten signature in cursive script that reads "Mary E. González".

Mary E. González  
State Representative  
District 75



February 14, 2022

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (#22123), Sunset Vista Seniors (#22124), and Ridgestone Seniors (#22140)

Dear Mr. Monty,

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- Villas at Augusta (SWC of Augusta Drive and N. Zaragoza Road, El Paso, El Paso County, Texas 79938);
- Sunset Vista Seniors (1333 Pullman Drive, El Paso, El Paso County, Texas 79936); and
- Ridgestone Seniors (11040 Montana Avenue, El Paso, El Paso County, Texas 79936).

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, 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 Villas at Augusta, Sunset Vista Seniors, and Ridgestone Seniors.

Sincerely,

Ray Tullius  
Executive Director



## Tierra Del Sol Housing Corporation

February 10, 2022

Ike J. Monty  
President  
Investment Builders, Inc.  
7400 Viscount Blvd, Suite 109  
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (#22123), Sunset Vista Seniors (#22124), and Ridgestone Seniors (#22140)

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:

- Villas at Augusta (SWC of Augusta Drive and N. Zaragoza Road, El Paso, El Paso County, Texas 79938);
- Sunset Vista Seniors (1333 Pullman Drive, El Paso, El Paso County, Texas 79936); and
- Ridgestone Seniors (11040 Montana Avenue, El Paso, El Paso County, Texas 79936).

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, 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 Villas at Augusta, Sunset Vista Seniors, and Ridgestone Seniors.

Sincerely,

Rose Garcia  
Executive Director



## Community Input Scoring Items

TDHCA# 22147

Self Score Total: 85

**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 Socorro

Name of Local Government Body

Name of Local Government Body (if applicable)

\*\* Note that resolutions are due March 1, 2022

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

Application expects to receive QCP points. Points Requested 4

\*\* Note that QCP Packets are due March 1, 2022 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 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 March 1, 2022.

**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. El Paso Alliance Inc

Name of Community Organization

Ben Bass

Contact Name

Support

Opposition

B. El Pasoans Fighting Hunger Food Bank

Name of Community Organization

Susan Goodell

Contact Name

Support

Opposition

C. Familias Triunfadoras Inc

Name of Community Organization

Maria Covernalli

Contact Name

Support

Opposition

D. Project Bravo El Paso Community Action Program

Name of Community Organization

Laura Ponce

Contact Name

Support

Opposition

E. Volar Center for Independent Living

Name of Community Organization

Luis Enrique Chew

Contact Name

Support

Opposition

F. The YMCA

Name of Community Organization

Bill Coon

Contact Name

Support

Opposition

*Ivy Avalos*  
Mayor

*Ruben Reyes*  
Representative  
At Large / Mayor Pro Tem

*Cesar Nevarez*  
District 1



*Alejandro Garcia*  
District 2

*Rudy Cruz, Jr.*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

## RESOLUTION 670

WHEREAS, Tropicana Building II, LLC has proposed a development for affordable rental housing at 220 N. Nevarez Rd. named Nevarez Palms II, in the City of Socorro, County 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 for 2022 Competitive 9% Housing Tax Credits for Nevarez Palms II.

It is hereby RESOLVED, that the City of Socorro, acting through its governing body, hereby confirms that it supports the proposed Nevarez Palms II, at 220 N. Nevarez Rd, Socorro, Texas application number 22147 and that this formal action has been taken to put on record the opinion expressed by the City of Socorro on February 17, 2022 and

RESOLVED, that the City of Socorro, acting through its governing body to waive permit fees in the amount of \$500 as an in-kind contribution to demonstrate further support of the proposed Nevarez Palms II, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Mayor Ivy Avalos, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

**READ, APPROVED AND ADOPTED** this 17 day of February 2022.

CITY OF SOCORRO, TEXAS

ATTEST:

*Olivia Navarro*  
Olivia Navarro, City Clerk



*Ivy Avalos*  
Ivy Avalos, Mayor



# TEXAS HOUSE *of* REPRESENTATIVES

**Mary E. González**  
*State Representative, District 75*

February 28, 2022

Mr. Cody Campbell  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
211 East 11th Street  
Austin, TX 78711

**RE: 9% Tax Credit Application for Nevarez Palms II Development, Project Number 22147**

Dear Mr. Campbell,

Please accept this letter as an indication of my support for awarding funding through the Competitive (9%) Housing Tax Credit Program to the Nevarez Palms II development, Project Number 22147. The project will build 48 low-income units on the eastern edge of the City of El Paso. The need for affordable housing in the area is substantial.

Eastern El Paso County has historically struggled to develop safe and healthy housing for our low income housing residents. While Texas has invested hundreds of million of dollars to bring clean drinking water to the areas colonias, the demand for affordable housing greatly outstrips the supply. Awarding tax credits to the Nevarez Palms II project will bring myriad positive effects in our community by lessening the shortage of affordable housing, creating jobs, and stimulating the local economy.

