Report on Public Input for 2025 Competitive Housing Tax Credit Applications

July 24th, 2025

TEXAS DEPARTMENT OF

HOUSING AND COMMUNITY AFFAIRS

(TDHCA)

PUBLIC HEARING

SAN ANTONIO, TEXAS

Thursday, May 15, 2025

SPEAKER:

Bizzou Gervais

Bizzou Gervais (0:00:01):

Good evening. My name is Bizzou Gervais, and I am a direct loan specialist at TDHCA. I am here to conduct this hearing for the Texas Department of Housing and Community Affairs. The Department is conducting three public hearings in order to receive comment on the 2025 Competitive Housing Tax Credit Applications. This public hearing will be regarding the competitive tax credit applications with Regions 9, 10, 11, 12, and 13.

This public hearing is being held in San Antonio, Texas, at the Central Library Auditorium. Let the record show that it's 2:15 p.m. And there's no one in attendance that wishes to make comments at this meeting. This meeting is hereby adjourned.

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TEXAS DEPARTMENT OF

HOUSING AND COMMUNITY AFFAIRS

(TDHCA)

COMMUNITY AFFAIRS DIVISION PUBLIC HEARING

Friday, May 16, 2025

SPEAKER:

Joshua Goldberger

Daryl Baker

Ellen Taft

Unidentified Speaker

Joshua Goldberger (0:00:08):

All right. Shall we get started?

Let the record show it is 2:02 p.m. My name is Joshua Goldberger, and I am the Competitive Housing Tax Credit Manager at TDHCA. I am here to conduct a hearing on behalf of the Texas Department of Housing and Community Affairs.

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

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

The Department considers public input very important and to support the significance of comment, the Department

is conducting three public hearings in order to receive comment on the 2025 competitive housing tax credit applications.

This public hearing will be regarding competitive tax credit applications within Regions 1, 2, 3, and 4. The public hearing is being held in Dallas, Texas, at the J. Erik Jonsson Central Library. All comment that you provide today will be recorded, and a summary of that comment will be presented to the Department's board prior to the final award recommendations.

When you want to make a comment by speaking, please do so by raising your hand, and we will call on you to share your comments in front of TDHCA staff. All speakers should clearly identify themselves by name and any organization they are representing with their comments. The time may be limited if there are multiple commenters. We are happy to answer any of your questions regarding the Competitive Housing Tax Credit program. We are not able to answer questions regarding specific applications.

Are there any questions before I begin? All right. I

see that there are two members of the public who have come to the hearing today. Would either of you like to make a comment into the record? All right. Sir, would you like to come up and introduce yourself?

Daryl Baker (0:02:34):

Hello, my name is Daryl Baker. I live at 6306 Elder Grove Drive in Dallas, 75232. I'm here to speak in opposition to the two proposals we're hearing today. I'll start with The James at Wheatland. There's been tremendous opposition to this project for a number of reasons, the largest reason being that we don't need any more LIHTC projects in District 3. We currently have 28.

If these two projects were to be approved, then that would bring our number up to 30. Having these projects, most of which are 4 percent, these, in fact, are the first two 9 percents in our district and probably among the few 9 percents in the southern half of the city. And by pulling these types of properties off the tax rolls, in District 3 alone, we're experiencing a loss of over $450 million a year cumulatively of property tax base that would go to our schools, to the county,

obviously, to the city.

And we contend that we've done more than our fair share to address the affordable housing crisis in the region, as well as in Dallas city limits itself. None of these projects is located in a high-opportunity area, including the two are under consideration today.

And if we were to properly give a stress test to these projects as far as their impact, especially financially, their impact on infrastructure, which is not there; impact on transportation connections and links which are not there; impact on access to high-performing public schools, which are not there, then there would be no way that these projects would have been accepted into the application process. So that, in a nutshell, is my opposition to The James at Wheatland.

We did have one public meeting after the February 12th approval by the Dallas City Council, which was a unanimous approval, without any citizen or public engagement to accept it as a project. On April 8th, there was another public meeting with the community, and it was a hundred percent opposition to this project.

It also will be sitting directly next to a single family, single-family neighborhood, and the proposed height will definitely be higher than anything around it, and would be intrusive. We still have not seen the residential proximity slope for The James and its impact on the abutting residents next to it. And as we've stated before, we need market rate and affordable homeownership in our area. We don't need any more rentals whatsoever. Again, in a nutshell, this is my and our opposition to The James.

Moving on to the Townhomes at Eagle Ford. It's part of a planned development district, and in this particular part of the planned development, the zoning clearly states that you can't have rentals there. The other aspect of this is that it's being pushed as townhomes, but it appears that they're not townhomes in the sense that you have one structure on one platted lot. It's a building built to look like a townhouse development, but it's on one single tract of land. So that can be misleading. But that said, since it's going to be a hundred percent rental here and no homeownership, and we're not real sure at this level, at this point as to the mix of rentals, whether there'll be any market-rate

rentals again in this area, if there are, that could be a consideration.

But as far as we're concerned, it's not a project that fits this area or the site. I think Ms. Taft has more to say about this in more detail. You've received both our comments electronically, and I'll just close here. Thank you.

Joshua Goldberger (0:07:21):
Thank you, sir. And I see we have a third member of the public that has walked in as well. Would either of the two remaining attendees like to speak today?

Ellen Taft (0:07:32):
I'll wait if you want.

Michael Tibbetts (0:07:33):
No, no. Please.

Ellen Taft (0:07:36):
Hi. Do you want me to sign in first before I speak?

Joshua Goldberger (0:07:41):

You can sign in before or after. It's up to you. But please identify yourself for the record before you begin your statement.

Ellen Taft (0:07:46):

Right. Great. Ellen Taft, 7924 Glenway Drive, Dallas, Texas, 75249 and I represent the eight HOAs that surround these proposed townhomes. We have a number of issues and I understand, I did submit in writing to your office an 18-page document that I understand won't be looked at today, but will be submitted to the Board.

But the goal of that document is to show that we know, as neighbors, as homeowners, that your office is understaffed and you're overworked, and you don't have time to verify people's answers or all the answers in any application. In this particular application for the Eagle Ford Townhomes, we found at least 12 inaccurate marks on their application that we want to challenge.

Simple things like they said they got a letter from State Representative Yvonne Davis. Her office wrote back a letter, which there's a copy in my packet, that

says they never heard from this developer. They never gave him a letter. They shouldn't be given those eight points. There are 17 points they took for taking, having had public meetings before the City Council voted. They didn't do that. They didn't contact any of us. I include in the packet a list of 10 HOAs, the presidents' names, and their addresses, their emails.

None of those 10 were contacted by this developer before the City Council voted and said, yes, we support this program. Within our subdivision, within their map and in their application, their 2-mile radius, they say that the closest grocery store is 0.91 or not even a whole mile away, which is a huge inaccurate, inaccuracy. And I give you maps and documents inside the, my packet that it's actually almost, it's 1.9 miles. So it's right at a 4-mile round-trip walk.

In our area, in that 2-mile radius, we have no bus service, we have no rail service, we have, our streets don't even all have sidewalks. So if you're going to have low-income renters, if that proposal passes, you're putting low-income renters in a location that has no sidewalks. So they're going where most don't have

sidewalks. They have to walk in the weeds with the snakes and the broken glass, and the trash people throw out of their car windows. They have to walk up steep, steep hills. I put pictures in the packet for you for that as well. In that 2-mile, their 2-mile map, we also have already existing 3,566 commercial apartments in that 2-mile.

Not all of them are low-income, but they're there. We are saturated with apartments. There are currently three more proposals, not LIHTC, but three more apartment complex proposals in that 2-mile radius. We think that should be considered. It's not considered in their current application. There are a number of other issues that they marked that they had the correct zoning.

They marked they weren't in the flood zone. Those we've covered because we want you to, we want your organization to stop, go back and look at this application, do whatever is required at your end that makes sure what they're saying to you is accurate because these statements we call to your attention in this short 18-page report, are just the ice, the tip of

the iceberg, on inaccuracies in this application. We are not a low-income...

That's all right. I know you asked us to keep it short and brief, so, but it's, we already have... We have no grocery store; that 4-mile walk that I mentioned that from these townhomes to the closest grocery store is a 4-mile hike. The closest fast food is a 2-mile hike, so we live there.

I live right there. We fight that battle all the time. We fight with the city; we fought with the grocery companies at the highest level, and these, if you allow low-income housing at this location, a lot of those people aren’t going to have cars. How are they going to get to their jobs? We have no buses. They don't run close. They would have to walk 2 miles one way to get to the closest bus stop. If I don't have a car and I qualify for low income, how am I going to get there and back in the rain or in the ice? When Dallas has ice storms, that 2-mile up the hill is a slip... They have to close the road down because you can't drive or walk it. So I can't get to my job. We don't have, we don't have a high school.

We have, we do have one elementary, but again, we don't have the simplest of things to take care of to answer the needs. We don't have a doctor's office. We don't have a clinic. We don't have an emergency room within 4 miles. So we're putting those people at a disadvantage.

Yes, I know about Uber. That is a possibility, too. But from personal experience, when I was ill and called Uber to drive me to the hospital, when the man got to my driveway and I was throwing up in a bag, he wouldn't take me to the hospital. So it's a quick, simple answer to just say, call Uber, when you have no other bus service, but it doesn't happen that easily.

And there are, as I said, many other issues that we would like you to have someone go back and look more carefully at their answers, ask them to justify or validate or document where they got those answers because we disagree with them. We love our neighborhood, and we appreciate what you do for this state, and we appreciate what you've done in the past for our area. Thank you for your time.

Joshua Goldberger (0:14:31):

Thank you, ma'am. Let the record show that there is a third member of the public here that does not wish to speak.

Ellen Taft (0:14:46):

Which project?

Michael Tibbetts (0:14:47):

The James at Wheatland.

Ellen Taft (0:14:48):

Okay.

Michael Tibbetts (0:14:49):

The one you (indiscernible) 0:14:48.

Ellen Taft (0:14:50):

Were you at our meeting? Yes, you were in our meeting.

Michael Tibbetts (0:14:51):

Yeah. It's what (indiscernible) 0:14:52.

Joshua Goldberger (0:14:53):

I gotta read some statements...

Michael Tibbetts (0:14:57):

Do you want me to speak? Because I support one of those deals specifically.

Joshua Goldberger (0:15:01):

It is up to you whether you would like to speak.

Michael Tibbetts (0:15:10):

(Indiscernible) 0:15:12.

Joshua Goldberger (0:15:19):

All right. I think this is probably everybody today.

Ellen Taft (0:15:22):

Well, thank you for saying that you're going to take my report that I have already emailed in that it will go somewhere and someone will look at it, rather than just the couple of minutes we got here today. So I appreciate that.

Joshua Goldberger (0:15:34):

Of course, we do review public comment that we receive electronically.

Ellen Taft (0:15:39):

Great. I thank you for that.

Joshua Goldberger (0:15:41):

Of course. All right. A detailed log of all applications will be posted to the Department's website regularly. Written and emailed comments outside of this meeting are also encouraged. Such comments must be submitted prior to 5:00 p.m., Dallas local time on June 3, 2025. Thank you for your participation today.

Public input is very important to the Department. Your comments will be included in the Board summary for each application considered for an award. The Board will make final decisions for allocations of the 2025 competitive housing tax credit round at the late July meeting. For additional information, you may contact Josh Goldberger, that's myself, by email at joshua.goldberger@tdhca.texas.gov.

You may also visit the program's website at tdhca.texas.gov. This concludes the public hearing. Let the record show that it is 2:18 p.m., and this hearing is now adjourned.

Ellen Taft (0:16:46):

Would you say your name slowly for me, please?

Joshua Goldberger (0:16:48):

That would be Joshua Goldberger.

* * * * *

TEXAS DEPARTMENT OF

HOUSING AND COMMUNITY AFFAIRS

(TDHCA)

PUBLIC HEARING AUSTIN, TX

Wednesday, May 21, 2025

SPEAKER:

Joshua Goldberger

Joshua Goldberger (0:00:03):

Good evening. My name is Joshua Goldberger, and I am the Competitive Housing Tax Credit Manager at TDHCA. I'm here to conduct this hearing for the Texas Department of Housing and Community Affairs. The Department is conducting three public hearings in order to receive comment on the 2025 Competitive Housing Tax Credit Applications. This public hearing will be regarding competitive tax credit applications within regions 5, 6, 7, and 8. This public hearing is being held in Austin, Texas, at TDHCA headquarters. Let the record show it is 6:20 p.m., and there is no one in attendance who wishes to make a comment at this meeting. This meeting is hereby adjourned.

* * * * *

Competitive Housing Tax Credit Applications Recommended for Award

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 133

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

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

City of Azle
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 8

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Azle Area Chamber of Commerce
Name of Community Organization
[X] Support [ ] Opposition

Jennifer Herrington
Contact Name

B. Rotary Club
Name of Community Organization
[X] Support [ ] Opposition

Bob Buckel
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 NO. 2024-20

WHEREAS, LCJ Development, Inc. has proposed the rehabilitation of affordable rental housing at 700 Jarvis Lane, named the Azle Oaks Apartments in the City of Azle, Texas; and

WHEREAS, LCJ Development, Inc. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for the Azle Oaks Apartments; and

WHEREAS, LCJ Development, Inc. has requested a waiver of development/permit fees in the amount of $250.00 for the Azle Oaks Apartments development as a commitment of development funding from the city of Azle, Texas; and

WHEREAS, the City of Azle, Texas has the authority to defer development fees on the property located at 700 Jarvis Lane;

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

IT IS HEREBY RESOLVED, THAT

The governing body of the city of Azle, 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 Azle, Texas, hereby confirms that it supports the rehabilitation of the Azle Oaks Apartments located at 700 Jarvis Lane, and that this formal action has been taken to put on record the opinion expressed by the City on December 3, 2024; and

FURTHER RESOLVED, that for and on behalf of the Governing Body, **Alan Brundrett, 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 AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AZLE TEXAS ON DECEMBER 3, 2024 REGULAR MEETING

Alan Brundrett, Mayor

ATTEST:

Yael Hoffman, City Secretary

AZLE AREA CHAMBER OF COMMERCE

404 W Main Street, Suite 102 Azle, Texas 76020

817-444-1112 *info@azlechamber.com*

January 27, 2025

Jonathan Campbell
P.O. Box 489
New Caney, TX 77357

Re: Letter of Support
Azle Oaks Apartments – 700 Jarvis LN, Azle TX 76020
Application # _____

Dear Jonathan Campbell,

Greetings from the Azle Area Chamber of Commerce!

I am writing to inform you that the board of directors of the Azle Area Chamber of Commerce voted unanimously earlier today—January 27, 2025—to support the acquisition and rehabilitation of the Azle Oaks Apartments in their present location.

LCJ Development, Inc., is a member in good standing of the Azle Area Chamber of Commerce, a 501(c)(6) organization under the Internal Revenue Code. The Azle Oaks Apartments are in the area we serve. Currently, our chamber numbers close to 400 members.

Most Sincerely,

Jennifer Herrington
Executive Director
Board of Directors Secretary
Azle Area Chamber of Commerce

The Rotary Club of Azle

252 West Main, Suite E
Azle, TX 76020

February 13, 2025

Jonathan Campbell
P.O. Box 489
New Caney, TX 77357

Re: Letter of Support
Azle Oaks Apartments – 700 Jarvis Lane, Azle, TX 76020
Application # _____

Dear Jonathan,

The Rotary Club of Azle is happy to support the acquisition and rehabilitation of the Azle Oaks Apartments in its present location. The Rotary Club is a 501(c)3 non-profit organization that serves the community in which this development is located, and we welcome your company's project.

Sincerely,

Bob Buckel, president 2024-2025
Rotary Club of Azle

Community Input Scoring Items

TDHCA# 25114 | Self Score Total: 133

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

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

City of Mansfield
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Mansfield Mission Center
Name of Community Organization
[x] Support [ ] Opposition

Brian McFadden
Contact Name

B. Meals on Wheels
Name of Community Organization
[x] Support [ ] Opposition

Alissa Deaton
Contact Name

C. Communities in Shcool
Name of Community Organization
[x] Support [ ] Opposition

Lindsey Garner
Contact Name

D. Hands of Hope
Name of Community Organization
[x] Support [ ] Opposition

John Ramsey
Contact Name

E. Mona's Heart
Name of Community Organization
[x] Support [ ] Opposition

Angela Pitcher
Contact Name

F. United Way of Tarrant County
Name of Community Organization
[x] Support [ ] Opposition

Adam Powell
Contact Name

RESOLUTION NO. RE-4327-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, EXPRESSING SUPPORT FOR THE APPLICATION OF PK DEVELOPMENT GROUP, LLC TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR TAX CREDITS FOR THE ACQUISITION AND RENOVATION OF THE PECAN BEND APARTMENTS LOCATED AT 501 KINGS WAY DRIVE; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, PK Development Group, LLC is planning to acquire and renovate the Pecan Bend Apartments, consisting of 32 units, located at 501 Kings Way Drive (the "Project") in the City of Mansfield, Tarrant County, Texas; and

WHEREAS, PK Development Group, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (the "TDHCA") for 2025 Multifamily 9% Housing Tax Credits for the Project; and,

WHEREAS, PK Development Group, LLC has requested from the City issuance of a Resolution of Support in support of the Project as part of PK Development Group, LLC's application to TDHCA; and,

WHEREAS, the City has had sufficient opportunity to obtain a response from PK Development Group, LLC, regarding any questions or concerns about the Project; and,

WHEREAS, the City intends to provide for a Commitment of Development Funding for the Project in the form of reduced fees in the amount of five hundred and no/100 dollars ($500.00); and**,**

WHEREAS, the City of Mansfield understands the importance of low income housing tax credits program and the ability of developers to invest and renovate affordable housing.

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

SECTION 1.

That the findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

That the City of Mansfield, Texas, acting through its governing body, herby confirms that it supports the proposed acquisition and renovation of 32 units at 501 Kings Way Drive in

Mansfield, Texas, known as the Pecan Bend Apartments, TDHCA# 25114 and that this formal action has been taken to put on record the opinion expressed by the City on the below inscribed date.

SECTION 3.

That the City of Mansfield, acting through its governing body, hereby approves a commitment to the Pecan Bend Apartments for the purposes of Commitment of Development Funding by a Local Political Subdivision in an amount of $500 which, in the City's discretion, may be in the form of reduced fees and shall be contingent on: (i) PK Development Group, LLC securing housing tax credits from TDHCA in the amount sufficient to rehabilitate Pecan Bend Apartments and (ii) development approvals by the City in connection with the rehabilitation of Pecan Bend Apartments.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

That this Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 24TH DAY OF FEBRUARY, 2025.

CITY OF MANSFIELD SEAL MANSFIELD, TEXAS

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

MANSFIELD
MISSION
CENTER

February 18, 2025

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Pecan Bend Apartments

Dear Mr. Goldberger:

PK Pecan Bend, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Pecan Bend Apartments located at 501 Kings Way, Mansfield, TX 76063, Tarrant County.

This development will meet the need in the community of Mansfield to provide adequate, affordable, and safe housing, which will benefit those residents who might not otherwise have a viable housing option.

Mansfield Mission Center is a tax-exempt organization whose mission is to empower people with essential resources and foster their independence through education and mentoring. Our service area includes the Mansfield ISD. To learn more about MMC, visit mansfieldmission.org.

We strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Brian McFadden,
Executive Director
Mansfield Mission Center

Communities In Schools
Greater Tarrant County

February 21, 2025

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Pecan Bend Apartments

Dear Mr. Goldberger:

PK Pecan Bend, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Pecan Bend Apartments located at 501 Kings Way, Mansfield, TX 76063, Tarrant County.

This development will meet the need in the community of Mansfield to provide adequate, affordable, and safe housing, which will benefit those residents who might not otherwise have a viable housing option.

Communities In Schools of Greater Tarrant County is a tax-exempt organization whose mission is surround students with a community of support, empowering them to succeed in school and achieve in life. We work with more than 6,000 at-risk students in the region, and the need for additional safe, affordable housing in our community is greater than ever before. Many of the students and families we serve lack stable housing. Indeed, our family crisis fund frequently goes to pay for emergency housing, rental assistance, etc. for families whose children struggle with chronic absenteeism from school and who would benefit greatly from access to more affordable housing and services.

We strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Lindsey Garner
President and CEO
Communities In Schools of Greater Tarrant County

Hands of HOPE

Tarrant County Hands of Hope
PO Box 7306, Fort Worth, Texas 76111
817-298-2779 | www.hohtx.com

02/27/2025

Texas Department of Housing and Community Affairs
221 E. 11 th Street
Austin, TX 78701

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance
Re: Pecan Bend Apartments

Dear Mr. Goldberger:
PK Pecan Bend, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Pecan Bend Apartments located at 501 Kings Way, Mansfield, TX 76063, Tarrant County.
This development will meet the need in the community of Mansfield to provide adequate, affordable, and safe housing, which will benefit those residents who might not otherwise have a viable housing option.

Tarrant County Hands of Hope is an approved 501c3, tax-exempt organization whose mission is to provide connections for the unsheltered homeless to services and housing programs. Our street outreach teams cover all of Tarrant County which includes the City of Mansfield.

We strongly support this development and encourage you to give it your full consideration and approval.

Thank you for your time.

Sincerely,

John Ramsey
Executive Director

Delivering meals and so much more...®

MEALS ON WHEELS INC of Tarrant County

5740 Airport Freeway
Fort Worth, Texas
76117-6005

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

Our Mission

To enable people to live with dignity and independence by offering community support through nutritious meals and coordinated services that improve well-being.

United Way
Community Partner

MEALS ON WHEELS AMERICA
2024 MEMBER

February 19, 2025

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Pecan Bend Apartments

Dear Mr. Goldberger:

PK Pecan Bend, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Pecan Bend Apartments located at 501 Kings Way, Mansfield, TX 76063, Tarrant County.

This development will meet the need in the community of Mansfield to provide adequate, affordable, and safe housing, which will benefit those residents who might not otherwise have a viable housing option.

Meals On Wheels, Inc. of Tarrant County is a tax-exempt organization whose mission is to provide nutritious meal and coordinate services for older adults and adults with disabilities. Our service area includes the City of Mansfield.

We strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Alissa Deaton
President and CEO
Meals On Wheels, Inc. of Tarrant County

February 26, 2025

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Pecan Bend Apartments

Dear Mr. Goldberger:

PK Pecan Bend, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Pecan Bend Apartments located at 501 Kings Way, Mansfield, TX 76063, Tarrant County.

This development will meet the need in the community of Mansfield to provide adequate, affordable, and safe housing, which will benefit those residents who might not otherwise have a viable housing option.

Mona's Heart Outreach, Inc. is a tax-exempt organization whose mission is to provide wrap services that provide hope, enrichment classes, and an assortment of resources. We serve through various outreach initiatives by facilitating life enrichment programs for children, adults, veterans, homeless men/women, victims of domestic abuse, addiction recovery groups, outreach workshops for ministries, support families with loved ones on hospice, care kits for families with sick children, senior citizens, immunization clinics/health fairs, case management, and referrals. We equip, train, and implement life improvement strategies, by educating/informing clients about the importance of program completion, goal setting, providing available resources, and teaching them how to have healthy mindsets to successfully bridge the gap between seen/unforeseen barriers that may impede success. Our service area includes the City of Mansfield. Please see attached information on our mission and tax-exempt status.

We strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Angela Pitcher

Angela Pitcher
Executive Director

1275 N. Main St., Bldg. 400 Suite 405, Mansfield, TX 76063
817.939.9285 www.monasheartoutreach.org info@monasheartoutreach.com

United Way of Tarrant County

201 N Rupert St, Ste 107
Fort Worth, TX 76107
817.258.8000
UnitedWayTarrant.org

February 28, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

RE: Pecan Bend Apartments, 501 Kings Way, Mansfield, TX 76063

I am writing this letter to voice our support for Pecan Bend Apartments, an affordable housing development to be located at 501 Kings Way, Mansfield, TX 76063 in Tarrant County.

United Way of Tarrant County is a 501(c)(3) non-profit organization that is active in the Southeast Tarrant County community. We serve this area by bringing people together to build strong communities where everyone thrives. We identify the needs of Tarrant County, inform stakeholders with data, invite collaboration for solutions, and invest in strong strategies for impact. As an organization that regularly works within the area and has a focus on improving the community that this development will serve, we believe that Pecan Bend Apartments will promote a higher quality of life for the underserved citizens of Arlington and Tarrant County.

If I can be of further assistance in this matter, please let me know. I can be reached at Adam.Powell@unitedwaytarrant.org or 817-258-8000.

Sincerely,

Adam Powell
Adam Powell (Feb 27, 2025 15:50 CST)

Adam D. Powell
President & Chief Executive Officer
United Way of Tarrant County

Enclosures:
1. Texas Tax Exempt Letter
2. AAA Aging and Disability Resource Center Brochure

Community Input Scoring Items

TDHCA# 25118 | Self Score Total: 133

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

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

City of El Campo
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Helping Hands Ministry of El Campo
Name of Community Organization
[x] Support [ ] Opposition

Ann Strarup
Contact Name

B. Manna Meals
Name of Community Organization
[x] Support [ ] Opposition

Michael Hansen
Contact Name

C. Wharton County Junior College
Name of Community Organization
[x] Support [ ] Opposition

Traci Myers
Contact Name

D. Upbring
Name of Community Organization
[x] Support [ ] Opposition

Andy Benscoter
Contact Name

E. United Way
Name of Community Organization
[x] Support [ ] Opposition

Elizabeth Quillin
Contact Name

F. St. Robert Bellarmine Catholic Church
Name of Community Organization
[x] Support [ ] Opposition

Fr. Philip Brune
Contact Name

CITY OF EL CAMPO, TEXAS
RESOLUTION NO. R2025-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAMPO, TEXAS, EXPRESSING SUPPORT FOR THE REDEVELOPMENT OF OAKCREST SOUTH APARTMENTS, AUTHORIZING A CONDITIONAL FUNDING COMMITMENT FOR THE PROJECT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS.

WHEREAS, PK Oakcrest South, LP has proposed a development for affordable rental housing at 1415 W. Norris St., El Campo, TX 77437 (currently known as Oakcrest South I & Oakcrest South II) to be redeveloped collectively as Oakcrest South Apartments in the City of El Campo; and

WHEREAS, PK Oakcrest South, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Competitive 9% Housing Tax Credits for Oakcrest South Apartments; and

WHEREAS, the City Council of the City of El Campo finds that supporting the proposed Oakcrest South Apartments aligns with the City's commitment to providing affordable housing opportunities for its residents; and

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

Section 1. The City of El Campo, acting through its governing body, hereby confirms its support for the proposed Oakcrest South Apartments, TDHCA# 25118, located at 1415 W. Norris St., El Campo, TX 77437, and acknowledges this formal action as a statement of the City's support for the project.

Section 2. The City Council of the City of El Campo hereby approves a commitment to Oakcrest South Apartments of permanent funding assistance in the amount of $250, which may be provided in the City's discretion as a grant, reduced fees, or gap funding.

Section 3. The funding commitment described in this resolution is contingent upon:
(a) The Applicant securing Housing Tax Credits from TDHCA in an amount sufficient to rehabilitate Oakcrest South Apartments; and
(b) Development approvals by the City of El Campo in connection with the rehabilitation of Oakcrest South Apartments.

Section 4. The City Manager is hereby authorized to negotiate and execute any agreements, certifications, or other documents necessary to fulfill the intent of this resolution.

Section 5. The Mayor or an authorized representative of the City Council is hereby authorized to certify this resolution and submit it to the Texas Department of Housing and Community Affairs as required.

PASSED AND APPROVED on this 27th day of January, 2025.

CITY OF EL CAMPO:

Kaylee Koudela, City Secretary

CITY OF EL CAMPO, TEXAS INCORPORATED JUNE 19TH 1905

Eugene Bustamante, Mayor

HELPING HANDS MINISTRY OF EL CAMPO

501 (C-3)
February 13, 2025

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Oakcrest South Apartments TDHCA# 25118

Dear Mr. Goldberger:

PK Oakcrest South, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Oakcrest South I & II Apartments located at 1415 W. Norris St., El Campo, TX 7743, Wharton County.

This development will meet the need in the community of El Campo to provide adequate, affordable, and safe housing, which will benefit those residents who might not otherwise have a viable housing option.

Helping Hands Ministry of El Campo is a tax-exempt organization whose mission is to help those in dire need. (We have been in this ministry for 14 years.) Our service area includes Wharton County and the City of El Campo. Please see attached information on our mission and tax-exempt status.

We strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Ann Strarup

Ann Strarup, Founder
Executive Director

Enclosure

734 Avenue C, Unit D • El Campo • TX • 77437 • astrarup@yahoo.com • 979-543-950

Manna Meals El Campo

c/o Michael Hansen
2601 Myatt Ln
El Campo TX 77437

February 19, 2025

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Oakcrest South Apartments TDHCA# 25118

Dear Mr. Goldberger:

PK Oakcrest South, LP is submitting and application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Oakcrest South I & II Apartments located at 1415 W. Norris St., El Campo, TX 7743, Wharton County.

This development will meet the need in the community of El Campo to provide adequate, affordable, and safe housing, which will benefit those residents who might not otherwise have a viable housing option. Decent, affordable housing is a significant need in our community.

Manna Meals El Campo is a tax-exempt organization whose mission is to feed those that might otherwise struggle to have a good meal and/or provide as safe place to share time with others in our community. Our service area includes the City of El Campo. Please see attached information on our mission and tax-exempt status.

We strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Michael Hansen

Michael Hansen, President
Manna Meals El Campo

Wharton County Junior College
Wharton Campus | 911 Boling Highway | Wharton, Texas 77488 | (979) 532-4560

February 17, 2025

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Oakcrest South Apartments TDHCA# 25118

Dear Mr. Goldberger:

PK Oakcrest South, LP is submitting and application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Oakcrest South I & II Apartments located at at 1415 W. Norris St., El Campo, TX 7743, Wharton County.

This development will meet the need in the community of El Campo to provide adequate, affordable, and safe housing, which will benefit those residents who might not otherwise have a viable housing option.

Wharton County Junior College Senior Citizens Program (Meals on Wheels) is a tax-exempt organization whose mission is to provide healthy nutritious meals and social interactive activities to local senior citizens ages 60 years and older. Activities include bingo, dominoes, puzzles, exercise classes, and arts and crafts projects. Our program also provides our seniors with health screenings, as well as local transportation to and from our senior center(s), to the grocery store, pharmacy, post office, doctor appointments, dentist appointments, etc. We are funded by the Houston-Galveston Area Council, the Texas Department of Health and Human Services, County Resources, and Donations, which allows for all of our services, meals and activities to be provided to our local senior citizens at no cost to them. Our service area includes the City of El Campo. Please see attached information on our mission and tax-exempt status.

We strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Traci Myers

Traci Myers
Director – WCJC Senior Citizens Program

Upbring
Head Start

February 17, 2025

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Oakcrest South Apartments TDHCA# 25118

Dear Mr. Goldberger:

PK Oakcrest South, LP is submitting and application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Oakcrest South I & II Apartments located at 1415 W. Norris St., El Campo, TX 7743, Wharton County.

This development will meet the community's need to provide adequate, affordable, and safe housing, benefiting residents who might not otherwise have a viable housing option.

Upbring is a tax-exempt organization whose mission is to break the cycle of intergenerational child abuse by implementing generational innovation to advance child well-being. That means sustainable change resulting in positive shifts across generations. Our service area includes the City of El Campo. Please see the attached information on our mission and tax-exempt status.

We strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Andy Benscoter, Ed.D
Chief Knowledge Officer
Andrew.Benscoter@Upbring.org

United Way
Matagorda County United Way

February 27, 2025

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Oakcrest South Apartments TDHCA# 25118

Dear Mr. Goldberger:

PK Oakcrest South, LP is submitting and application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Oakcrest South I & II Apartments located at 415 W. Norris St., El Campo, TX 7743, Wharton County.

This development will meet the need in the community of El Campo to provide adequate, affordable, and safe housing, which will benefit those residents who might not otherwise have a viable housing option.

Matagorda County United Way is a tax-exempt organization whose mission is to mobilize the caring power of our communities around us to advance the common good. The MCUW supports after-school programs, food banks, senior citizen services such as transportation, meals and activities, domestic violence services and children's assessment center, training for court appointed children's advocates, community health clinics and youth programs. Our service area includes the City of El Campo and like many other areas in rural Texas, El Campo lacks enough housing for its low-income population. Because of this issue, many families are forced to live in dangerous and sub-standard housing or must make many sacrifices just to pay the rent.

We strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Elizabeth Quillin
Executive Director

2417 Ave. G • P.O. Box 972 • Bay City, TX 77404-0972 • (979) 245-5852 • mcuw@sbcglobal.net

St. Robert Bellarmine Catholic Church
512 Tegner Street
Phone (979) 543-4298 El Campo, Texas 77437 fatherphilipbrune@sanrobertochurch.org

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Community Input Scoring Items

TDHCA# 25170 Self Score Total: 126

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

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

City of Carthage
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Mission Carthage
Name of Community Organization
[x] Support [ ] Opposition

Jennifer Randall
Contact Name

B. Panola County Chamber of Commerce
Name of Community Organization
[x] Support [ ] Opposition

Keri Perot Vance
Contact Name

C. St. William of Vercelli Catholic Church
Name of Community Organization
[x] Support [ ] Opposition

Rev. Steven Paradis
Contact Name

D. NA
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 2024-11

WHEREAS, Carthage Senior Estates, LP has proposed the rehabilitation of affordable rental housing at 100 and, 101 Senior Avenue, and sometimes referred to as 700 Dixie Lake Road named Carthage Senior Estates in the City of Carthage; and

WHEREAS, there is a need for affordable housing in the city of Carthage for citizens of modest means; and

WHEREAS, Rural Housing Developers, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2025 Low Income Housing Tax Credit Program for Carthage Senior Estates;

WHEREAS, Rural Housing Developers, LLC has requested a waiver of development/permit fees in the amount of $250.00 for the Carthage Senior Estates development as a commitment of development funding from the City of Carthage; and

IT IS HEREBY RESOLVED, THAT

The governing body of the City of Carthage, 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 Carthage, Texas, hereby confirms that it supports the rehabilitation of the Carthage Senior Estates and has the authority to defer the development fees; and

FURTHER RESOLVED, that for and on behalf of the Carthage City Commission, **Mayor Olin Joffrion** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community affairs.

PASSED, APPROVED AND ADOPTED this 9th day of December, 2024, at a regular meeting of the Carthage City Commission.

Olin Joffrion, Mayor

Dana Griffin

Dana Griffin, City Secretary

(Seal)

Mission Carthage

P.O. Box 1208
Carthage, Texas 75633
Phone: 903-693-4402
Fax: 903-693-3627
www.missioncarthage.com

Jennifer Randall
Executive Director

Carrie Kinney
Administrative Assistant

Debbie Carr
Benevolence Administrator

Board Of Directors

John Pages *President*
Patsy Meck *Vice President*
Jeretta Thompson *Secretary*
Gene Giles *treasurer*
Carlton Shamburger
Dennis Landtroop
Monty Pierce
Tie Chatman

Mission Carthage was established to meet the needs of a precious segment of people which most have long forgotten. Our goal is to provide help in Jesus' Name. Physically, by providing food, shelter, and clothing. Mentally, by providing counseling and referrals to other agencies and promoting self-worth. Spiritually, by presenting the gospel message and encouraging a positive Christian Lifestyle.

MISSION CARTHAGE
"HELPING PEOPLE IN JESUS' NAME"

December 3, 2024

TDHCA

Cody Campbell

221 East 11th Street

Austin, TX 78701

RE: Carthage Senior Estates

TDHCA Applications

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Carthage Senior Estates to be located at 100 Senior Avenue, 101 Senior Avenue, and sometimes referred to as 700 Dixie Lake Road in Carthage, TX.

Mission Carthage 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 these developments will help meet that need.

Joyfully,

Jennifer Randall

Jennifer Randall - Executive Director

Panola County
CHAMBER OF COMMERCE
CARTHAGE CONVENTION/VISITORS BUREAU

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

December 9, 2024

RE: Carthage Senior Estates
TDHCA Applications

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Carthage Senior Estates to be located at 100 and 101 Senior Ave. in Carthage, TX.

The Panola County Chamber of Commerce is a tax-exempt 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 these developments will help meet that need.

Sincerely,

Keri Perot Vance
Executive Director

www.PanolaCountyTexas.com
903-693-6634
300 W Panola Carthage TX 75633

St. William of Vercelli Catholic Church
4088 NW Loop Carthage, TX 75633
903-693-3766

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

RE: Carthage Senior Estates
TDHCA Applications

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Carthage Senior Estates to be located at 100 Senior Avenue, 101 Senior Avenue, and sometimes referred to as 700 Dixie Lake Road in Carthage, TX.

St. William of Vercelli Food Pantry 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,

Rev. Steven Paradis
Pastor

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 133

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

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

City of Fredericksburg
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 8

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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 2025-02

WHEREAS, MAC-RE, LLC has proposed the rehabilitation of affordable rental housing at 591 East Hwy Street, named The Fredericksburg Seniors Apartments in the City of Fredericksburg, 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 2025 Competitive 9% Housing Tax Credits for The Fredericksburg Seniors Apartments

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

WHEREAS, the city of Fredericksburg, Texas has the authority to defer development fees on the property located at 591 East Hwy Street;

IT IS HEREBY RESOLVED, THAT

The governing body of the City of Fredericksburg, 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 Fredericksburg, Texas, hereby confirms that it supports the rehabilitation of The Fredericksburg Seniors Apartments located at 591 East Hwy Street, and that this formal action has been taken to put on record the opinion expressed by the City on February 4, 2025, and

FURTHER RESOLVED, that for and on behalf of the Governing Body, **Jeryl Hoover, Mayor** is hereby authorized, empowered, and directed to sign this resolution to be submitted to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

PASSED, and APPROVED this 4th day of February 2025 at a Regular Meeting of the City Council of Fredericksburg.

Jeryl Hoover, Mayor

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary

SEAL OF CITY OF FREDERICKSBURG TEXAS FREDERICKSBURG

Approved as to Form:

Mick McKamie, City Attorney

Community Input Scoring Items

TDHCA# 25185 Self Score Total: 129

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

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

City of West Columbia
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[ ] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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

[X] 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 February 28, 2025.** 8

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

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

A. Friends of West Columbia Library
Name of Community Organization
[X] Support [ ] Opposition

Jo Chastain
Contact Name

B. Women's Center of Brazoria County
Name of Community Organization
[X] Support [ ] Opposition

Claudette Tuggle
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

FROM THE CITY COUNCIL OF
WEST COLUMBIA, TEXAS
The Birthplace of the Republic of Texas!

RESOLUTION NO. 620

WHEREAS, Belmont Development Company, LLC has proposed the rehabilitation of affordable rental housing at 431 Lamar St, currently named West Columbia Plaza Apartments in the City of West Columbia, Brazoria County, Texas; and

WHEREAS, Belmont Development Company, LLC has advised that it intends to rename West Columbia Plaza Apartments to GardenWalk of West Columbia as part of the rehabilitation project, and

WHEREAS, Belmont Development Company, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for the GardenWalk of West Columbia; and

WHERAS, Belmont Development Company, LLC has requested a waiver of development/permit fees in the amount of $250.00 for the GardenWalk of West Columbia development as a commitment of development funding from the City of West Columbia, Texas; and

WHEREAS, the City of West Columbia, Texas has the authority to waive development fees on the property located at 431 Lamar St;

IT IS HEREBY RESOLVED, THAT the governing body of the City of West Columbia, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of $250.00 to be provided to the development in the form of a waiver of development/permit fees; and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Laurie Kincannon, Mayor is hereby authorized, empowered, and directed to certify that it supports the rehabilitation of the GardenWalk of West Columbia located at 431 Lamar St.

WITNESS my hand as Mayor of the City of West Columbia on this 10th day of February 2025.

LAURIE B. KINCANNON, Mayor

ATTEST:

KAILI M. AVIRETT, City Secretary

February 19, 2025

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

Re: Waiver Request for GardenWalk of West Columbia, TDHCA #25185 – Section 11.9(d)(5)(A) and (B) of the 2024 Qualified Allocation Plan, Community Support from State Representative

Dear Mr. Wilkinson,

The applicant for GardenWalk of West Columbia, TX West Columbia 2025, Ltd. (the "Applicant"), respectfully requests a waiver of Section 11.9(d)(5)(A) and (B) of the 2025 Qualified Allocation Plan related to Community Support from State Representative. Specifically, the Applicant requests a waiver of the requirement that "Once a letter is submitted to the Department it may not be changed or withdrawn."

GardenWalk of West Columbia (the "Development") is within District 25 and represented by State Representative Cody Vasut. On January 27, 2025, Rep. Vasut submitted a letter to TDHCA expressing a neutral position related to the Development (the "Original Letter"). The Representative was unaware that this neutral position would have an adverse effect on the scoring of the application for GardenWalk of West Columbia. The Representative was unfamiliar with the specific TDHCA scoring requirements related to input from State Representatives. Upon learning about the specific requirements and the impact of state representative letters on TDHCA applications, Rep. Vasut issued a second letter to TDHCA, dated February 11, 2025 (the "Revised Letter"), which revoked the initial letter of neutrality and stated that "no written statement of support, neutrality, or opposition is intended or will be provided by me for TDHCA application #25185."

The letter dated February 11, 2025 would be considered under Section 11.9(d)(5)(B), No Letter from a State Representative. The Development received a support resolution from the City of West Columbia, and as such, TDHCA's acceptance of the February 11, 2025 State Representative letter would result in the Development qualifying for 8 points by virtue of having received a city resolution of support.

Upon learning of the submission of the Original Letter, the Applicant of West Columbia communicated to the State Representative the damage that is incurred with the neutral language of the letter, and explained that this proposed development is something the City is very supportive of. It was not Representative Vasut intention to prevent the proposed Development from moving forward or harm the Applicant's score.