Tropicana Homes and its owner, R.L. "Bobby" Bowling, have an outstanding record of building single-family and multi-family homes in the El Paso area. I commend Mr. Bowling and everyone at Tropicana Homes who have devoted so much time and money to help the most vulnerable families in the El Paso area.

I am pleased to support the Nevarez Palms II development because it will bring substantial benefits to my neighbors and constituents. If I can be of further assistance in this matter, please feel free to contact my office at your convenience.

Sincerely,

A handwritten signature in cursive script that reads "Mary E. González".

Mary E. González  
State Representative  
District 75





February 9,  
2022

R.L. "Bob"  
Bowling IV  
Tropicana  
Building II, LLC  
2505 E. Missouri, Suite 300  
El Paso, Texas 79903

**RE: Housing Tax Credit Project 22147 Nevarez 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 Nevarez Palms II (220 Nevarez Rd., El Paso, TX 79927), 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 Socorro, TX in the county 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 Nevarez Palms II.

Sincerely,

A handwritten signature in black ink that reads "Ben Bass".

Ben Bass  
Executive Director  
El Paso Alliance, Inc.  
3501 Hueco Avenue  
El Paso, Texas 79903



February 1, 2022

R.L. "Bob" Bowling IV Tropicana Building II, LLC  
2505 E. Missouri, Suite 300  
El Paso, Texas 79903

RE: Housing Tax Credit Project 22147 Nevarez 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 Nevarez Palms II (220 Nevarez Rd., El Paso, TX 79927), 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 Socorro, TX in the county 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 Nevarez Palms II.

Sincerely,

  
**Susan Goodell**  
Chief Executive Officer

#### EPFH Board Members

**Board Chair**  
Brad Dubow  
Townsquare Media of El Paso

**Board Vice Chair and Assistant Treasurer**  
Tanny Berg  
Epicenter El Paso

**Board Vice-Chair**  
Richard Dayoub  
Thunderbird Management Consulting, LLC

**Board Vice-Chair**  
Robert Moore  
El Paso Matters

**Secretary**  
Kassi Foster  
Franklin Mountain Investments

**Treasurer**  
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Lauterbach & Borschow Co.

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Stuart R. Schwartz  
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Bradley V. Byers  
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Carlos Cardenas  
Cardenas Law Firm

Eddie Gutierrez  
Community Leader

Demetrio Jimenez  
Tropicana Properties

Richard Lange, MD., M.B.A.  
Texas Tech University Health Sciences Center

Kristi Marcum  
Bank of America

Mark Matthys  
Wells Fargo

Scott Simon  
Marathon Petroleum

Marise L. Textor  
Community Leader

**Chief Executive Officer**  
Susan E. Goodell  
El Pasoans Fighting Hunger

# Familias Triunfadoras, Inc.



12496 Socorro Rd. P.O. Box 1352, San Elizario, Texas 79849 Phone (915) 691-9011

02/19/2022

R.L. "Bob" Bowling IV  
Tropicana Building II, LLC  
2505 E. Missouri, Suite 300  
El Paso, Texas 79903

**RE: Housing Tax Credit Project 22147 Nevarez 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 Nevarez Palms II (220 Nevarez Rd., El Paso, TX 79927), 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 Socorro, TX in the county 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 Nevarez Palms II.

Sincerely,

*Maria Covernali*



2000 Texas Ave.  
El Paso, TX 79901  
(915) 562-4100  
[www.projectbravo.org](http://www.projectbravo.org)

January 31, 2022

R.L. "Bob" Bowling IV Tropicana Building II, LLC  
2505 E. Missouri, Suite 300  
El Paso, Texas 79903

RE: Housing Tax Credit Project 22147 Nevarez Palms

Dear Mr. Bowling IV:

Please accept this letter of support for Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Nevarez Palms apartments (220 Nevarez Rd., El Paso, TX 79927), located in El Paso County, Texas.

Quality 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 is the local Community Action Program serving low-income residents living in the County of El Paso. Project BRAVO builds bridges to opportunities that help individuals and families thrive in our Borderland community. We provide access to opportunities for residents of El Paso County to achieve equity and elevate our quality of life through education and social services that lead to self-sufficiency.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of Nevarez Palms.

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



February 16, 2022

R.L. "Bob" Bowling IV Tropicana Building II, LLC  
2505 E. Missouri, Suite 300  
El Paso, Texas 79903

RE: Housing Tax Credit Project 22147 Nevarez 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 Nevarez Palms II (220 Nevarez Rd., El Paso, TX 79927), 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 Socorro, TX in the county 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 Nevarez Palms II.

Sincerely,

A handwritten signature in black ink that reads "Luis Enrique Chew". The signature is written in a cursive style.

Luis Enrique Chew  
Executive Director





YMCA OF EL PASO

February 3, 2022

R.L. "Bob" Bowling  
Tropicana Building II, LLC  
2505 E. Missouri Suite 300  
El Paso, Texas 79903

RE: Housing Tax Credit Project 22147Nevarez 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 Nevarez Palms II (220 Nevarez Rd. El Paso, TX 79927), 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 Socorro, TX in the county 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 Nevarez Palms II.

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.