The State Representative's Revised Letter with a request to revoke the Original Letter was submitted timely to TDHCA prior to the February 28, 2025 9% application deadline and Final Input from Elected Officials Delivery Date. Furthermore, the Revised Letter meets the requirements of Section 11.9(d)(5)(B) No Letter from a State Representative. We respectfully request that TDHCA allow State Representative Vasut to revoke the Original Letter as requested, and that TDHCA award the Development 8 points on the basis of the Revised Letter, in accordance with Section 11.9(d)(5)(B) of the 2024 Qualified Allocation Plan.

The need for the waiver was not within the control of the Applicant because the input letter was submitted to TDHCA by a third party.

Conclusion

In accordance with 10 TAC §11.207(2), a waiver must establish how granting the waiver will better serve specific sections of the TDHCA's governing statute, Chapter 2306, than not granting the waiver. The Applicant asserts that granting the subject waiver request will better serve the following policies and purposes in Chapter 2306:

- "provide for the housing needs of individuals and families of low, very low, and extremely low income and families of moderate income" (§2306.001(2));

- "encourage the development and preservation of appropriate types of rental housing for households that have difficulty finding suitable, affordable rental housing in the private marketplace" (§2306.6701(1)); and

- "maximize the number of suitable, affordable residential rental units added to the state's housing supply" (§2306.6701(2)).

Approval of this waiver will facilitate the development of a multifamily property aimed at providing affordable housing for very low and low-income residents. The waiver will allow the Applicant to complete a substantial rehabilitation of a USDA development that has not been rehabilitated since construction in July 22, 1985. The Development is in desperate need of rehabilitation, as the property has significantly deteriorated over the years. The planned rehabilitation will bring vital improvements to both the property and the surrounding community. While the local market has high rents, this rehabilitation project will provide much-needed affordable housing options in a desirable location. Without this waiver, prospective tenants at GardenWalk of West Columbia would face significant difficulty in finding suitable affordable housing options in the local market.

Furthermore, granting this waiver will enable the Applicant to extend the availability of much-needed affordable rental units in the state's housing supply, improving both the quality of housing and the overall community.

Based on the information contained herein, the Applicant asserts that this request for a waiver meets all elements of the QAP's provisions governing the granting of a waiver. We respectfully request that staff and the board support a waiver of Section 11.9(d)(5)(A) and (B) of the 2025 Qualified Allocation Plan. We believe that the unique characteristics of the GardenWalk of West Columbia development are an ideal example of the need for a waiver process. Should additional information to support this waiver request be necessary, we will make every effort to provide the information in a timely manner. Thank you for your consideration.

Sincerely,

Shawn Smith

Authorized Representative

Exhibit A - Original Letter from State Representative

CODY THANE VASUT

TEXAS HOUSE OF REPRESENTATIVES
District 25

VIA E-MAIL AND MAIL

January 27, 2025

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

Re: GardenWalk of West Columbia - TDHCA Application # 25185

It is my policy to remain neutral on applications for housing tax credits unless extenuating circumstances exist, such as a letter of opposition from a local taxing authority. To date, my office has not received any opposition from local taxing entities to Housing Tax Credit Application #25185, proposed to be located on Lamar Street in West Columbia, Texas. However our office has received mixed comments from my constituents and members of the community.

Accordingly, please accept this as a letter of **neutrality** on this project.

Sincerely,

Cody Thane Vasut
House Representative District 25

CAPITOL: P.O. BOX 2910 • AUSTIN, TEXAS 78768-2910 • *phone* (512) 463-0564
DISTRICT: 222 NORTH VELASCO STREET, SUITE 25 • ANGLETON, TEXAS 77515 • *phone* (979) 848-1770
CODY.VASUT@HOUSE.TEXAS.GOV

Exhibit B - Revised Letter from State Representative

CODY THANE VASUT

TEXAS HOUSE OF REPRESENTATIVES

District 25

VIA E-MAIL AND MAIL

February 11, 2025

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

Re: GardenWalk of West Columbia - TDHCA Application # 25185

After further conversation and a more thorough understanding of the impact of state representative letters on TDHCA applications, I would like to rescind the NEUTRAL letter that my office sent your department on January 27th, 2025.

Furthermore, no written statement of support, neutrality, or opposition is intended or will be provided by me for TDHCA Application #25185

Sincerely,

Cody Thane Vasut
House Representative District 25

CAPITOL: P.O. BOX 2910 • AUSTIN, TEXAS 78768-2910 • *phone* (512) 463-0564
DISTRICT: 222 NORTH VELASCO STREET, SUITE 25 • ANGLETON, TEXAS 77515 • *phone* (979) 848-1770
CODY.VASUT@HOUSE.TEXAS.GOV

Friends of West Columbia Library

518 E. Brazos Ave.
West Columbia, TX 77486

February 24, 2025

Cooper Wilguess

Belmont Development Company, LLC
222 Main Street, Forst Floor
Oklahoma City, OK 73104

Re: Letter of Support
GardenWalk of West Columbia, 431 Lamar St., West Columbia, TX 77486
Application #25185

The Friends of West Columbia Library support the acquisition and rehabilitation of GardenWalk of West Columbia (currently West Columbia Plaza Apartments), located at 431 Lamar St., West Columbia, TX 77486. Our organization is a 501(c)(3) non-profit that serves the community in which the development is located.

We recognize the importance of rehabilitating quality housing for low-income residents and the positive impact this project will have on the local community. We fully support this effort and encourage TDHCA to award the necessary funding to make this rehabilitation a success.

Sincerely,

Jo Chastain

Jo Frances Chastain
President
Friends of West Columbia Library
westcolumbia@bcls.lib.tx.us
979/345-3394

2-27-25

To Whom It May Concern,

The **Women's Center of Brazoria County** expressly supports the acquisition and rehabilitation of **GardenWalk of West Columbia**, located at **431 W Lamar St, West Columbia, TX 77468**.

As a **501(c)(3) nonprofit organization**, the Women's Center of Brazoria County is committed to serving individuals and families in crisis by providing support, advocacy, and resources to promote safety, stability, and self-sufficiency. Affordable housing is a critical component of our community's well-being, and the rehabilitation of GardenWalk of West Columbia will help ensure that residents have access to safe and quality housing.

Sincerely,

Claudette Tuggle

Executive Director

Women's Center of Brazoria County

979-849-9553

exec.dir.wcbc@att.net

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 126

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

[x] 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 February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. The Shepherd's Heart
Name of Community Organization
[x] Support [ ] Opposition

Robert Gager
Contact Name

B. Mission Waco
Name of Community Organization
[x] Support [ ] Opposition

Kathy Wise
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

Docusign Envelope ID: 81DA03F9-7790-4F95-8AAD-40BA8957EA57

RESOLUTION NO. 2025-133

WHEREAS, National Church Residences ("Applicant") have proposed a development for affordable rental housing at 4200 North 19th Street and 2005 Stewart Street, Waco, McLennan County, Texas ("Development"), in the City of Waco, McLennan County, Texas; and

WHEREAS, Applicant has submitted a pre-application and proposes to submit a final application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2025 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, the purpose of the Development is to increase the amount of affordable housing units available in the market via rehabilitation/renovation of existing properties; and

WHEREAS, the Development would be the rehabilitation of 196 existing units, focused on assisting seniors who are in need of affordable housing opportunities; and

WHEREAS, all of the units would be designated as affordable housing units;

WHEREAS, the Applicant has committed to making available five units for individuals who are referred by the Waco Housing Authority; and

WHEREAS, this Development is located in Tax Increment Reinvestment Zone Number 4, and TDHCA requires the City to issue a letter identifying the Development as contributing to the City's revitalization efforts; and

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

WHEREAS, Applicant 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: (1) supports a proposed affordable housing project ("Development") being developed by National Church Residences ("Applicant") to be located at 4200 North 19th Street and 2005 Stewart Street, 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) waives certain market rate unit requirements of the City's Low Income Housing Tax Credit Policy; (4) approves a development agreement with the Applicant, contingent on the Applicant's receipt of the award of tax credits by TDHCA;

Docusign Envelope ID: 81DA03F9-7790-4F95-8AAD-40BA8957EA57

(5) approves the issuance of a letter that identifies this Development as contributing to the revitalization efforts of the City in Tax Increment Reinvestment Zone ("TIRZ") Number 4; (6) authorizes an in-kind contribution equal to no less than $500.00 for said Development; and (7) authorizes the City Manager to execute any documents in connection therewith.

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 18th day of February 2025.

Signed by:
Jim Holmes
960D09A7B8A6431...

Jim Holmes, Mayor
City of Waco, Texas

ATTEST:

Signed by:
Irma Parker
D55A94A2E2FD4E4...

Michelle Hicks, City Secretary

DS

APPROVED AS TO FORM & LEGALITY:

Signed by:
Lauren Olivarez
748011CC50C0439...

Kathleen Perdon, Acting City Attorney

The Shepherd's Heart
Feeding Families. Changing Lives.
205 South 26th Street, Waco, TX 76710

January 23, 2025

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

RE: North Crest Apartments
4200 North 19th Street & 2005 Stewart Drive
Waco, TX 76708

Dear Mr. Campbell,

We would like to express our support for the proposed rehabilitation of North Crest Apartments which consists of North Crest Court, 120 units and North Crest Creekside, 76 units for a total of 196 units. The 2 properties are adjacent and are affordable multifamily development for seniors located 4200 North 19th Street & 2005 Stewart Drive in Waco. We understand that North Crest 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 development. We appreciate the willingness to make these improvements for its residents and the community.
We have served these residents with food assistance for the past 15 years. The updates are needed for the benefit of the senior residents at these facilities.

Again, we are very pleased to lend our support to this existing senior 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,

Robert Gayer

Chief Executive Officer
254-230-7393

Cc: Tracey Fine (tfine@nationalchurchresidences.org)

MISSION
WACO · WORLD

Changing Lives Through Hands-On Compassion

January 17, 2025

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

RE: North Crest Apartments
4200 North 19th Street & 2005 Stewart Drive
Waco, TX 76708

Dear Mr. Campbell,

We would like to express our support for the proposed rehabilitation of North Crest Apartments which consists of North Crest Court, 120 units and North Crest Creekside, 76 units for a total of 196 units. The 2 properties are adjacent and are affordable multifamily development for seniors located 4200 North 19th Street & 2005 Stewart Drive in Waco. We understand that North Crest 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 development. We appreciate the willingness to make these improvements for its residents and the community.

I'm personally acquainted with another National Church Services' properties in our neighborhood here in North Waco. Mission Waco Mission World (501c3) connects volunteers with local low-income housing areas throughout our city, so I've had the opportunity to get to know the staff members at Brook Oaks, and our volunteers have enjoyed engaging with the residents for gardening, table games, visiting, helping residents with small tasks, etc. A few members of my church lived there and enjoyed being there. I also know a few people who live or have lived at Northcrest – and the building improvements will certainly enhance the property for all concerned.

The need for affordable, well-run housing is great in our country, county and city. We are excited that National Church Residences wants to improve much needed affordable, safe housing for aging seniors in the Waco MSA.

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 kwise@missionwaco.org .

Sincerely,

Kathy Wise
Associate Executive Director

Cc: Tracey Fine (tfine@nationalchurchresidences.org)

1315 N. 15th Street • Waco, Texas 76707-2203
254-753-4900 • Fax: 254-753-4909
www.missionwaco.org

Community Input Scoring Items

TDHCA# 25171 Cov | Self Score Total: 133

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

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

City of Edgewood
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 202 8

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

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

A. Meals on Wheels Ministries, Inc. DBA Meals on Wheels East Texas
Name of Community Organization
[x] Support [ ] Opposition

Myka Scott
Contact Name

B. Shining Light Food Ministry
Name of Community Organization
[x] Support [ ] Opposition

Melinda Caldwell
Contact Name

C. NA
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 120924A

RESOLUTION SUPPORTING THE PROPOSED REHABILITATION OF THE DEVELOPMENT OF EDGEWOOD SENIORS COMMUNITY AT 300 E. ELM STREET, EDGEWOOD, TEXAS

WHEREAS, Edgewood Seniors Community has proposed the rehabilitation of the development of affordable rental housing at 300 E Elm Street known as Edgewood Seniors Community in the City of Edgewood, Texas; and

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

WHEREAS, Edgewood Seniors Community intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2025 Low Income Housing Tax Credit Program for Edgewood Estates

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Edgewood, Texas,

HEREBY, supports the proposed rehabilitation of the Edgewood Seniors Community; and

HEREBY, the City of Edgewood affirms that it will reduce building permit fees for the benefit of the rehabilitation of Edgewood Seniors Community in the amount of $250; and

HEREBY, that this Resolution shall become effective upon passage

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EDGEWOOD, TEXAS, ON THIS 9th DAY OF DECEMBER 2024.

Steve Steadham, Mayor

ATTEST:

Kathleen Jordan, City Secretary

City of Edgewood
Community Driven

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

RE: Edgewood Senior Apartments, TDHCA Application 25171

Dear Mr. Cambell:

I am writing to let you know that Edgewood Seniors Community, located at 300 E. Elm Street in Edgewood Texas and referenced in Edgewood City Council resolution 120924A, passed December 9, 2024, is the same as the proposed development named Edgewood Senior Apartments, owned by Edgewood Senior Apartments, LP, which has applied for Housing Tax Credit funding from TDHCA.

Sincerely,

Kathleen Jordan

Kathleen Jordan, City Secretary

903-896-4448
P.O. Box 377
107 NE Front St.
Edgewood, TX 75117
www.edgewoodtexas.org

MEALS on WHEELS
EAST TEXAS

January 15, 2025

TDHCA

Cody Campbell

221 East 11th Street

Austin, TX 78701

Re: Edgewood Seniors Community TDHCA Application

Dear Mr. Campbell:

I am writing this letter to express my support for the TDHCA Tax Credit Application for Edgewood Seniors Community, which will be located at 300 East Elm Street, Edgewood, TX.

Meals on Wheels Ministries, Inc., DBA Meals on Wheels East Texas, is a non-profit 501c3 organization that serves the community in which the development site is located. A primary purpose of our program is to feed the Seniors and/or Disabled persons in this community. We strongly believe that affordable housing is needed for the citizens of Edgewood. This development will help meet that need.

Sincerely,

Myka Scott

Myka Scott

Operations Director

Meals on Wheels

3001 Robertson Road

Tyler, TX 75706

903-593-7385 ext 004 – Office

903-504-0745 – Cell

myka@mowmet.org

SHINING LIGHT FOOD MINISTRY
1404 Lake Drive
Wills Point, TX 75169
903-873-4260

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

February 13, 2025

RE: Edgewood Senior Apartments TDHCA Application 25171

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application Edgewood Senior Apartments to be located at 300 E Elm Street, in Edgewood, TX.

Shining Light Food Ministry 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,

Melinda Caldwell
Director

Community Input Scoring Items

TDHCA# 25172 Opp. Cove | Self Score Total: 126

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

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

City of Linden
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

*** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025** 8

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

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

A. Linden Methodist Church
Name of Community Organization
[x] Support [ ] Opposition

Lisa Creamer
Contact Name

B. Linden Economic Development Corporation
Name of Community Organization
[x] Support [ ] Opposition

Megan Kirkland
Contact Name

C. Workforce Solutions Northeast Texas
Name of Community Organization
[x] Support [ ] Opposition

Bart Spivey
Contact Name

D. Community Services of Northeast Texas, Inc
Name of Community Organization
[X] Support [ ] Opposition

Michelle Morehead
Contact Name

E. na
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

RESOLUTION NO. 4-24

A RESOLUTION WAIVING FEES FOR LINDEN ESTATES

WHERAS, Linden Estates, LP has proposed the rehabilitation of affordable rental housing at 700 W Broad Street named Linden Estates in the City of Linden; and

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

WHEREAS, Linden Estates, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2025 Low Income Housing Tax Credit Program for Linden Estates

NOW, THERFORE, BE IT RESOLVED BY THE City Council of the City of Linden, Texas:

Hereby supports the rehabilitation of the above named development; and

The City of Linden also affirms that it will not charge a fee for the benefit of the development in the amount of $250.

PASSED, ADOPTED, AND APPROVED by the City Council of the City of Linden, Texas this the 9th day of December 2024.

Approved:

Lynn Reynolds, Mayor

Attest:

Megan Kirkland, City Secretary

GARY VANDEAVER
DISTRICT 1

STATE OF TEXAS
HOUSE OF REPRESENTATIVES

January 27, 2025

Mr. Cody Campbell
Director of Multi-family Finance
Texas Department of Housing and Community Affairs (TDHCA)
P.O. Box 13941
Austin, Texas 78711

Dear Mr. Campbell:

Thank you for the opportunity to provide a letter of recommendation on a proposed housing project in the city of Linden, which is located in House District 1 that I represent in the Texas House of Representatives. My staff talked with the assistant city manager on January 24, 2025, about the proposed renovation project at the Linden Senior Estates and was told that the city council adopted a resolution supporting this project at its December 2024 meeting.

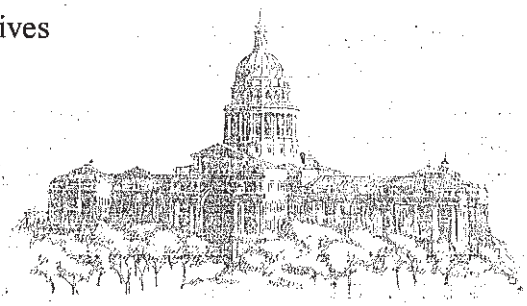
The proposed rehabilitation project at the Linden Senior Estates will provide its current and future residents with safe, affordable and comfortable housing. The senior population living at these apartments will welcome efforts to ensure their homes comply with current safety and building codes that will enable the apartments to continue serving these citizens of Linden. I gladly support whatever efforts that are available to address the shortage of affordable and safe housing in this area.

Please feel free to reach out to my Capitol office if you have any questions or need more information. Thank you for your favorable consideration of this application that will help the city of Linden being able to continue to provide needed housing for its residents.

Sincerely,

Gary VanDeaver
Texas House of Representatives

GV/tc



CAPITOL OFFICE: P.O. BOX 2910 • AUSTIN, TEXAS 78768-2910 • (512) 463-0692 • FAX (512) 463-0902
DISTRICT OFFICE: BOWIE COUNTY COURTHOUSE • 710 JAMES BOWIE DRIVE • NEW BOSTON, TEXAS 75570 • (903) 628-0361
GARY.VANDEAVER@HOUSE.TEXAS.GOV

Linden Methodist Church
400 East Rush | P.O. Box 338 | Linden, TX 75562

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

12/5/24

RE: Linden Senior Estates TDHCA Application

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application for Linden Senior Estates to be located at 700 W Broad Street, in Linden, TX.

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

Sincerely,

Lisa Creamer

Lisa Creamer
Administrative Assistant

LINDEN
LINDEN, TEXAS
ECONOMIC DEVELOPMENT CORPORATION
P. O. BOX 1229 | LINDEN, TEXAS 75563 | 903-756-7774

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

12/10/24

RE: Linden Senior Estates TDHCA Application

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application for Linden Senior Estates to be located at 700 W Broad Street, in Linden, TX.

Linden Economic Development Corporation 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,

Megan Kirkland
Co-EDC Director
Linden Economic Development Corporation

Workforce Solutions Northeast Texas

A proud partner of the AmericanJobCenter network

TDHCA 2/20/25

Cody Campbell

221 East 11th Street

Austin, TX 78701

RE: Linden Senior Estates TDHCA Application 25172

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application 25172 for Linden Senior Estates to be located at 700 W Broad Street, in Linden, TX.

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

Sincerely,

Bart Spivey
Executive Director
Workforce Solutions Northeast Texas

Community Services of Northeast Texas, Inc.

Serving Bowie, Camp, Cass, Delta, Franklin, Hopkins, Lamar, Marion, Morris, Rains, Red River, & Titus Counties

115 S. Kaufman
P.O. Box 427
Linden, TX 75563-0427

PHONE: 903-756-5596
1-866-940-CSNT

FAX: 903-756-5556

Michelle Morehead, CCAP, NCRT, NCRI
Executive Director

Cecelia Huff
Board Chairperson

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

RE: Spring Creek Villas TDHCA Application

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application for Linden Estates to be located at 700 W Broad Street, in Linden, TX.

Community Services of Northeast Texas is a tax-exempt, private non-profit Community Action Agency 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,

Michelle Morehead

Michelle Morehead, CCAP, NCRI, NCRT
CEO
CSNT- Community Services of Northeast Texas
PO Box 427
Linden, TX 75563
(903)756-5596 ext 277 Phone
(903)756-5556 Fax

Community Input Scoring Items

TDHCA# 25204 | Self Score Total: 126

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

[x] 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 February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Grassroots Community Development
Name of Community Organization
[x] Support [ ] Opposition

Michael Stone
Contact Name

B. NeighborWorks Waco
Name of Community Organization
[x] Support [ ] Opposition

Delisa Burnell-Smith
Contact Name

C. Transformation Waco
Name of Community Organization
[x] Support [ ] Opposition

Robin McDurham
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

Docusign Envelope ID: 81DA03F9-7790-4F95-8AAD-40BA8957EA57

RESOLUTION NO. 2025-135

WHEREAS, the City previously approved a Resolution of Support for Waco Housing Authority and Intergrand Development, LLC's 2023 application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2023 Low Income Housing Tax Credit ("LIHTC") Program funds for the first phase of the rehabilitation of units located 1809 J.J. Flewellen Road, Waco, McLennan County, Texas, at the public housing property currently known as Estella Maxey (the "Property") via Resolution No. 2023-137; and

WHEREAS, Waco Housing Authority and Intergrand Development, LLC were awarded 2023 LIHTC Program Funds, and the first phase of the rehabilitation of the Property is ongoing; and

WHEREAS, via Resolution 2024-099, Council previously approved a Resolution of Support for Waco Housing Authority and Intergrand Development, LLC's application to TDHCA for 2024 LIHTC Program funds for the second phase of the rehabilitation of the Property, but the application did not receive funding in the 2024 application cycle of the 9% Housing Tax Credit Program; and

WHEREAS, Melody Grove Development 2, LP ("Applicant"), an entity that will be formed by Waco Housing Authority and Intergrand Development, LLC, is resubmitting an application to TDHCA for 2025 LIHTC Program funds for the second phase of the rehabilitation of the Property for the 2025 application submitted in the 9% Housing Tax Credit Program;

WHEREAS, Applicant has proposed a second phase of development of affordable rental housing at the Property, which will be known as Melody Grove II ("Development"), in the City of Waco, McLennan County, Texas; 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, the purpose of the Development is to increase the amount of affordable housing units available in the market via rehabilitation/renovation of existing properties; and

WHEREAS, the Development would be a renovation, rehabilitation, and reconstruction of units at the public housing property operated by the Waco Housing Authority and currently known as Estella Maxey; and

WHEREAS, the Development would consist of demolishing the 24 buildings and reconstructing the units in the buildings into 80 units for families; and

WHEREAS, all of the units would be designated as affordable housing units;

WHEREAS, TDHCA requires the City acknowledge that the Development is located in a census tract that has a poverty rate above 40% for individuals, and the census tract has more than 20% Housing Tax Credit units per total household; and

Docusign Envelope ID: 81DA03F9-7790-4F95-8AAD-40BA8957EA57

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

WHEREAS, as a federal entity, the Waco Housing Authority is tax-exempt; and

WHEREAS, Applicant 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 ("Development") being developed by Melody Grove Development 2, LP, ("Applicant") to be located at 1809 J.J. Flewellen 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 ("TDHCA"); (3) waives certain taxable real estate requirements of the City's Low Income Housing Tax Credit Policy; (4) waives certain market rate unit requirements of the City's Low Income Housing Tax Credit Policy; (5) acknowledges the Development is located in a census tract that has a poverty rate above 40% for individuals and authorizing the Development to move forward in said census tract; (6) acknowledges the Development is located in a census tract that has more than 20% Housing Tax Credit units per total households and authorizing the Development to move forward in said census tract; (7) approves a development agreement with the Applicant, contingent on Applicant's receipt of the award of tax credits by the TDHCA; (8) authorizes an in-kind contribution equal to no less than $500.00 for said project; and (9) authorizes the City Manager to execute any documents in connection therewith.

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 18th day of February 2025.

Signed by:
Jim Holmes
060D00A7B8A6431...

Jim Holmes, Mayor
City of Waco, Texas

ATTEST:

Signed by:
Irma Parker
D55A94A2E2FD4E4...

DS

Docusign Envelope ID: 81DA03F9-7790-4F95-8AAD-40BA8957EA57

Michelle Hicks, City Secretary

APPROVED AS TO FORM & LEGALITY:

Signed by:
Lauren Olivarez
748011CC50C0439...

Kathleen Perdon, Acting City Attorney

GRASSROOTS
Community Development
Committed to a brighter future for children, neighbors and communities.

February 11, 2025

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Joshua Goldberger
Tax Credit Administrator, Multifamily Finance

Re: Melody Grove II
Dear Mr. Goldberger:

Melody Grove Development 2, LP is applying for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to construct Melody Grove II, located at 1809 J J Flewellen Rd., Waco, TX.

This development will meet the Waco community's need to provide adequate, affordable, and safe housing, which will benefit residents who might not otherwise have a viable housing option.

Waco Community Development (dba Grassroots Community Development) is a tax-exempt organization whose mission is to create a brighter future for children, neighbors, and communities. Our service area includes the City of Waco. Please see the attached information on our mission and tax-exempt status. Included is our annual report for 2024.

We strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Mike Stone
Executive Director

Executive Director
Michael Stone

Board of Directors/Officers
Crystal Diaz-Espinoza – President
Daysi Barrera – Vice President
Ken Cooper – Treasurer
Tim Holtkamp – Secretary
Coln Hulyk
Billy Davis
Juan Tello
Jud Griffis
Rev. Rachel Swain

1624 Colcord
Waco, TX 76707
(254) 235-7358
www.grassrootswaco.org

NeighborWorks® WACO

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Joshua Goldberger
Tax Credit Administrator, Multifamily Finance

Re: Melody Grove II

Dear Mr. Goldberger:

Melody Grove Development 2, LP is applying for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to construct Melody Grove II at 1809 J J Flewellen Rd., Waco, TX.

This development will meet the Waco community's need to provide adequate, affordable, and safe housing, which will benefit residents who might not otherwise have a viable housing option.

NeighborWorks Waco is a tax-exempt organization whose mission is to build stronger neighborhoods through homeownership, quality rental housing, and community-building initiatives. This organization provides an array of programs and services as most are centered around homeownership, such as homebuyer education and financial freedom counseling, down payment and closing cost assistance, and other mortgage lending programs, with our target audiences being 80% of medium income and below. Our service area includes the City of Waco. Please see attached information on our tax-exempt status.

We strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Delisa Burnell-Smith

Delisa Burnell-Smith
VP/COO

TRANSFORMATION WACO

Robin McDurham, Ed.D.
Chief Executive Officer
3005 Edna Avenue
Waco, TX 76708
rmcdurham@transformationwaco.org

February 11, 2025

Texas Department of Housing and Community Affairs
221 E. 11 th Street
Austin, TX 78701
Attn: Joshua Goldberger
Tax Credit Administrator, Multifamily Finance
Re: Melody Grove II

Dear Mr. Goldberger:

Melody Grove Development 2, LP is applying for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to construct Melody Grove II, located at 1809 J J Flewellen Rd., Waco, TX.

This development will meet the Waco community's need to provide adequate, affordable, and safe housing, which will benefit residents who might not otherwise have a viable housing option.

Transformation Waco is a Waco-driven solution to school improvement. We support four campuses within the City of Waco that were once underperforming. Our community school model relies on our relationships with our community partners. We are a 501-C3 nonprofit organization, and our EIN is 83054603.

We strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Robin McDurham

Robin McDurham, CEO

Community Input Scoring Items

TDHCA# 25123 | Self Score Total: 135

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

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

City of Silsbee
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Southest Texas Food Bank
Name of Community Organization
[x] Support [ ] Opposition

Jimmy Sparks
Contact Name

B. Goodwill
Name of Community Organization
[x] Support [ ] Opposition

Michell Richer-Mengerink
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

RESOLUTION NO. 25-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SILSBEE TEXAS, EXPRESSING SUPPORT FOR THE PROPOSED DEVELOPMENT FOR AFFORDABLE RENTAL HOUSING OF OAKLEAF ESTATES BY SILSBEE OAKLEAF ESTATES I, LP, AT 1195 TX-327, SILSBEE, TEXAS, 77656

WHEREAS, Silsbee Oakleaf Estates I, LP has proposed a development for affordable rental housing at 1195 TX-327 named Oakleaf Estates in the City of Silsbee, Texas; and

WHEREAS, Silsbee Oakleaf Estates I, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Oakleaf Estates;

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

1. The above recitals and any attachments are incorporated in this resolution by reference and shall be treated as if reproduced, in full, herein;
2. The City of Silsbee will reduce the permit fees for the proposed development at Oakleaf Estates by $250.00;
3. As provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that the City of Silsbee has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds;
4. The City of Silsbee, Texas acting through its governing body, hereby confirms that it supports the proposed Oakleaf Estates and that this formal action has been taken to put on record the opinion expressed by the City of Silsbee, Texas on this day; and
5. For and on behalf of the Governing Body, Mark Muckleroy, Mayor Pro Tempore of the City of Silsbee, and DeeAnn Zimmerman, City Manager, are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SILSBEE, TEXAS ON THIS 24th **DAY OF** February, **20** 25.

City of Silsbee, Texas

By: Danny Renéau

Danny Renéau, Mayor

ATTEST:

DeeAnn Zimmerman

DeeAnn Zimmerman, City Secretary

APPROVED AS TO FORM ONLY:

Solomon Fremuth, City Attorney

Southeast Texas FOOD BANK
Ending Hunger. Feeding Hope.

FEEDING AMERICA

February 18, 2025

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 Oakleaf Estates TDHCA ID 25123
1195 TX-327, Silsbee, TX 77656

Dear Mr. Campbell,

I am writing this letter to voice my support for Oakleaf Estates, an affordable housing development to be located approximately at 1195 TX-327, Silsbee, TX 77656 in Hardin County.

Southeast Texas Food Bank is a 501(c)(3) non-profit organization that is active in the Silsbee community. We serve this community by leading the fight against hunger in southeast 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 Oakleaf Estates will serve our clients well and will promote a high quality of life for the underserved citizens of Silsbee and Hardin County.

If I can be of further help in this matter, please let me know. I can be reached at 409-839-8777. Thank you for your consideration.

Sincerely,

Jimmy Sparks
Chief Administrative Officer
Southeast Texas Food Bank
409-839-8777

Goodwill Industries of SETX & SWLA

Goodwill Work*Place* Training & Assistance Center

Changing lives one job at a time!

February 25, 2025

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 Oakleaf Estates TDHCA ID 25123
1195 TX-327, Silsbee, TX 77656

Dear Mr. Campbell,

I am writing this letter in support for Oakleaf Estates, an affordable housing development to be located approximately at 1195 TX-327, Silsbee, TX 77656 in Hardin County.

Goodwill Industries of Southeast Texas is a 501(c) (3) non-profit organization that is active in Southeast Texas & Southwest Louisiana. We serve our respective communities by empowering people through the power of work. We provide ZERO-cost career services, digital literacy classes, and life skills courses to individuals aged 18+. As an organization that regularly works with vulnerable populations, we see the need for affordable housing in our communities. We believe Oakleaf Estates will serve the community, the residents, and potential participants of Goodwill well by providing a safe, affordable residential community.

If I can be of further assistance, please reach out to me at michelle@goodwillbmt.org or 409.651.3802. Thank you for your time and careful consideration.

Sincerely,

Michelle Richer-Mengerink
Vice President of Mission Services
Goodwill Industries of Southeast Texas

Community Input Scoring Items

TDHCA#: 25077 | Self Score Total: 133

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

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

City of Mission
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Food Bank of RGV
Name of Community Organization
[x] Support [ ] Opposition

Libby Saenz
Contact Name

B. Mission Crime Stoppers, Inc.
Name of Community Organization
[x] Support [ ] Opposition

Javier Ramon
Contact Name

C. St. Peter & St. Paul Episcopal Church
Name of Community Organization
[x] Support [ ] Opposition

Fr. Michael C. Scolare
Contact Name

D. Little Club Youth Foundation
Name of Community Organization
[x] Support [ ] Opposition

Diana Sital
Contact Name

E.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

RESOLUTION NO. 1959

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION SUPPORTING THE PROPOSED CONWAY VILLAGE LTD, APPLICATION #25077

WHEREAS, MHA Conway Village, Ltd. has proposed a development for affordable rental housing on Conway Ave named Conway Village in the City of Mission; and

WHEREAS, MHA Conway Village, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Conway Village;

IT IS HEREBY RESOLVED, that the City of Mission, acting through its governing body, hereby confirms that it supports the proposed Conway Village, Application #25077, located on Conway Ave and that this formal action has been taken to put on record the opinion expressed by the City of Mission on February 24, 2025, and

BE IT FURTHER RESOLVED, that the City of Mission hereby commits to an in-kind contribution to the Development in the form of a loan, grant reduced fee, or other contribution for the benefit of the Development in the amount of $500, and

BE IT FURTHER RESOLVED, that MHA Conway Village GP, LLC, the general partner of MHA Conway Village Ltd., agrees to release and hold harmless the City of Mission, its affiliates, agents, associates and all other parties in the event the zone change for the above referenced property is denied, and

BE IT FURTHER RESOLVED, that for and on behalf of the Governing Body Norie Gonzalez Garza, Mayor is hereby authorized, empowered, ad directed to certify this resolution to the Texas Department of Housing and Community Affairs.

PROCLAIMED on this the 24th day of February, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

CITY OF MISSION, TEXAS

FOOD BANK
of the Rio Grande Valley, Inc.
Fighting Hunger, Feeding Hope

Board of Directors
2024-2025

Chief Executive Officers
Connie Ramos
Libby Saenz

President
Kirsten Vinson
Vantage Bank Texas

Vice President
Norma Guevara
Radisson McAllen

Treasurer
Aissa I. Garza, JD MBA CPA CFE
Forensic Accounting & Litigation Law Firm

Secretary
Jeana R. Laguna
Laguna Law

Dr. Miguel Castillo III, DDS
Beautiful Smiles RGV

Thays Fernandez
Whataburger

Erica Ann Perez
Ph.D., LP Bluebonnet Counseling

Jennifer Perez
Southwest Key Programs

Sandra Lopez-Langley
First Community Bank

Advisory Committee

Dr. Carlos Margo

Markus Villanueva

Cynthia Esquivel

Natasha Martinez

Date: 2/13/2025

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs

PO Box 13941
Austin, TX 78711-3941

RE: 25077 Conway Village, Mission, Texas- 2025 application to TDHCA for an allocation of low-income housing tax credits.

Dear Mr. Wilkinson,

Please accept this letter expressing the Food Bank of The Rio Grande Valley's full support of the MHA Conway Village, Ltd request to allocate tax credits from the Texas Department of Housing and Community Affairs to Conway Village. The anticipated development, to be located at approximately 26699 Conway Avenue in Mission, Texas is within our service area.

We strongly believe this development would greatly benefit the community by providing quality, affordable housing to those living on low to moderate incomes. The City of Mission, like many other communities, is experiencing a shortage of quality, affordable housing and Conway Village will make a very positive impact Mission.

Food Bank of the Rio Grande Valley is located at 724 N Cage Blvd. Pharr, Texas.
As part of the community in which Conway Village will be located, we strongly support this application for tax credits, as our community is in desperate need of quality affordable housing.

Sincerely,

Libby Saenz
CEO

MISSION CRIME STOPPERS, INC.
1200 EAST 8TH ST.
MISSION, TEXAS 78572

581-TIPS

Board of Directors 2024– 2025

President	Javier Ramon
Vice President	Frank Cadena
Secretary	Miriam Rodriguez
Treasurer	Esther G. Rivera
Historian	Lizzy Ramirez
Coordinator	Officer Irene Tagle

Date:02/13/2025

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

RE: 25077 CONWAY VILLAGE, MISSION, TEXAS – 2025 APPLICATION TO TDHCA FOR AN ALLOCATION OF LOW-INCOME HOUSING TAX CREDITS

Dear Mr. Wilkinson,

Please accept this letter expresskng the Mission Crime Stoppers, Inc. full support of the MHA Conway Village, Ltd. Request to allocate tax credits fro the Texas Department of Housing and Community Affairs to Conway willage. The anticipated development, to be located at approximately 26699 Conway Avenue in Mission, Texas, is within our service area.

We strongly believe this development would greatly benefit the community by providing quality, affordable housing to those living on low to moderate incomes. The City of Mission, like many other communities, is experiencing a shortage of quality, affordable housing and Conway Village will make a very positive impact in Mission.

Mission Crime Stoppers, Inc. is located at 1200 East 8th street. As part of the community in which Conway Village will be located, we strongly support this application for tax credits as our community is in desperate need of quality affordable housing.

Thank you,
Javier Ramon
President
956-445-4740

LCYF

THE LITTLE CLUB YOUTH FOUNDATION

February 13, 2025

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

RE: 25077 CONWAY VILLAGE, MISSION, TEXAS – 2025 APPLICATION TO TDHCA FOR AN ALLOCATION OF LOW-INCOME HOUSING TAX CREDITS

Dear Mr Wilkinson,

Please accept this letter expressing the Little Club Youth Foundation's full support of the MHA Conway Village, Ltd. request to allocate tax credits from the Texas Department of Housing and Community Affairs to Conway Village. The anticipated development, to be located at approximately 26699 Conway Avenue in Mission, Texas, is within our service area.

We strongly believe this development would greatly benefit the community by providing quality, affordable housing to those living on low to moderate incomes. The City of Mission, like many other communities, is experiencing a shortage of quality, affordable housing and Conway Village will make a very positive impact in Mission.

The Little Club Youth Foundation is located at 1605 West Griffin Parkway in Mission Texas. As part of the community in which Conway Village will be located, we strongly support this application for tax credits as our community is in desperate need of quality affordable housing.

St. Peter & St Paul Episcopal Church
2310 N Stewart Road
Mission TX 78574

11 February 2025

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

RE: 25077 CONWAY VILLAGE, MISSION, TEXAS, 2025 APPLICATION TO TDHCA FOR AN ALLOCATION OF LOW-INCOME HOUSING TAX CREDITS

Dear Mr. Wilkinson:

Please accept this letter expressing St. Peter & St. Paul Episcopal Church's full support of the MHA Conway Village, Ltd., request to allocate tax credits from the Texas Department of Housing and Community Affairs to Conway Village. The anticipated development, to be located at approximately 26699 Conway Avenue in Mission, Texas, is within our parish's neighborhood.

We strongly believe this development would greatly benefit the community by providing quality, affordable housing to those living on low to moderate incomes. The City of Mission, like many other communities, is experiencing a shortage of affordable housing; and Conway Village will make a very positive impact in Mission.

St. Peter & St. Paul Episcopal Church is located at 2310 North Stewart Road in Mission, Texas. As part of the community in which Conway Village will be located, we strongly support this application for tax credits as our community is in desperate need of quality affordable housing.

Fr Michael C. Scolare

Interim Vicar

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 124

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

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

City of Austin
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Central Texas Food Bank
Name of Community Organization
[x] Support [ ] Opposition

Emily Larsen
Contact Name

B. Family Eldercare
Name of Community Organization
[x] Support [ ] Opposition

Aaron Alarcon
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 NO. 20250213-020

WHEREAS, St. George Court Senior Housing Limited Partnership, its successors, assigns or affiliates (Applicant), proposes to rehabilitate an affordable multifamily housing development to be located at or near 1443 Coronado Hills Drive, Austin, Texas 78752 (Proposed Development) within the City's jurisdiction; and

WHEREAS, Applicant intends for the Proposed Development to be for the elderly population; and

WHEREAS, Applicant 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 St. George's Court; **NOW, THEREFORE,**

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

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Section 11.3(c) of Texas' 2025 Qualified Allocation Plan, 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(d) of Texas' 2025 Qualified Allocation Plan, 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 credits) within the three-year period preceding the date the 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' 2025 Qualified Allocation Plan, Council supports the Proposed Development, authorizes an allocation of Housing Tax Credits for the Proposed Development, and approves the construction of the Proposed Development.

BE IT FURTHER RESOLVED:

Pursuant to Section 11.9(d)(1) of Texas' 2025 Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, Council confirms that it supports the Proposed Development.

BE IT FURTHER RESOLVED:

Council authorizes, empowers, and directs the City Clerk to certify this resolution to the TDHCA.

ADOPTED: February 13, 2025 **ATTEST:** EBrady for
Myrna Rios
City Clerk

CENTRAL TEXAS FOOD BANK

BOARD OF DIRECTORS:

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Angela VanScoy
Deloitte LLP

January 22, 2025

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

RE: St. George's Court
1443 Coronado Hills Dr,
Austin, TX 78752

Dear Mr. Campbell,

We would like to express our support for the proposed rehabilitation of St. George's Court, a 60-unit affordable multifamily development for seniors located 1443 Coronado Hills Dr, Austin, TX 78752. We understand that St. George 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 development. 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 existing senior 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,

Emily Larson

Emily Larsen, Director of Network Programs

Cc: Tracey Fine (tfine@nationalchurchresidences.org)

MEMBER OF FEEDING AMERICA

6500 Metropolis Dr · Austin TX, 78744 main 512.282.2111 fax 512.282.6606 centraltexasfoodbank.org

family ELDERCARE

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Gaye Thompson
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January 24, 2025

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

RE: St. George's Court
1443 Coronado Hills Dr,
Austin, TX 78752

Dear Mr. Campbell,

We would like to express our support for the proposed rehabilitation of St. George's Court, a 60 unit affordable multifamily development for seniors located 1443 Coronado Hills Dr, Austin, TX 78752. We understand that St. George 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 development. 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 existing senior 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,

Aaron Alarcon, PhD
Chief Executive Officer

Cc: Tracey Fine (tfine@nationalchurchresidences.org)

BBB ACCREDITED CHARITY bbb.org

generously supported by St David's FOUNDATION

Community Input Scoring Items

TDHCA# 25145 Self Score Total: 139

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

[x] 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 February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Lubbock Home Ministries
Name of Community Organization
[x] Support [ ] Opposition
Sandra Chatham
Contact Name

B. Lubbock Chamber of Commerce
Name of Community Organization
[x] Support [ ] Opposition
Kay McDowell
Contact Name

C. South Plains Food Bank
Name of Community Organization
[x] Support [ ] Opposition
Chase Head
Contact Name

D. YWCA
Name of Community Organization
[x] Support [ ] Opposition
Glenda Mathis
Contact Name

E.
Name of Community Organization
[ ] Support [ ] Opposition
Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition
Contact Name

Resolution No. 2025-R0084
Item No. 5.14
February 25, 2025

RESOLUTION NO. 2025-R 2025-R0084

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUBBOCK IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE 2025 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR THE AVENUE U VILLAS DEVELOPMENT

WHEREAS, Avenue U Villas, LP ("Applicant") has requested funding support from the City of Lubbock ("City") to construct 80 workforce housing units named Avenue U Villas to be located at 8401 Avenue U in the City of Lubbock, Lubbock County, Texas (the "Development"); and

WHEREAS, Avenue U Villas, LP intends to submit an application to TDHCA for an allocation of 2025 Competitive 9% Housing Tax Credits ("HTC") for the construction of the Avenue U Villas ; and

WHERAS, 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 to 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 for the new construction of Avenue U Villas; and

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

SECTION 1: The City, acting through its governing body, hereby confirms that it supports and approves the tax credit application for the proposed construction of Avenue U Villas located at 8401 Avenue U in the City of Lubbock, Lubbock County, Texas and that this formal action has been taken to put on record the opinion expressed by the City of Lubbock on February 25, 2025; and

SECTION 2: The City will commit a funding amount to the Development by waiving or reducing the Building Permit Fee by at least $500.00 should the Development be selected for funding; and

SECTION 3: Notwithstanding anything herein to the contrary, the funding commitment by the City shall be contingent on the Applicant's receipt of commitment of HTCs for the Development from TDHCA; and

SECTION 4: The City hereby supports the proposed Avenue U Villas 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 Texas Government Code §2306.6703(a)(4); and

SECTION 5: That on behalf of the Governing Body, Mark W. McBrayer, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs; and

SECTION 6: the City is not a related party to the Applicant, and any funding assistance committed by the City to the Development of Avenue U Villas pursuant to this resolution will not have been first provided to the City by the Applicant or any related party to the Applicant.

PASSED, ADOPTED AND APPROVED this 25th day of February, 2025.

CITY OF LUBBOCK, TEXAS

By: _____
Mark W. McBrayer, Mayor

ATTEST:

_____
Courtney Paz, City Secretary

APPROVED AS TO CONTENT:

_____
Brianna Brown, Business Development Director

APPROVED AS TO FORM:

Kelli Leisure, Senior Assistant City Attorney

Thank you,

Marusca

February 18, 2025

Texas Department of Housing and Community Affairs 221
E. 11th Street
Austin, XT 78701

Attn: Colin Nickells,
9% Housing Tax Credit Manager

Re: TDHCA Application No. 25145; Avenue U Villas

Dear Mr. Nickells,

The Lubbock Home Ministries supports Avenue U Villas, a proposed 80 unit affordable rental housing community for individuals and families at its proposed location of 8401 Avenue U, Lubbock, Texas 79423.

The Lubbock Home Ministries is a tax-exempt civic organization located at 1001 Main Street Suite 300 Lubbock, TX 79401 Our mission is to strengthen, promote and serve the community of Lubbock, Texas.

We support Avenue U Villas LP, the sponsor of Avenue U Villas, in its efforts to provide quality affordable rental housing for the most vulnerable individuals and families of the City of Lubbock, Texas.

Sincerely,

Sandra Chatham, Director

LUBBOCK CHAMBER OF COMMERCE

February 11, 2025

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Colin Nickells,
9% Housing Tax Credit Manager

Re: TDHCA Application No. 25145; Avenue U Villas

Dear Mr. Nickells,

The Lubbock Chamber of Commerce supports Avenue U Villas, a proposed 80-unit affordable rental housing community for individuals and families at its proposed location of 8401 Avenue U, Lubbock, Texas 79423.

The Lubbock Chamber is a tax-exempt civic organization located at 1500 Broadway, Suite 101, Lubbock, Texas 79401. Our mission is to strengthen, promote and serve the business community of Lubbock, Texas.

We support Avenue U Villas LP, the sponsor of Avenue U Villas, in its efforts to provide quality affordable rental housing for the most vulnerable individuals and families of the City of Lubbock, Texas.

Sincerely,

Kay McDowell
President/CEO

Robert Wood, Chair
Chris Chambers, Chair-Elect
Beth Lawson, Past Chair
Heather Keister, Treasurer
Kay McDowell, Secretary
Greg Ammons, Vice-Chair
Nick Atwood, Vice-Chair
Travis Barnett, Vice-Chair
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Becky Palmer, Vice-Chair
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Maridel Acosta-Cruz
Kody Bessent
Kathleen Burrell
Chris Berry
Casey Doyle
Mark Funderburk
Tony Garcia
Elizabeth Geary
Chris Hutson
Chris Mandrell
Amanda McAfee
Michelle McCord
Madison O'Neil, YP Representative
Melinda Pharies
Felicia Powell
Rick Rodriguez
Paulene Salamon
Macy Satterwhite
Chris Snead
Bill Stubblefield
Troy Tucker
Lacy Vardeman
Cole Watts
Victoria Whitehead

SOUTH PLAINS FOOD BANK

Chase Head, Chief Development Officer

Chead@spfb.org

(806) 905-7565

spfb.org

@southplainsfoodbank

5605 M.L.K. Jr Blvd

Lubbock, TX 79404

February 21, 2025

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Colin Nickells,
9% Housing Tax Credit Manager

Re: TDHCA Application No. 25145; Avenue U Villas

Dear Mr. Nickells,

The South Plains Food Bank supports Avenue U Villas, a proposed 80-unit affordable rental housing community for individuals and families at its proposed location of 8401 Avenue U, Lubbock, Texas 79423.

The South Plains Food Bank is a 501c3 non-profit located at 5605 MLK Blvd. , Lubbock, Texas 79404. Our mission is to Give Hope, Enrich Lives, Fight Hunger. Affordable housing helps support our mission by allowing those we serve to have one less hardship to deal with.

We support Avenue U Villas LP, the sponsor of Avenue U Villas, in its efforts to provide quality affordable rental housing for the most vulnerable individuals and families of the City of Lubbock, Texas.

Sincerely,

Chase Head

Chief Development Officer

YWCA IS ON A MISSION

YWCA of Lubbock
PO Box 94136
Lubbock, TX 79493
806.993.9922
ywcalubbock.org

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Melinda Pharies
VP of Community Engagement

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Linda Greenstreet
Past President

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Heather Martinez
D'Juana McPherson
CiCi Nunez
Esther Pena
Danielle Raven-Ward
Kerri Schoonvelt
Nancy Sharp
Crystal Stroud
Tiffany Taylor

February 11, 2025

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, XT 78701

Attn: Colin Nickells,
9% Housing Tax Credit Manager

Re: TDHCA Application No. 25145; Avenue U Villas

Dear Mr. Nickells,

The YWCA of Lubbock supports Avenue U Villas, a proposed 80 unit affordable rental housing community for individuals and families at its proposed location of 8401 Avenue U, Lubbock, Texas 79423.

The YWCA is a tax-exempt civic organization located at 6501 University Ave, Lubbock, TX 79413. Our core activities are to strengthen, promote and serve the community of Lubbock, Texas. The YWCA has been at the forefront of the biggest issues of the day for 165 years: from voting rights to civil rights, from affordable housing to pay equity and from violence prevention to health care reform. Every day we witness the incredible need in our community for affordable housing and welcome efforts to make options available.

We support Avenue U Villas LP, the sponsor of Avenue U Villas, in its efforts to provide quality affordable rental housing for the most vulnerable individuals and families of the City of Lubbock, Texas.

Sincerely,

Glenda Mathis

Glenda Mathis, Chief Executive Officer

eliminating racism
empowering women
ywca

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 131

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

[X] 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 February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Amarillo Housing First
Name of Community Organization
[X] Support [ ] Opposition

Virginia Williams Trice
Contact Name

B. Barrio Neighborhood Planning Committee
Name of Community Organization
[X] Support [ ] Opposition

Teresa Kenedy
Contact Name

C. Amarillo Chamber of Commerce
Name of Community Organization
[X] Support [ ] Opposition

Jason Harrison
Contact Name

D. Amarillo ISD
Name of Community Organization
[X] Support [ ] Opposition

Doug Loomis
Contact Name

E.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

LSS 2/14/2025

RESOLUTION NO. 02-25-25-6

A RESOLUTION OF THE CITY OF AMARILLO CITY COUNCIL: SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE TECOVAS TERRACE LIMITED PARTNERSHIP; COMMITTING TO A DEVELOPMENT INCENTIVE; AUTHORIZING CITY MANAGER; DESIGNATING THE MAYOR; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Tecovas Terrace Limited Partnership ("Tecovas Terrace") has proposed the new construction of affordable rental housing proposed to be located at 1601 S.E. 28th Avenue named Tecovas Terrace in the City of Amarillo, Texas; and

WHEREAS, Tecovas Terrace has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 "Competitive 9% Housing Tax Credits" for the *Tecovas Terrace* project.

WHEREAS, Tecovas Terrace has requested a waiver of development/permit fees in the amount of Five Hundred and No/100 Dollars ($500.00) for the Tecovas Terrace development as a commitment of development funding from the City of Amarillo, Texas; and

WHEREAS, the City of Amarillo, Texas governing body has the authority to defer development fees on the property proposed to be located at 1601 S.E. 28th Avenue, Amarillo, Texas as a show of support for Tecovas Terrace's application.

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, *Tecovas Terrace,* to be located at 1601 S.E. 28th Avenue, as evidenced by this Resolution.

SECTION 2. The City confirms that it will commit development fee waivers in an amount of Five Hundred and No/100 Dollars ($500.00) to Tecovas Terrace 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.

SECTION 4. The Governing body hereby authorizes and designates Cole Stanley, Mayor, on their behalf, to certify this Resolution to the Texas Department of Housing and Community Affairs.

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

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas this 25th day of February 2025.

Cole Stanley, Mayor

ATTEST:

Stephanie Coggins, City Secretary

APPROVED AS TO FORM:

Bryan McWilliams, City Attorney

AHF - AMARILLO HOUSING FIRST
207 North Tyler Street
Amarillo, TX 79107
Phone: 806.414.2243 Fax: 806.599.6003
virginia.williams.trice@amarillohousingfirst.org
Virginia Williams Trice, Vice President/Executive Director

February 6, 2025

Omer Sarig
Woda Cooper Development, Inc.
500 S Front St., 10 th Floor
Columbus, OH 43215

RE: Tecovas Terrace

Dear Mr. Sarig,

AHF-Amarillo Housing First supports the proposed development of the Tecovas Terrace project located at 1601 Southeast 28th Avenue, Amarillo, TX 79103. Our organization is a non-profit organization that serves the Amarillo, Texas area, including the Barrio Neighborhood community, in which this development is located. The city of Amarillo is currently in an affordable housing crisis and the Tecovas Terrace development will help mitigate the current crisis. Thank you so much for choosing Amarillo, TX as a location for the proposed development.

Much appreciation,

Virginia Williams Trice

Virginia Williams Trice, AHF VP/ED

BARRIO NEIGHBORHOOD PLANNING COMMITTEE

BNPC
P.O. Box 33471
Amarillo, TX 79120
806.437.6592

January 9, 2025

Mr. Omer Sarig
Woods Cooper Development, Inc.
500 South Front St. 10th Floor
Columbus, Ohio 43215

Dear Mr. Sarig:

On behalf of the Barrio Neighborhood Planning Committee (BNPC) board of directors, we are excited to provide a letter of support for the proposed development of the Tecovas Terrace affordable housing project, located at 1601 Southeast 28th Avenue, Amarillo, Texas, 79103 and in Potter County. Our nonprofit charity organization serves the Barrio neighborhood in which this development is located.

The BNPC board includes 12 volunteers and was formed in August 2018. We are responsible for implementing the Barrio neighborhood plan, which was approved by the Amarillo City Council in April, 2018. Our plan consists of 19 goals and 36 strategies, which includes renovating the Barrio on the 27th Avenue corridor in the future, which is one block north of this project.

The Barrio neighborhood residents need affordable housing since 47% of the residents earn $25,000 or less. Forty-eight percent of the residents are homeowners and 36% are renters, as of 2023. The Tecovas Terrace project will provide our current and new families and individuals an opportunity to continue to reside in this neighborhood in order to live closer to their relatives and work.

We hope that this project will be approved and we look forward to partnering with Tecovas Terrace to offer future residential services, such as financial literacy, Internet safety, and other important classes. Please let us know how we may work together to serve our Barrio residents.

Sincerely,

Teresa Kenedy

Teresa Kenedy, President
BNPC

Amarillo®
Chamber of Commerce

February 17th, 2025

Omer Sarig
Woda Cooper Development, Inc.
500 S Front St., 10th Floor
Columbus, OH 43215

RE: Tecovas Terrace

Dear Mr. Sarig,

The Amarillo Chamber of Commerce supports the proposed development of the Tecovas Terrace located at 1601 SE 28th Avenue, Amarillo, TX 79103. Our organization is a non-profit organization that serves the Amarillo community in which this development is located.

Sincerely,

Jason Harrison
President/CEO

1000 S. Polk Street ~ PO Box 9480 (79105) ~ Amarillo, TX 79101
806-373-7800 fax 806-373-3909
Visit our web site: www.amarillo-chamber.org

Amarillo Independent School District

7200 I-40 West • Amarillo, TX 79106 • (806) 326-1420 • Fax (806) 354-4303

Doug Loomis
Superintendent

January 10, 2025

Omer Sarig
Woda Cooper Development, Inc.
500 S Front St., 10th Floor
Columbus, OH 43215

RE: Tecovas Terrace Support

Dear Mr. Sarig,

On behalf of Amarillo Independent School District (AISD), I am writing to express our support for the proposed development of the Tecovas Terrace project, located at 1601 Southeast 28th Avenue, Amarillo, TX 79103.

As a district committed to serving the students and families within the Barrio Neighborhood, we recognize this development's positive impact on the surrounding community. Providing quality housing options supports the stability and success of our students and their families, which directly aligns with AISD's mission to foster thriving educational environments.

We are confident that the Tecovas Terrace project will contribute significantly to the growth and vitality of the Barrio Neighborhood and provide essential resources to those we serve.

I appreciate your dedication to improving the community, and please do not hesitate to reach out if AISD can provide further support or information regarding this project.

Sincerely,

Doug Loomis
Superintendent | AISD

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 137

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

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

City of Early
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[X] 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 February 28, 2025.** 8

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

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

A. Good Samaritan Ministries
Name of Community Organization
[X] Support [ ] Opposition

Leesa Stephens
Contact Name

B. Early Chamber of Commerce
Name of Community Organization
[X] Support [ ] Opposition

Amanda Chapman
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 2024-R16

WHEREAS, Early Pioneer Crossing, LLC has proposed a development for affordable Senior (55+) rental housing at approx. 401 Old Comanche Road named Pioneer Crossing in the City of Early, Brown County, Texas; and

WHEREAS, Early Pioneer Crossing, LLC has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Pioneer Crossing.

IT IS HEREBY RESOLVED, that the City of Early, acting through its governing body, hereby confirms that it supports the proposed Pioneer Crossing located at approximately 401 Old Comanche Road and that this formal action has been taken to put on record the opinion expressed by the City of Early on December 10, 2024; and

FURTHER RESOLVED that the City of Early, acting through its governing body, hereby confirms that, upon successful award of 2025 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 Pioneer Crossing; and

FURTHER RESOLVED that for and on behalf of the Governing Body, Robert Mangrum, Mayor of the City of Early, Texas are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED and **APPROVED** this 10 day of December, 2024 at a regular meeting of the city council of the city of Early, Texas.

Robert Mangrum
Mayor

Seal

Brenda Ortega
City Secretary

TEXAS HOUSE *of* REPRESENTATIVES

DAVID SPILLER
DISTRICT 68

January 24, 2025

Bobby Wilkinson
Executive Director
Texas Department of Housing & Community Affairs
211 E 11th Street
Austin, Texas 78701

Re: Letter for Support for TDHCA Housing Tax Credit Application # 25088 – Early Pioneer Crossing

Dear Mr. Wilkinson,

I have recently received the Public Notice for Early Pioneer Crossing to be located in the City of Early, which I represent, at approximately 401 Old Comanche Road. 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 senior housing for those living in Early 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) 463-0526.

Respectfully,

David Spiller

David Spiller
State Representative
House District 68

P.O. BOX 2910 · AUSTIN, TEXAS 78768-2910 · PHONE (512) 463-0526 · DAVID.SPILLER@HOUSE.TEXAS.GOV

Good Samaritan MINISTRIES #iamgoodsam

Sharing Faith. Hope. Love.

January 23, 2025

Executive Director
Leesa Stephens

Associate Director & Financial Aid Specialist
Heather Thomas

Food Resource Manager
Ric Hardin

Volunteer Coordinator
Stacy Walker

Resale Manager
Lisa Page

Donation Center Manager
Becky Warren

Board Members
Shannon Sims
Scotty Crawford
Debra Hart
Susan Carlton
Nathan Smith
Margaret Carter
Diane Roberts
Val Hernandez
Jason McLaughlin
Rusty Roberts
Fayenell Holaman
Bridget Jones
Paula Coffman
Martha Asebedo
Ed Kading

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

Re: Early Pioneer Crossing – TDHCA #25088
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 #25088, Early Pioneer Crossing, a proposed affordable housing development to be located at approximately 401 Old Comanche Rd, Early, TX 76802.

Heart of Texas Good Samaritan Ministries aka Good Samaritan Ministries serves the community, and we believe that there is a need for affordable elderly housing in Early and Brown County for our citizens of moderate-income levels and Early 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 (325) 643-2273 any time.

Sincerely,

Leesa Stephens
Executive Director

PO Box 1136
305 Clark Street
Brownwood, Texas
76801
325-643-2273 office
325-641-8449 fax

office @goodsambwd.org
www.goodsambwd.org

02/11/2025

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

Re: Early Pioneer Crossing – TDHCA #25088
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 #25088, Early Pioneer Crossing, a proposed affordable housing development to be located at approximately 401 Old Comanche Rd, Early, TX 76802.

The Early Chamber of Commerce serves the community, and we believe that there is a need for affordable elderly housing in Early and Brown County for our citizens of moderate-income levels and Early 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 (325) 649-9317 any time.

Sincerely,

Amanda Chapman

Amanda Chapman
Director, Early Chamber of Commerce

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 141

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

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

City of Abilene
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Abilene Chamber of Commerce
Name of Community Organization

Doug Peters
Contact Name

[x] Support [ ] Opposition

B. Meals on Wheels, Plus Inc.
Name of Community Organization

Betty L. Bradley
Contact Name

[x] Support [ ] Opposition

C. Abilene Regional Growth Alliance (fka Abilene Industrial Foundation)
Name of Community Organization

Doug Peters
Contact Name

[x] Support [ ] Opposition

D. Food Bank of West Central Texas
Name of Community Organization

Ronnie C. Kidd
Contact Name

[x] Support [ ] Opposition

E. NA
Name of Community Organization

Contact Name

[ ] Support [ ] Opposition

F.
Name of Community Organization

Contact Name

[ ] Support [ ] Opposition

RESOLUTION NO. 28-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, SUPPORTING THE HOUSING TAX CREDIT APPLICATION FOR OPG CYPRESS PARTNERS LLC

WHEREAS, OPG Cypress Partners LLC has proposed the rehabilitation of 301 Cypress Street for the adaptive reuse of an existing historic structure for affordable rental housing located at 301 Cypress Street in the City of Abilene, County of Taylor Texas; and

WHEREAS, the OPG Cypress Partners LLC will submit an application to the Texas Department of Housing and Community Affairs for 2025 Housing Tax Credits for 301 Cypress Street; and

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

WHEREAS, OPG Cypress Partners LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Low Income Housing tax Credit Program funds for Landmark on Cypress; and

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

PART 1: That the City of Abilene, acting through its Governing Body, hereby confirms that it supports the application for 301 Cypress Street, Abilene, Texas, for a 49 unit apartment development and that this formal action has been taken to put on record the opinion expressed by the City of Abilene on February 27 th, 2025.

PART 2: That it is FURTHER RESOLVED that for and on behalf of the Governing Body, the City Manager is hereby authorized, empowered and directed to certify these resolutions to the TDHCA.

PART 3: That this resolution affirms the City of Abilene's support for the above named development.

PART 4: That this Resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Abilene, and it is accordingly so resolved.

ADOPTED this 27th day of February, 2025

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney

Abilene Chamber Executive Leadership

Chair
Kelsi Mangrem
Holland Hearing Center

Chair-elect
Brad Benham
Hendrick Health

Secretary/Treasurer
David Bailey
First Financial Bank

Past Chair
Kelly Jay
Texas Media, Inc.

President
Doug Peters
Abilene Chamber of Commerce

--

Members at Large

Will Duggar
Jacob & Martin, Ltd.

Doug McIntyre
Hardin-Simmons University

Mike Perez
Abilene Environmental Landfill, Inc

Friday, February 14, 2025

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

RE: #25163 Landmark on Cypress

Dear Mr. Goldberger:

I am writing this letter to voice my support for TDHCA Tax Credit Application #25163 Landmark on Cypress to be located at 301 Cypress Street, in Abilene, TX.

Abilene 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,

Doug Peters
o: 325.677.7241
c: 325.280.8856
doug@abilenechamber.com

meals on wheels PLUS, INC

February 18, 2025

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

RE: #25163 Landmark on Cypress

Dear Mr. Goldberger:

I am writing this letter to voice my support for TDHCA Tax Credit Application #25163 Landmark on Cypress to be located at 301 Cypress Street, in Abilene, TX.

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

Sincerely,

Betty L. Bradley

Betty L. Bradley
Executive Director

betty l. bradley, executive director • 717 north 10th st. • abilene, texas 79601 • 325-672-5050 • mealsonwheelsplus.com

Abilene Industrial Foundation dba
ABILENE REGIONAL
growth alliance

Abilene Regional Growth Alliance Executive Leadership

Chair
Will Dugger,
Jacob & Martin

Chair-elect
Ted Evans,
Lone Star Canvas & Sign Works

Treasurer
Michael Bob Starr,
Retired

President
Doug Peters,
Abilene Chamber of Commerce

--

Doug McIntyre,
Hardin-Simmons University

Larry Gill,
Retired

Gary Grubbs,
Lawrence Hall – Abilene

Mike Perez,
AEL

Dani Ramsay,
Clear Fork Bank

Collin Zalesak,
Parkhill

Friday, February 14, 2025

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

RE: #25163 Landmark on Cypress

Dear Mr. Goldberger:

I am writing this letter to voice my support for TDHCA Tax Credit Application #25163 Landmark on Cypress to be located at 301 Cypress Street, in Abilene, TX.

The Abilene Regional Growth Alliance is the private sector arm of the Abilene Chamber's community and economic development partnership. 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,

Doug Peters
o: 325.677.7241
c: 325.280.8856
doug@abilenechamber.com

food bank of West Central Texas

5505 North First Street
Abilene, Texas 79603

Telephone 325.695.6311
Fax (office) 325.695.6827
Fax (warehouse) 325.695.3948

www.fbwct.org

February 19, 2025

Mr. Josh Goldberger
TDHCA
221 East 11th Street
Austin, TX 78701

RE: #25163 Landmark on Cypress

Dear Mr. Goldberger:

I am writing this letter to voice our support for TDHCA Tax Credit Application #25163 Landmark on Cypress to be located at 301 Cypress Street, in Abilene, TX.

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

Sincerely,

Ronnie C. Kidd
President / Chief Executive Officer

Community Input Scoring Items

TDHCA# 25160 | Self Score Total: 135

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

[x] 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 February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Our Daily Bread
Name of Community Organization
[x] Support [ ] Opposition

Wendy McGee
Contact Name

B. Christian Community Action
Name of Community Organization
[x] Support [ ] Opposition

Daphne' Houston
Contact Name

C. United Way Denton County
Name of Community Organization
[x] Support [ ] Opposition

Gary Henderson
Contact Name

D. Serve Denton Center, Inc.
Name of Community Organization
[x] Support [ ] Opposition

Patrick J. Smith
Contact Name

E. Giving Grace
Name of Community Organization
[x] Support [ ] Opposition

Michelle Connor
Contact Name

F. NA
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

RESOLUTION NO. 25-107

A RESOLUTION OF THE CITY OF DENTON SUPPORTING DENTON AFFORDABLE HOUSING CORPORATION'S 9% HOUSING TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE PROPOSED NEW CONSTRUCTION OF THE MCADAMS HAVEN APARTMENTS TO PROVIDE AFFORDABLE RENTAL HOUSING; COMMITTING TO PROVIDE FEE REDUCTIONS IN AN AMOUNT OF $500.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Denton Affordable Housing Corporation ("Applicant") is proposing the new construction of a multi-family affordable rental housing development to be located at approximately 900, 914, 920 Lindsey St. & 1518 Bernard St., Denton, TX 76201 to be named McAdams Haven 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 ("HTC") funding to provide equity financing for the Project (the "Application"); and

WHEREAS, pursuant to 10 Texas Administrative Code ("TAC") §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, on May 8th, 2018, City Council adopted the Housing Tax Credit Request for Support Policy by Resolution No. 18-756, which provides criteria and procedures for the evaluation of requests for support for HTC projects; and

WHEREAS, the Project satisfies the evaluation criteria in the Housing Tax Credit Request for Support Policy and the provision of supportive funding to the Project advances the public purpose of the development of decent, safe, sanitary, and affordable housing options in the City of Denton; and

WHEREAS, pursuant to 10 TAC §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 TAC §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 for in Gov't Code §2306.6703(a)(4), it is hereby acknowledged that the proposed Project is located in a municipality that has more than twice the state average of units per capita supported by Housing Tax Credits.

SECTION 3. In accordance with the requirements of Texas Government Code §2306.67071 and 10 TAC §11.204(4), it is hereby found that:

1. Notice has been provided to the City in accordance with Texas Government Code, §2306.67071(a); and

2. The City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Application; and

3. The City has held a hearing at which public comment may be made on the proposed Application in accordance with Texas Government Code, §2306.67071(b); and

4. After due consideration of the information provided by the Applicant and public comment, the City supports the proposed Application; and

SECTION 4. The City affirms its commitment to provide Applicant with fee reductions in a total amount not to exceed $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. The City Manager is hereby authorized to execute and deliver to Applicant the Fee Reduction Letter, and to provide fee reductions consistent herewith.

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 Brandon Chase McGee and seconded by Vicki Byrd, the Resolution was passed and approved by the following vote [4 - 3]:

	Aye	**Nay**	**Abstain**	**Absent**
Mayor Gerard Hudspeth:	_____	**X**	_____	_____
Vicki Byrd, District 1:	**X**	_____	_____	_____
Brian Beck, District 2:	**X**	_____	_____	_____

Paul Meltzer, District 3:	X			
Joe Holland, District 4:		X		
Brandon Chase McGee, At Large Place 5:	X			
Jill Jester, At Large Place 6:		X		

PASSED AND APPROVED this the 17th day of February, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
LAUREN THODEN, CITY SECRETARY

BY: Lauren Thoden

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: Scott Bray
Scott Bray
Deputy City Attorney

Exhibit A

City Manager's Office
215 E. McKinney St., Denton, TX 76201 • (940) 349-8307

February 4, 2025

Carrie Baugus
Denton Affordable Housing Corporation
900, 914, 920 Lindsey St. & 1518 Bernard St.,
Denton, TX 76201

RE: Commitment of Development Funding by Local Political Subdivision for Denton Affordable Housing Corporation for the proposed new construction of the McAdams Haven Apartments located approximately at the 900, 914, 920 Lindsey St. & 1518 Bernard St., Denton, TX 76201, in Denton, City of Denton, Denton County, Texas

Dear Carrie Baugus,

The City affirms its commitment to Denton Affordable Housing Corporation (the Applicant) to provide fee reductions in a de minimis total amount of $500.00 in connection with the development of the McAdams Haven Apartments development (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 ll.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 commitment to fee reductions 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
City Manager
City of Denton, Texas

OUR DAILY BREAD
Together with Monsignor King Outreach Center

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

RE: McAdams Haven, TDHCA Tax Credit Application # 25160

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 25160 McAdams Haven to be located at the northwest corner of Lindsey St and Bernard St in Denton, TX.

Our Daily Bread 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,

Wendy McGee
Executive Director
Our Daily Bread, Denton, Texas

Christian Community Action

200 South Mill Street
Lewisville, Texas 75057
972.221.1224
www.ccahelps.org

January 22, 2025

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

RE: McAdams Haven, TDHCA Tax Credit Application # 25160

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 25160 McAdams Haven to be located at the Northwest corner of Lindsey St and Bernard Street in Denton, TX.

Christian Community Action 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,

Daphne' Houston, B.S. CCNL
Director, Programs

Our Mission: In the name of Jesus Christ, Christian Community Action ministers to the poor by providing comprehensive services that alleviate suffering, bring hope and change lives.

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

RE: McAdams Haven, TDHCA Tax Credit Application # 25160

Dear Mr. Goldberger:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 25160 McAdams Haven to be located at the northwest corner of Lindsey St and bernard St in Denton, TX.

United Way of Denton 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,

Gary Henderson
President and CEO
United Way of Denton County

SERVE DENTON

February 4, 2025

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

RE: McAdams Haven, TDHCA Tax Credit Application # 25160

Dear Mr. Goldberger:

I am writing this letter to express my support for TDHCA Tax Credit Application # 25160 McAdams Haven, which will be located at NWC Lindsey St and Bernard St in Denton, TX.

Denton Assistance Center, Inc. is a tax-exempt civic organization that serves the community in which the development site is located, primarily improving the community overall. We believe that affordable housing for citizens of modest means is needed, and this development will help meet that need.

Sincerely,

Patrick J. Smith, Colonel, USAF (Retired)
Chief Executive Officer

OUR MISSION

Serve Denton partners with nonprofits to help make their services more accessible for people in need.

info@servedenton.org • www.servedenton.org • (940) 735-3234
306 N. Loop 288, Denton, TX 76209

:/2.-Ā 2/5/25
Josh Goldberger
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Community Input Scoring Items

TDHCA# pp. Cov | Self Score Total: 134

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

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

City of Cleburne
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Tarrant Area Food Bank
Name of Community Organization
[x] Support [ ] Opposition

Val Aguilar
Contact Name

B. Meals on Wheels North Central Texas
Name of Community Organization
[x] Support [ ] Opposition

Christine Hockin-Boyd
Contact Name

C. North Texas Fair Housing Center
Name of Community Organization
[x] Support [ ] Opposition

Frances Espinoza
Contact Name

D. NA
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

NO. RS02-2025-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEBURNE, TEXAS, DECLARING SUPPORT FOR A HOUSING TAX CREDIT APPLICATION FOR IRVING LOFTS LOCATED 1108 NORTH ANGLIN; A 35 UNIT INDEPENDENT SENIOR LIVING APARTMENT COMPLEX; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, OPG Irving Partners, LLC has proposed a development for affordable rental housing for seniors 55 and over at 1108 North Anglin Street, named Irving Lofts in the City of Cleburne; and

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

WHEREAS, OPG Irving Partners, LLC intends to submit an application (Application) to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Low Income Housing Tax Credit Program funds for Irving Lofts; and

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

WHEREAS, the City of Cleburne intends to provide for a Commitment of Development Funding for the Development in the form of waiving a portion of permit fees in the amount of five hundred and no/100 dollars ($500.00); and

WHEREAS, OPG Irving Partners, LLC is also pursuing federal and state historic tax credits in order to renovate the historic property as a part of the development; and

WHEREAS, the City Council has considered the matter and deems it to be in the public interest to authorize this action;

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

SECTION ONE. The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION TWO. This resolution affirms the City of Cleburne has no objection to the application pursuant to 10 TAC §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan.

SECTION THREE. This resolution affirms the City of Cleburne's support for the Irving Lofts 55 and over senior living development located at 1108 North Anglin Street, Cleburne, TX.

SECTION FOUR. This resolution is a firm commitment from the City of Cleburne for the purposes of Commitment of Development Funding by a Local Political Subdivision in a not-to-exceed amount of five hundred and no/100 dollars ($500.00) in the form of waiving a portion of permit fees for the benefit of the development.

SECTION FIVE. It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and that the public notice of the time, place, and purpose of said meeting was given as required.

SECTION SIX This Resolution shall be effective from and after its passage.

PASSED AND APPROVED this the 11th day of February, 2025, at a Regular Meeting of the City Council of the City of Cleburne.

CITY OF CLEBURNE

BY: _____
Scott Cain, Mayor

CITY OF CLEBURNE TEXAS

ATTEST:

_____
Ivy Peterson, City Secretary

TARRANT AREA FOOD BANK

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701
RE: #25164 Irving Lofts

Dear Mr. Goldberger:

I am writing this letter to voice my support for TDHCA Tax Credit Application #25164 Irving Lofts to be located at 1108 North Anglin Street, in Cleburne, TX.

Tarrant County Area 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,

Valerie B. Aguilar

Val Aguilar
Chief Operating Officer
Tarrant Area Food Bank

MEALS on WHEELS
NORTH CENTRAL TEXAS

February 4, 2025

TDHCA
Josh Goldberger
221 East 11th St
Austin TX 78701

RE: #25164 Irving Lofts

Dear Mr. Goldberger:

I am writing this letter to voice my support for TDHCA Tax Credit Application #25164 Irving Lofts to be located at 1108 North Anglin St, in Cleburne, TX.

Meals on Wheels North Central Texas is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need. Presently, Meals on Wheels provides meals to the area where this development is to be built.

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

Sincerely,

Christine Hockin-Boyd
Executive Director

February 5, 2025

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

RE: #25164 Irving Lofts

Dear Mr. Goldberger:

I am writing this letter to voice our support for TDHCA Tax Credit Application #25164 Irving Lofts to be located at 1108 North Anglin Street, in Cleburne, TX.

The North Texas Fair Housing Center (NTFHC) is a 501(c)(3) non-profit organization that provides fair housing services to residents of the City of Cleburne and Johnson County. Our services include housing rights counseling, fair housing education, and fair housing advocacy. Approximately 50% of the calls we receive every week are from people in desperate need of affordable housing. The Irving Lofts development would help meet some of this need.

If I can be of further help in this matter, please let me know. I can be reached at fespinoza@northtexasfairhousing.org. Thank you for your consideration.

Respectfully,

Frances Espinoza

Frances Espinoza
Executive Director
North Texas Fair Housing Center

Community Input Scoring Items

TDHCA#: 25162 | Self Score Total: 140

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

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

City of Irving
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[x] 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 February 28, 2025.** 8

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

[x] 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

Ashley Brundage
Contact Name

[x] Support [ ] Opposition

B. Ability Connect
Name of Community Organization

Jim Hanophy
Contact Name

[x] Support [ ] Opposition

C. Housing Connector
Name of Community Organization

Shkelqim Kelmendi
Contact Name

[x] 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

CITY OF IRVING

COUNCIL RESOLUTION NO. RES-2025-37

WHEREAS, O-SDA, an Austin, Texas corporation ("Applicant") has proposed the construction of an approximately 111-unit, mixed-income, rental multi-family housing development to be located on approximately 2.96 acres at 1415 W Airport Freeway, in the City of Irving, Dallas County, Texas 75062, under the proposed name of Envoy64 ("Development"), and Envoy64, LLC will own the Project; and

WHEREAS, Applicant submitted a pre-application to the Texas Department of Housing and Community Affairs ("TDHCA") on January 9, 2025, (Application Number 25162) and advised that it intends to submit a full application to TDHCA to obtain 2025 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City held a hearing in compliance with 10 TAC Sec 11.204(4)(b) on February 6, 2025, in order to solicit public input concerning the Development and all issues concerning the Development were substantively addressed; and

WHEREAS, the City Council of the City of Irving ("City") desires to evidence its support of the Development by adopting this Resolution;

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

SECTION I. THAT the City of Irving, Texas, acting through its governing body, hereby confirms that it supports the proposed Development located at 1415 W Airport Freeway, 75062 TDHCA Application Number 25162, and that this formal action has been taken to put on record the opinion expressed by the City as of the effective date of this Resolution in accordance with Tex. Gov't Code §2306.6703(a)(4) ; and

SECTION II. THAT the City Manager, or his designee, is authorized to issue a letter confirming that the City will provide a reduction of fees or contribution of other value in an amount equal to or greater than $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; and

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

SECTION IV. THAT this Resolution shall be and become effective immediately upon and after its passage and approval, and it is so accordingly ordered.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS, on February 6, 2025.

RICHARD H. STOPFER
MAYOR

ATTEST:

Shanae Jennings
City Secretary

CITY OF IRVING SEAL STATE OF TEXAS

APPROVED AS TO FORM:

Kuruvilla Oommen
City Attorney

TEXAS HOUSE *of* REPRESENTATIVES

TERRY MEZA

DISTRICT 105

February 7, 2025

VIA EMAIL AND REGULAR MAIL

Mr. Cody Campbell
Director of Multifamily Finance
Texas Department of Housing & Community Affairs
PO Box 13941
Austin, TX 78711

RE: Envoy64, LLC, 1415 W Airport Fwy, Irving, Texas 75062 Competitive (9%) Housing Tax Credit Program Application, TDHCA# 25162

Dear Mr. Campbell:

This letter is regarding the Competitive (9%) Housing Tax Credit Program Application submitted by Envoy64, LLC (TDHCA# 25162) to rehab an existing multifamily community into affordable, family rental housing in House District 105 (HD105).

As a state legislator, it is a privilege and an honor to be entrusted with decisions that significantly impact constituents in HD105. High-quality, affordable housing can provide individuals with a sustainable living environment without the fear of becoming financially crippled. I met with the developer and am encouraged by their vision to rehab a 1964-built multifamily community, Embassy Apartments, to bring it up to code and ensure that the existing residents can enjoy these amenities when the project is complete.

Therefore, pursuant to the Texas Government Code and rules of your agency, please accept this **letter of support** in regards to the application submitted by Envoy64, LLC.

Kindest regards,

Terry Meza

Terry Meza

CC: Megan Lasch, Representative for Envoy64, LLC

P.O. BOX 2910 · AUSTIN, TEXAS 78768-2910 · PHONE (512) 463-0641 · TERRY.MEZA@HOUSE.TEXAS.GOV

Dallas Area Habitat for Humanity®
2800 N Hampton Rd, Dallas, TX 75212
214.678.2300
DallasAreaHabitat.org

TDHCA 2/9/25

Cody Campbell
221 East 11th Street
Austin, TX 78701

RE: Envoy64, TDHCA Tax Credit Application # 25162

Dear Mr. Campbell,

I am writing to express my strong support for TDHCA Tax Credit Application #25162, the Envoy64 development, which is proposed to be located at 1415 W Airport Fwy in Irving, TX. As the CEO of Dallas Habitat for Humanity, I am proud to stand behind this important project, which represents a significant step toward addressing the growing need for affordable housing in our community.

Dallas Habitat for Humanity has been committed to building homes and providing hope for families in the Dallas-Fort Worth area for almost 40 years. We are fully aligned with the goals of the Envoy64 development. This project will provide much-needed affordable housing for individuals and families in Irving and the surrounding areas. The need for such housing is evident—our region continues to face a housing affordability crisis that disproportionately impacts low- to moderate-income families. The Envoy64 development is a vital step in bridging that gap, providing access to safe, decent, and affordable homes.

As a leader in the affordable housing movement, Dallas Habitat for Humanity stands behind this project and supports its approval. We believe that projects like Envoy64 are vital to addressing the housing challenges we face today, and we strongly urge you to approve this tax credit application.

Thank you for your attention to this important matter. We look forward to seeing the positive impact that the Envoy64 development will have on the community and to working alongside others in the future to ensure that more families have access to safe, affordable housing.

Sincerely,

Ashley Brundage
CEO, Dallas Habitat for Humanity

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

2/7/25

RE: Envoy64, TDHCA Tax Credit Application # 25162

Dear Mr. Goldberger:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 25162, Envoy64, to be located at 1415 W Airport Fwy in Irving, TX.

Ability Connection 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 serve over 1,000 people with intellectual and other developmental disabilities. 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,

Jim Hanophy
President and CEO
Ability Connection
214-351-2500

Docusign Envelope ID: 267014DB-1A35-4721-BF6C-03765BDE4C8D

HOUSING CONNECTOR

TDHCA 2/5/25

Josh Goldberger

221 East 11th Street

Austin, TX 78701

RE: Envoy64, TDHCA Tax Credit Application # 25162

Dear Mr. Goldberger:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 25162, Envoy64, to be located at 1415 W Airport Fwy in Irving, TX.

Housing Connector 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,

DocuSigned by:
A8F8E330760444E...

Shkelqim Kelmendi

CEO

Community Input Scoring Items

TDHCA#: 25240 | Self Score Total: 140

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

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

City of Dallas
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. The Ruth Cheatham Foundation
Name of Community Organization
[x] Support [ ] Opposition

Lindsay Whittemore
Contact Name

B. Downtown Dallas, Inc.
Name of Community Organization
[x] Support [ ] Opposition

Jennifer Scripps
Contact Name

C. Central Dallas Community Development Corporation (CDCDC)
Name of Community Organization
[x] Support [ ] Opposition

Jamie Zachary
Contact Name

D. Catholic Charities of Dallas
Name of Community Organization
[x] Support [ ] Opposition

Dave Woodyard
Contact Name

E. NA
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

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

WHEREAS, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) to replace the CHP by Resolution No. 23-0443 and the Dallas Housing Resource Catalog (DHRC) to include the approved programs from the CHP by Resolution No. 23-0444; and

WHEREAS, the DHRC 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 The Magnolia (the Development) at 1401 Commerce Street, Dallas, Texas 75201, in the City of Dallas, Texas; and

WHEREAS, the Applicant proposes to develop 130 units, to include 39 studio, 52 one-bedroom, and 39 two-bedrooms; and will include amenities; and

WHEREAS, upon completion of the development, the Applicant proposes to make 8 of the 130 units available to households earning 0.00%-30.00% of Area Median Income (AMI), 29 of the 130 units available to households earning between 31.00%-50.00% of AMI, 34 of the 130 units available to households earning between 51.00%-80.00%, and 59 of the 130 units being non-income-restricted; and

WHEREAS, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2025 9% Competitive HTC (9% HTC) for the proposed development of a property to be known as The Magnolia (TDHCA No. 25240) and

WHEREAS, the expenditure of the City local general funds supporting this development project is consistent with the City's DHP33 and DHRC 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 Magnolia located 1401 Commerce Street, Dallas, Texas 75201; and

WHEREAS, in accordance with 10 TAC §11.3(d), the Governing Body must vote to specifically allow the adaptive reuse development within one linear mile or less of West End Lofts (a 9% housing tax credit development located at 805 Elm Street) and is subject to the One Mile Three Year Rule.

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 1401 Commerce Street, Dallas, Texas 75201, the development's application for 2025 9% HTC, and any allocation by the TDHCA of 9% HTC for the proposed development.

SECTION 2. That the governing body of the City of Dallas has by vote specifically allowed the construction of The Magnolia and to authorize an allocation of Housing Tax Credits for the Development.

SECTION 3. That as provided in for 10 TAC §11.3(d), it is hereby acknowledged that the adaptive reuse development is located one linear mile or less from a development that serves the same Target Population as the proposed Project and has received an allocation of HTC in the three-year period preceding the date the Housing Tax Credits were issued.

SECTION 4. 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 2025 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 5. 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-2025-00026958, Vendor VC22772.

SECTION 6. 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 7. That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from Applicant from the General Fund, Fund 0001, Department

SECTION 7. (continued)
HOU, Principal Revenue Code and Interest Revenue Code 847G and Interest Revenue Code 847H, 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 8. That this formal action has been taken to put on record the support

expressed by the City of Dallas on February 12, 2025, 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 9. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

FEB 12 2025

CITY SECRETARY

THE RUTH CHEATHAM FOUNDATION
Advocacy · Education · Financial Aid

February 24, 2025

Texas Department of Housing and Community Affairs
221 East 11 th Street
Austin, Texas 78701
Executive Director
Attn: Cody Campbell
Re: Support for The Magnolia (TDHCA #25240) and The Meadow (TDHCA#25239)

Dear Mr. Campbell,

The Ruth Cheatham Foundation supports the following proposed affordable rental housing communities at their proposed locations:

The Magnolia (TDHCA #25240) at 1401 Commerce Street, Dallas, Texas, Dallas County, and The Meadow (TDHCA#25239) at 8130 Meadow Road, Dallas, Texas, Dallas County.

The Ruth Cheatham Foundation is a Dallas based nonprofit organization providing financial aid, ongoing educational support, and hope for the future to teens impacted by cancer. We are the only organization that offers both the financial aid to make education accessible, and the ongoing support (peer-to-peer support groups, online tutoring, and college-to-career workshops) necessary to ensure the successful completion of a degree for teens battling and surviving cancer.

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 County, Texas.

Please contact me if you have any questions.

Sincerely,

Lindsay Whittemore

Lindsay Whittemore
Executive Director and Co-Founder
The Ruth Cheatham Foundation
Email: lindsay@ruthcheathamfoundation.org

DOWNTOWN DALLAS INC

February 18, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Cody Campbell, Executive Director

Re: Support for The Residences at The Magnolia (TDHCA #25-240)

Dear Mr. Campbell,

Downtown Dallas, Inc. (DDI) is pleased to submit this letter of support for The Magnolia (TDHCA #25240) at 1401 Commerce Street, Dallas, Texas, Dallas County.

DDI champions a clean and safe Downtown for the city and advocates for the economic development and vibrancy of Downtown's community of diverse, unique neighborhoods. DDI mobilizes and amplifies the services of public agencies, advocates for catalytic developments that strengthen Downtown and provides care for the communities and public spaces it stewards.

The 360 Plan, the City of Dallas adopted area plan for Downtown, calls for the development of additional housing at diverse sizes and price points as a key goal for the ongoing development of a complete and connected neighborhood. Among these goals, additional affordable housing in Downtown Dallas is needed and we support the sponsors of The Magnolia site. The redevelopment of the Magnolia Building also secures the continued contribution of this landmark to the historic fabric of the neighborhood. DDI is excited by the potential for breathing new life into this significant piece of downtown Dallas' history.

Sincerely,

Jennifer Scripps

Jennifer Scripps
President & CEO

Downtown Dallas, Inc.
1401 Elm Street, Suite 500
Dallas, TX 75202
214.744.1270

February 24, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Cody Campbell, Executive Director

Re: Support for The Magnolia (TDHCA #25240) and The Meadow (TDHCA#25239)

Dear Mr. Campbell,

Central Dallas Community Development Corporation (CDCDC) is pleased to submit this letter of support for The Magnolia (TDHCA #25240) at 1401 Commerce Street, Dallas, Texas, Dallas County, and The Meadow (TDHCA#25239) at 8130 Meadow Road, Dallas, Texas, Dallas County.

CDCDC is a 501(c)(3) organization founded in 2001 to alleviate the root causes of poverty through the development and operation of high quality, safe, and secure, low-income and permanent supportive housing.

CDCDC supports the sponsor in its efforts to provide quality affordable rental housing to residents of Dallas and Dallas County, Texas, at The Magnolia and to provide permanent supportive housing in Dallas County at The Meadow.

Please contact me if you have any questions.

Sincerely,

Jamie Zachary

Jamie Zachary
Executive Director
JZachary@centraldallascdc.com

Central Dallas Community Development Corporation

Catholic Charities Dallas

Most Reverend Edward J. Burns
Bishop of Dallas

Dave Woodyard
President & CEO

Board of Directors

Chairman
Kathy Muldoon
Vice Chairman
Phyllis Conces
Secretary
Scott Deke
Treasurer
Carolyn Beebe

Rebecca Almanza
Kevin Bartholomew
Jerry Braun
Matthew Bryarly
Greg Deiter
Rick Donnelli
Alfredo Duarte
Laura Einspanier
John Dziminski
Catherine Foxworth
Jean Fuchs
Wade Glover
Shauna King
Pedro Lerma
Marguerite Marz
Gabriela Saenz
Jeff Schneider
Bill Sladek
Sandi Stevens

Ex-Officio

Bill Keffler
Chief Operating Officer, Diocese of Dallas

Michele Stephens
President, Angels of Charity

Mark Koch
President, Archangels

Tyler Hufstetler
Health Services Board Chair

Date: February 25th, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Cody Campbell, Executive Director

Re: Support for The Magnolia (TDHCA #25240) and The Meadow (TDHCA#25239)

Dear Mr. Campbell,

Catholic Charities of Dallas would like to submit this letter of support for The Magnolia (TDHCA #25240) at 1401 Commerce Street, Dallas, Texas, Dallas County, and The Meadow (TDHCA#25239) at 8130 Meadow Road, Dallas, Texas, Dallas County.

Catholic Charities of Dallas is a 501(c)(3) organization that strives to educate, serve, and empower more than 200,000 clients in need annually across a nine-county region of North Texas, addressing the root causes of poverty and homelessness. As a large multi-disciplinary agency, CCD provides services in the following core areas: hunger alleviation; early childhood education; programming for low-income elderly; permanent supportive housing for the homeless; immigration legal services; parenting classes; pregnancy and adoption counseling; refugee resettlement; shelter and foster care for unaccompanied refugee minors; financial coaching and career development assistance; disaster preparedness and relief; and community health care.

Catholic Charities of Dallas supports the sponsor in its efforts to provide quality affordable rental housing to residents of Dallas and Dallas County, Texas, at The Magnolia and to provide permanent supportive housing in Dallas County at The Meadow.

Sincerely,

Dave Woodyard
President & CEO

Community Input Scoring Items

TDHCA#: 25239 | Self Score Total: 140

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

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

City of Dallas
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. The Ruth Cheatham Foundation
Name of Community Organization
[x] Support [ ] Opposition

Lindsay Whittemore
Contact Name

B. Central Dallas Community Development Corporation (CDCDC)
Name of Community Organization
[x] Support [ ] Opposition

Jamie Zachary
Contact Name

C. Catholic Charities of Dallas
Name of Community Organization
[x] Support [ ] Opposition

Dave Woodyard
Contact Name

D. Downtown Dallas, Inc.
Name of Community Organization
[x] Support [ ] Opposition

Jennifer Scripps
Contact Name

E. NA
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

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

WHEREAS, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) to replace the CHP by Resolution No. 23-0443 and the Dallas Housing Resource Catalog (DHRC) to include the approved programs from the CHP by Resolution No. 23-0444; and

WHEREAS, the DHRC 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(s) (Applicant) has proposed the development of a mixed income multifamily complex to be known as The Meadow at 8130 Meadow Drive, Dallas, Texas 75231 (Project); and

WHEREAS, the Applicant proposes to develop 100 units, to include 50 studio, and 50 one-bedroom units; and will include amenities; and,

WHEREAS, upon completion of the development, the Applicant proposes to make 10 of the 100 units available to households earning 0.00%-30.00% of Area Median Income (AMI), 40 of the 100 units available to households earning between 31.00%-50.00% of AMI, 50 of the 100 units available to households earning between 51.00%-60.00% of AMI; and

WHEREAS, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2025 9% Low Income Competitive HTC (9% HTC) for the proposed development of a property to be known as The Meadow (TDHCA No. 25239); and

WHEREAS, the expenditure of the City local general funds supporting this development project is consistent with the City's DHP33 and DHRC 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 2025 9% HTC application for The Meadow located 8130 Meadow Drive, Dallas, Texas 75231.

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 8130 Meadow Drive, Dallas, Texas 75231, the development's application for

SECTION 1. (continued)
2025 9% HTC, and any allocation by the TDHCA of 2025 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 Sycamore Strategies, LLC 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 2025 9% HTC by TDHCA; and
b. The line of credit will have an interest rate of 1%. Interest will not be incurred or accrue until and unless funds are drawn; and
c. The line of credit must be repaid in full on expiration or termination of the Land Use Restriction Agreement recorded by TDHCA.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in 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-2025-00027006, 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 847H, 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 12, 2025, and that for and on behalf of the Governing Body, the Mayor or City Manager, or their designee, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

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

APPROVED BY
CITY COUNCIL

FEB 12 2025

CITY SECRETARY

THE RUTH CHEATHAM FOUNDATION
Advocacy · Education · Financial Aid

February 24, 2025

Texas Department of Housing and Community Affairs
221 East 11 th Street
Austin, Texas 78701
Executive Director
Attn: Cody Campbell
Re: Support for The Magnolia (TDHCA #25240) and The Meadow (TDHCA#25239)

Dear Mr. Campbell,

The Ruth Cheatham Foundation supports the following proposed affordable rental housing communities at their proposed locations:

The Magnolia (TDHCA #25240) at 1401 Commerce Street, Dallas, Texas, Dallas County, and The Meadow (TDHCA#25239) at 8130 Meadow Road, Dallas, Texas, Dallas County.

The Ruth Cheatham Foundation is a Dallas based nonprofit organization providing financial aid, ongoing educational support, and hope for the future to teens impacted by cancer. We are the only organization that offers both the financial aid to make education accessible, and the ongoing support (peer-to-peer support groups, online tutoring, and college-to-career workshops) necessary to ensure the successful completion of a degree for teens battling and surviving cancer.

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 County, Texas.

Please contact me if you have any questions.

Sincerely,

Lindsay Whittemore

Lindsay Whittemore
Executive Director and Co-Founder
The Ruth Cheatham Foundation
Email: lindsay@ruthcheathamfoundation.org

February 24, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Cody Campbell, Executive Director

Re: Support for The Magnolia (TDHCA #25240) and The Meadow (TDHCA#25239)

Dear Mr. Campbell,

Central Dallas Community Development Corporation (CDCDC) is pleased to submit this letter of support for The Magnolia (TDHCA #25240) at 1401 Commerce Street, Dallas, Texas, Dallas County, and The Meadow (TDHCA#25239) at 8130 Meadow Road, Dallas, Texas, Dallas County.

CDCDC is a 501(c)(3) organization founded in 2001 to alleviate the root causes of poverty through the development and operation of high quality, safe, and secure, low-income and permanent supportive housing.

CDCDC supports the sponsor in its efforts to provide quality affordable rental housing to residents of Dallas and Dallas County, Texas, at The Magnolia and to provide permanent supportive housing in Dallas County at The Meadow.

Please contact me if you have any questions.

Sincerely,

Jamie Zachary

Jamie Zachary
Executive Director
JZachary@centraldallascdc.com

Central Dallas Community Development Corporation

Catholic Charities Dallas

Most Reverend Edward J. Burns
Bishop of Dallas

Dave Woodyard
President & CEO

Board of Directors

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Pedro Lerma
Marguerite Marz
Gabriela Saenz
Jeff Schneider
Bill Sladek
Sandi Stevens

Ex-Officio

Bill Keffler
Chief Operating Officer, Diocese of Dallas

Michele Stephens
President, Angels of Charity

Mark Koch
President, Archangels

Tyler Hufstetler
Health Services Board Chair

Date: February 25th, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Cody Campbell, Executive Director

Re: Support for The Magnolia (TDHCA #25240) and The Meadow (TDHCA#25239)

Dear Mr. Campbell,

Catholic Charities of Dallas would like to submit this letter of support for The Magnolia (TDHCA #25240) at 1401 Commerce Street, Dallas, Texas, Dallas County, and The Meadow (TDHCA#25239) at 8130 Meadow Road, Dallas, Texas, Dallas County.

Catholic Charities of Dallas is a 501(c)(3) organization that strives to educate, serve, and empower more than 200,000 clients in need annually across a nine-county region of North Texas, addressing the root causes of poverty and homelessness. As a large multi-disciplinary agency, CCD provides services in the following core areas: hunger alleviation; early childhood education; programming for low-income elderly; permanent supportive housing for the homeless; immigration legal services; parenting classes; pregnancy and adoption counseling; refugee resettlement; shelter and foster care for unaccompanied refugee minors; financial coaching and career development assistance; disaster preparedness and relief; and community health care.

Catholic Charities of Dallas supports the sponsor in its efforts to provide quality affordable rental housing to residents of Dallas and Dallas County, Texas, at The Magnolia and to provide permanent supportive housing in Dallas County at The Meadow.

Sincerely,

Dave Woodyard
President & CEO

DOWNTOWN DALLAS INC

February 18, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Cody Campbell, Executive Director

Re: Support for The Residences at The Magnolia (TDHCA #25-240)

Dear Mr. Campbell,

Downtown Dallas, Inc. (DDI) is pleased to submit this letter of support for The Magnolia (TDHCA #25240) at 1401 Commerce Street, Dallas, Texas, Dallas County.

DDI champions a clean and safe Downtown for the city and advocates for the economic development and vibrancy of Downtown's community of diverse, unique neighborhoods. DDI mobilizes and amplifies the services of public agencies, advocates for catalytic developments that strengthen Downtown and provides care for the communities and public spaces it stewards.

The 360 Plan, the City of Dallas adopted area plan for Downtown, calls for the development of additional housing at diverse sizes and price points as a key goal for the ongoing development of a complete and connected neighborhood. Among these goals, additional affordable housing in Downtown Dallas is needed and we support the sponsors of The Magnolia site. The redevelopment of the Magnolia Building also secures the continued contribution of this landmark to the historic fabric of the neighborhood. DDI is excited by the potential for breathing new life into this significant piece of downtown Dallas' history.

Sincerely,

Jennifer Scripps

Jennifer Scripps
President & CEO

Downtown Dallas, Inc.
1401 Elm Street, Suite 500
Dallas, TX 75202
214.744.1270

Community Input Scoring Items

TDHCA# 25175 | Self Score Total: 132

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

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

City of Dallas
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Shared Housing Center, Inc.
Name of Community Organization
[X] Support [ ] Opposition

Maria Machado
Contact Name

B. North Texas Fair Housing Center
Name of Community Organization
[X] Support [ ] Opposition

Frances Espinoza
Contact Name

C. Visiting Nurse Association
Name of Community Organization
[X] Support [ ] Opposition

Chris Culak
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

250273

February 12, 2025

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

WHEREAS, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) to replace the CHP by Resolution No. 23-0443 and the Dallas Housing Resource Catalog (DHRC) to include the approved programs from the CHP by Resolution No. 23-0444; and

WHEREAS, the DHRC 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, Express Development, Inc. and/or its affiliate(s) (Applicant) has proposed the development of a mixed income multifamily housing complex to be known as The James at Wheatland located at 7100 West Wheatland Road Dallas, Texas; and

WHEREAS, the Applicant proposes to develop 90 units, to include 26 one-bedroom, 44 two-bedroom, and 20 three-bedroom units; and will include amenities; and

WHEREAS, upon completion of the development, the Applicant proposes to make 9 of the 90 units will be made available to households earning 0.00%-30.00% of Area Median Income (AMI), 32 of the 90 units will be made available to households earning between 31.00%-50.00% of AMI, 33 of the 90 units will be made available to households earning between 51.00%-60.00% of AMI, and 7 of the 90 units will be made available to households earning 61-80% AMI. 9 Units will remain as non-income-restricted market-rate units; and

WHEREAS, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2025 9% Low Income Competitive HTC (9% HTC) for the proposed development of a property to be known as The James at Wheatland (TDHCA No. VC0000033937); and

WHEREAS, the expenditure of City local general funds supporting this development project is consistent with the City's DHP33 and DHRC 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 2025 9% HTC application for The James at Wheatland located at 7100 West Wheatland Road Dallas, Texas 75249.

Now, Therefore,

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

250273

February 12, 2025

SECTION 1. That the City of Dallas, acting through its Governing Body, hereby confirms that it supports the proposed development by Express Development, Inc. or its affiliate, to be located at 7100 W Wheatland Road, Dallas, Texas 75249, the development's application for 2025 9% HTC, and any allocation by the TDHCA of 2025 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 Applicant, 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. Express Development, Inc. and/or its affiliate must be awarded 2025 9% HTC by TDHCA; and
b. The line of credit will have an interest rate of 1%. Interest will not be incurred or accrue until and unless funds are drawn; and
c. The line of credit must be repaid in full on expiration or termination of the Land Use Restriction Agreement recorded by TDHCA.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $500.00 to Express Development, Inc. or its affiliate, in accordance with this resolution from General Fund, Fund 0001, Department HOU, Unit 4285, Object 3015, Activity AFHO, Encumbrance/Contract No. HOU-2025-00026901, Vendor VC0000033937.

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 an amount not to exceed $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 847H, 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 12, 2025, and that for and on behalf of the Governing Body, the Mayor or City Manager, or their designee, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

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

APPROVED BY
CITY COUNCIL

FEB 12 2025

CITY SECRETARY

SHARED HOUSING CENTER, INC.

February 15, 2025

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

Re: The James at Wheatland – TDHCA #25175
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 #25175, The James at Wheatland, proposed to be located at approximately 7100 W Wheatland Road in Dallas.

Shared Housing Center, Inc. is a nonprofit agency serving Dallas and Collin County communities and we believe that there is a need for affordable housing in Dallas for our citizens of moderate-income levels. The James at Wheatland 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 214-821-8510 x 116.

Sincerely,

Maria Machado

Maria Machado
Executive Director

February 25, 2025

TX James Apts. 2025, Ltd.
Attn: Sandy Watson
Albatross Development
5 Cowboys Way Ste 300-19
Frisco, TX 75034
Swatson@Albatross-Development.com

RE: Support for The James at Wheatland, TDHCA #25175– 7100 W. Wheatland Dr. 75249

Dear Ms. Watson,

Please accept this letter as my statement of support for The James at Wheatland, a proposed housing development located at 7100 W. Wheatland Dr. Dallas, Texas 75249 and sponsored by TX James Apts. 2025, Ltd.

The North Texas Fair Housing Center is a 501(c)(3) non-profit organization that provides fair housing services to the Dallas community. Our services include housing rights counseling, fair housing education, and fair housing advocacy. 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 The James at Wheatland will be an invaluable resource for residents of the City and County of Dallas.

If I can be of further help in this matter, please let me know. I can be reached at fespinoza@northtexasfairhousing.org. Thank you for your consideration.

Respectfully,

Frances Espinoza

Frances Espinoza
Executive Director
North Texas Fair Housing Center

Visiting Nurse Association
Meals on Wheels
Hospice & Palliative Care

February 26, 2025

TX James Apts. 2025, Ltd.
Attn: Sandy Watson
Albatross Development
5 Cowboys Way Ste 300-19
Frisco, TX 75034
Swatson@Albatross-Development.com

RE: Support for The James at Wheatland, TDHCA #25175– 7100 W. Wheatland Dr. 75249

Dear Ms. Watson,

Please accept this letter as my statement of support for The James at Wheatland, a proposed housing development located at 7100 W. Wheatland Dr. Dallas, Texas 75249 and sponsored by TX James Apts. 2025, Ltd..

The Visiting Nurse Association (VNA) is active in and serves the area containing The James at Wheatland development site, and is a tax-exempt organization. The Visiting Nurse Association provides care to our community, enhancing health and well-being with compassion, dignity and integrity.

Please feel free to contact me with any questions.

Sincerely,

Chris Culak

Vice President, Chief of Strategy and Development

P:(214) 689–2601 | C: (214) 608-2160

Matthew Griego

From: Mark Karan <Mark_Karan@sil.org>
Sent: Friday, May 16, 2025 10:01 AM
To: Matthew Griego
Subject: 7100 W. Wheatland Rd.

You don't often get email from mark_karan@sil.org. Learn why this is important

Dear Mr. Griego,

Concerning any proposed rezoning of the property at 7100 W. Wheatland Road, I am opposed to any rezoning and to the proposed low-income apartments. Our area is already overrepresented with tax credit low-income housing projects.

We moved into the area understanding that it is zoned for single-family homes plus retail areas. Tenements would negatively impact our neighborhood, overshadowing the original vision for our community.

Please support our community by assisting us in not letting this intrusion happen. How represented is your home community with tax credit low-income housing projects? Imagine your reaction if this project, a 90-unit mixed income multifamily tenement was proposed for your area, which is probably underrepresented with tax credit low-income housing projects.

Any support given to a rezoning will negatively impact your popularity and votes.

Sincerely,

Mark E. Karan, PhD
306 Tampico Cir, Duncanville, TX 75116
469 471 3812

Matthew Griego

From: Lorri Jordan <lorri_jordan@yahoo.com>
Sent: Thursday, May 15, 2025 11:33 AM
To: Matthew Griego
Subject: Apartments on Wheatland in Dallas

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

[You don't often get email from lorri_jordan@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

The apartments that are planned to be built on Wheatland would put children in danger. There are 2 schools across from the site the traffic is heavy now and adding more would be more dangerous there are several apartments in the surrounding area. Walmart is also on
Wheatland there are a lot of children that walk to school. Please for safety issues don’t approve more traffic in the areas. .
Sent from my iPhone

Matthew Griego

From: Laura Sowells <laura_sowells@yahoo.com>
Sent: Thursday, May 15, 2025 10:23 PM
To: Matthew Griego
Subject: app. 25175

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

You don't often get email from laura_sowells@yahoo.com. Learn why this is important

Hello. I am writing in firm opposition to app. 25175 for The James at Wheatland. I am shocked to just hear about this from another concerned resident as there has been no community engagement or opportunity to discuss this issue prior to it being potentially approved.

Our area already bears a heavy burden of low-income and developer-incentivized properties and we have more than our share of low-income housing options already. It is time other districts share in this responsibility.

In addition, this will further stress an already high-density area. We are very disappointed that these projects are being pushed through in secrecy and with huge incentives to developers as well as without our input. I am hugely disappointed in our city leaders and CM Gracey, in particular. This is simply not acceptable treatment of the residents and homeowners of the area.

Thank you in advance for your consideration.

Laura Sowells
8419 High Brush Dr
Dallas, TX 75249

Matthew Griego

From: yvettecope18@gmail.com
Sent: Thursday, May 15, 2025 3:14 AM
To: Matthew Griego
Subject: Application # 25175

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

[You don't often get email from yvettecope18@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I writing you concerning the low income apartments called The James at wheat land. Please not build the we are congested enough and we have all these stop signs and not enough traffic lights. Please reconsider this.

Sent from my iPhone

Matthew Griego

From: JOYCE FERGUSON <joycejoyce0077@sbcglobal.net>
Sent: Thursday, May 15, 2025 11:11 AM
To: Matthew Griego
Subject: Application #25175

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

You don't often get email from joycejoyce0077@sbcglobal.net. Learn why this is important

No James at Wheatland Apts in The Woods.

Sent from AT&T Yahoo Mail on Android

Matthew Griego

From: Frank Sowells <frankart2002@yahoo.com>
Sent: Friday, May 16, 2025 12:03 AM
To: Matthew Griego
Subject: Application 25175

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

You don't often get email from frankart2002@yahoo.com. Learn why this is important

Dear James, I think that all the new apartments being build in the Mountain Creek area will cause our value of homes. We need to have a community meeting. ASAP
Frank Sowells Jr.

Matthew Griego

From: Traceann Grayer <tgrayer@yahoo.com>
Sent: Wednesday, May 14, 2025 10:38 PM
To: Matthew Griego
Subject: Application 25175

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

> You don't often get email from tgrayer@yahoo.com. Learn why this is important

I am not in favor of this new housing and the impact it will have on my community.

Thank you
Tracey Grayer
Hunter's Bend

Yahoo Mail: Search, Organize, Conquer

Matthew Griego

From: John fewel <john.fewel@att.net>
Sent: Wednesday, May 14, 2025 8:48 PM
To: Matthew Griego
Subject: Apt complex approval without community input

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

[You don't often get email from john.fewel@att.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Please stop this apt complex on Wheatland Road! It's putting a strain on our Duncanville ISD and community! We oppose this! No community input is wrong!!!
Thanks for listening. I am providing my input now before Friday deadline for comment because of this just now being posted on Nextdoor.
Request you reply please to this email .
VickiTimpa
Duncanville Texas resident since 1995.
Sent from my iPhone

Matthew Griego

From: Daniel Murphy <maggie9982@sbcglobal.net>
Sent: Wednesday, May 14, 2025 10:45 PM
To: Matthew Griego
Subject: Housing Application 25175 The James at Wheatland

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

You don't often get email from maggie9982@sbcglobal.net. Learn why this is important

I am writing this to express my disapproval of the planned project. Asa residence of Duncanville, Texas I am very worried about another low income housing project putting students into our already overloaded school system, It is also not fair to the community to have another tax free set of apartments in the area.

I am asking you to disapprove this project since it will add to the overloading of our school system while providing very little money to help the over loaded school system.

Daniel Murphy
1306 Meadow Ridge Dr
Duncanville, Texas 75137

Matthew Griego

From: LaToya White <latoya.white1@yahoo.com>
Sent: Wednesday, May 14, 2025 9:39 PM
To: Matthew Griego
Subject: James Apartments

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

> You don't often get email from latoya.white1@yahoo.com. Learn why this is important

The James apartments on Wheatland will have a negative impact on our area. The schools are over saturated and the traffic is already horrible in the area. We do not agree with adding more apartments.

Thank you,
LaToya White

Matthew Griego

From: Laura Dunn <laura3514@sbcglobal.net>
Sent: Thursday, May 15, 2025 5:59 AM
To: Matthew Griego
Subject: James At wheatland

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

[You don't often get email from laura3514@sbcglobal.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Nope,send the form. Disagree
Sent from my iPhone

Matthew Griego

From: Anita Waters <anitascottwaters@gmail.com>
Sent: Wednesday, May 14, 2025 2:02 PM
To: Matthew Griego
Subject: Opposition to Application #25175 – The James at Wheatland

You don't often get email from anitascottwaters@gmail.com. Learn why this is important

Dear Members of the Texas Department of Housing and Community Affairs,

As a long-time resident and engaged member of Dallas City Council District 3, I respectfully urge you to **deny application #25175 for The James at Wheatland**. Our community is already carrying a disproportionate share of low-income housing developments, and this proposed project would further strain our schools, public infrastructure, and essential city services.

District 3 currently hosts **28 Low Income Housing Tax Credit (LIHTC) sites**, most of which are **100% low-income** with **no market-rate units**, concentrated in census tracts with poverty rates above 20%. These developments are often located near **crime hot spots**, lack reliable public transportation access, and are served by schools that are already working with limited resources.

This proposed development falls within the **Duncanville Independent School District**, a district striving to serve the academic and social-emotional needs of a diverse student body. Adding a high-density, fully tax-exempt housing project without adequate planning or additional school funding threatens to **overwhelm the district's capacity** to serve both current and incoming students.

While "The James" is proposed under the 9% tax credit program, it would further contribute to the **concentration of tax-exempt housing** in District 3—making us one of the **lowest contributors to the City's property tax base**. This erosion of taxable property directly impacts our ability to fund critical local services that support all families.

Additionally, we are deeply concerned about the growing presence of **Traveling Housing Finance Corporations (HFCs)**—outside entities introducing developments into our community **without local accountability or oversight**. There are at least **28 such entities** currently active in Dallas, exploiting loopholes that allow them to operate beyond the reach of city governance. This unchecked expansion of tax-exempt developments now poses **a serious threat to local taxing entities across Texas**.

Equally troubling is the fact that the Dallas City Council approved a resolution of support for this project **without any meaningful community engagement**. Nearby residents were unaware of this proposal until months after the application had been submitted. This lack of transparency undermines the public's trust and contradicts the values of equitable, community-driven planning.

The Texas Legislature has already begun examining the role of Public Facility Corporations and Housing Finance Corporations. In Dallas, the need for reform is urgent—and arguably, overdue.

For all these reasons, I strongly urge you to **deny application #25175**. Our community is not opposed to thoughtful, inclusive development—but we do oppose unbalanced growth that comes at the expense of our schools, our city services, and our residents' quality of life.

Thank you for your service and commitment to ensuring fair and responsible housing policy across the state.

Sincerely,

Dr. Anita Waters
Woods-Sugarberry Neighborhood Association Chairperson

Phone: 972-330-0951
Email: *anitascottwaters@gmail.com*

Matthew Griego

From: Darryl Baker <darryldallas@yahoo.com>
Sent: Tuesday, May 13, 2025 11:26 PM
To: Matthew Griego
Cc: Jesseca Lightbourne; Raymond Crawford; Sandra Alridge; Ron Stinson; Anita Waters; Susan Vlach
Subject: OPPOSITION to the James on Wheatland TDHCA Application #25175
Attachments: OPPOSITION to the James on Wheatland.pdf

You don't often get email from darryldallas@yahoo.com. Learn why this is important

OPPOSITION to the James on Wheatland
TDHCA Application #25 5

Dallas City Council District 3 currently has 28 Low Income Housing Tax Credit sites and does not need any more. MOST are 100% low income with NO MARKET RATE UNITS and are located in census tracts that have 20% or higher poverty rates. Many are in or near Crime Hot Spots, and most have no access to reliable public transit, and most are served by public schools that are classified as "LOW PERFORMING".

While "**The a es**" is a 9% proposal, it will merely **ADD T** the concentration of TAX-EXEMPT sites in District 3. This continues to make us one of the LOWEST contributors to the City's property tax base.

n addition (as ou ust no eenl e a are) the infection of the Tra eling H C s here in Te as has co e to Dallas There are 2 of theses Tra eling H C s that e can account for throughout the cit The proliferation of these C TR D R RT S T R T R TA AS no pose a onu ental pro le for ta ing entities State ide

We also support TIMELY and ROBUST Community Engagement **as a condition of su ittal of these applications** to these corporations for their consideration and action since there are **T M or effecti e** local or State monitoring and oversight bodies to INSURE that abuses and excesses of the HTC programs do not happen..
en orse there are no penalties for the AD ACT RS ho pre upon our ta ase and ta ing entities

The Dallas City Council approved a Resolution of Support for **The a es at heatland** with NO PRIOR COMMUNITY ENGAGEMENT IN ADVANCE to the surrounding areas, who did not have any knowledge of this application until months later!

The problems with Public Facility and Housing Finance Corporations in Texas are myriad -- so much so that the Legislature has been investigating them for the past two

years. In the case of Dallas, reforms are past due, **if not T AT** We support abolishing the loopholes that allow the **Tra eling H C s to e ist**.

This is h e need ou to D application #25 5 for the a es at heatland

Thank you for your service to our communities and to the State of Texas!

Kind regards,

Darryl Baker
6306 Elder Grove Drive
Dallas TX 75232
214-333-0645

Matthew Griego

From: patrick harvey <pjayharvey1010@att.net>
Sent: Thursday, May 15, 2025 7:51 AM
To: Matthew Griego
Subject: Protest - The James at Wheatland development 7100 West Wheatland Road

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

You don't often get email from pjayharvey1010@att.net. Learn why this is important

This development would increase strain on city services and Duncanville ISD, and it was approved without community input. Our neighborhood already carries more than our fair share of tax-exempt housing.

Matthew Griego

From: Heloyce Ford <heloyceford@yahoo.com>
Sent: Wednesday, May 14, 2025 7:59 PM
To: Matthew Griego
Subject: Public Comment – Application #25175 – The James at Wheatland

[You don't often get email from heloyceford@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

We do not want low income apartments in our neighborhood. We see no benefits to the community since this type of housing brings traffic and crime to the area.

Please listen to the residence and respect their wishes.

Thank you,

Matthew Griego

From: Luis Flores <luisflores762@gmail.com>
Sent: Wednesday, May 14, 2025 3:18 PM
To: Matthew Griego
Subject: Public Comment - Application #25175 - The James at Wheatland

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

You don't often get email from luisflores762@gmail.com. Learn why this is important

To whom it may concern,
As a resident of the area surrounding this proposed development, I am opposed to this development of apartments. This complex will negatively impact the community in various forms. Higher traffic with higher probability of more vehicle accidents, and higher strain on our already weak infrastructure. These apartments will bring issues with parking, more strain on public works, our local schools, and decrease in property values. This area is already congested with traffic, and a lot of accidents occur constantly in this specific area as well. The development of this complex will only degrade the lives of the current residents. I hope this development can be reconsidered before our community suffers from the issues mentioned and other unseen circumstances.

Thank you,

-Luis Flores

Matthew Griego

From: Ginia Cahill <ginia.cahill@gmail.com>
Sent: Friday, May 16, 2025 9:32 AM
To: Matthew Griego
Subject: Public Comment – Application #25175 – The James at Wheatland

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

You don't often get email from ginia.cahill@gmail.com. Learn why this is important

Dear Mr. Griego,
I have lived in Duncanville for almost 30 years. I have greatly appreciated the diversity of the population and the schools. All three of my children attended Duncanville schools.
But please don't allow this housing unit to move forward! There is already a strain on our tax dollars to supply a decent education to our community. This is NOT the kind of development that is going to elevate Duncanville, and it will make our town a "Dumping ground". We're already called the "Armpit of Dallas" because they just shuffle off their unwanted to us here to school and care for.
Our school system is already strained and struggling. Please don't add to the hardship, and expect the current residents to continue footing the tax bill. It's not right and it's not fair.
sincerely,
Virginia Cahill
resident of Duncanville

Matthew Griego

From: maria castillo <castillomari61@gmail.com>
Sent: Thursday, May 15, 2025 11:12 PM
To: Matthew Griego
Subject: Public Comment – Application #25175 – The James at Wheatland

You don't often get email from castillomari61@gmail.com. Learn why this is important

Please stop the building of this new low-income apartment complex called The James at Wheatland, which has been proposed in our area (Application #25175). This development would increase strain on city services and Duncanville ISD, and it was approved without community input. Our neighborhood already carries more than our fair share of tax-exempt housing.

Please stop this building and take into account the neighbors already here and working hard to maintain a safe and clean environment for our growing families!

Best,
Maria Castillo

Matthew Griego

From: Christina Shasha <cshasha82@gmail.com>
Sent: Thursday, May 15, 2025 3:30 PM
To: Matthew Griego
Subject: Public Comment – Application #25175 – The James at Wheatland

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

You don't often get email from cshasha82@gmail.com. Learn why this is important

We do not need more apartments in this City for low income housing. If anything we need high in housing to bring in better economy and lives we have to many apartments and our schools can't handle more children. I stand with the rest of the command saying stop this development in Duncanville
Thank you for your time
Christina Shasha

Matthew Griego

From: Jerra Williams <jerraw@sbcglobal.net>
Sent: Thursday, May 15, 2025 6:45 AM
To: Matthew Griego
Subject: Public Comment – Application #25175 – The James at Wheatland

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

You don't often get email from jerraw@sbcglobal.net. Learn why this is important

Good morning,

I am opposed to this application. It is my understanding it was approved without community input. Our neighborhood already has more than our fair share of tax exempt housing. This development would increase the strain on city services and Duncanville ISD.

We need more single family housing in this section of Dallas, not apartments.

Respectfully submitted,

Jerra L. Williams
Homeowner
Woods-Sugarberry Neighborhood
214-929-9464

Matthew Griego

From: robynlea@earthlink.net
Sent: Wednesday, May 14, 2025 3:38 PM
To: Matthew Griego
Subject: Public Comment - Application #25175 - The James at Wheatland

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

You don't often get email from robynlea@earthlink.net. Learn why this is important

Dear Sir,

I am writing to you today to voice my comment on the aforementioned application noted in the subject line. I ask that the committee please deny their application. The piece of land where they are wanting to build this complex is in a very high traffic area where roadways are already over run with speeders and there are constant accidents at the intersection. This coupled with the fact that they want to put in low income housing where there are NO CITY services that can help those who are on the lower end of of the economic scale. For a person who has no vehicle to get into Dallas to go to a job they would have to leave their house at or before 6 AM in the morning as it takes over two hours due to our location to get into town with all of the stops and bus changes they would have to do. A single parent would have no place for their children to be safe as there are no day care centers that open at that time of the morning and provide transportation to schools nor feed them breakfast. At the end of the day you have the same thing. A single parent would be getting home at or after 7 pm at night. Where are their children supposed to go? Again, no day care facility is open until those hours and how would you feed them dinner? As far as jobs in the area, they are few and far between. That coupled with the fact that we are so far from the closest police station that even in an emergency it can take more than 20 minutes for a police car to be in the area. Our 75249 zip code is terribly underserviced by the City of Dallas. They take our property taxes and we get NOTHING in return. Now this company wants to add in a “tax break” community that will offer NOTHING to us. It isn’t fair and we do NOT want them to be built.

They held a public meeting out here at Park in the Woods recreation center some weeks ago and it was well attended and not one of the 40 plus people who showed up wanted these apartments built as did none of the over 200 people who signed the online petition to let their voice be heard.

Please honor the communities wishes and do not allow their permit to proceed.

Thank you for your consideration,

Robyn Robson
Resident of the 75249 zip code and District 3 of the City of Dallas

Matthew Griego

From: Gordon James <gordonjames9810@sbcglobal.net>
Sent: Thursday, May 15, 2025 8:08 AM
To: Matthew Griego
Subject: Public Comment – Application #25175 – The James at Wheatland

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

You don't often get email from gordonjames9810@sbcglobal.net. Learn why this is important

Mr. Griego,

I want to register my opposition to this application for a low income apartment complex. As a 47 year resident of this neighborhood I am concerned about the strain that this complex would bring on our school district and city services. Our neighborhood is currently under served by our city. Traffic enforcement by the Dallas Police Department is non-existent on the major and minor streets which has lead to excessive speeding, drag racing, intersection takeovers, and numerous serious accidents. This project, if approved, would be a huge negative for our neighborhood.

Thank you for listening to my concerns,

Gordon James

9810 Emory Oak Cir.

Dallas, TX 75249

Matthew Griego

From: Janet Metzger <janetgmetzger@gmail.com>
Sent: Thursday, May 15, 2025 5:11 PM
To: Matthew Griego; Janet Metzger
Subject: Public Comment: Application #25175, The James at Wheatland, 7100 W. Wheatland Ave.

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

You don't often get email from janetgmetzger@gmail.com. Learn why this is important

934 Green Ridge Drive
Duncanville, TX 75137

May 15, 2025

Matthew Griego
tdhca.texas.cov

Public Comment re:
Application #25175, The James at Wheatland
7100 Wheatland Ave, Dallas, TX 75249

Dear Sir:

For the following reasons I would like to voice concern and objection to the development of the James at Wheatland, 7100 Wheatland Ave, Dallas, TX 75240:

1) The construction was approved without community input. Due process was not followed.

2) This increases the strain on city services, even here in Duncanville--we have other significant issues we are dealing with (trash collection; Ladd Park, etc.)

3) This neighborhood already carries more than its fair share of tax-exempt housing.

4) I live in the bordering neighborhood. I use the same roads. The increased traffic would not be helpful. Furthermore we have tax-exempt housing in our neighborhood. I have lived and worked in Uptown Chicago. In that neighborhood there were adequate social service agencies, police protection, neighborhood associations, church agencies, etc to make the interface of life-styles safe for all. In our neighborhood we do have enough "eyes on the street" or other help to counterbalance drug and violence issues related to dense low-income housing without church or agency support. We have had serious issues here already. Denser traffic and more people would not be helpful for the families here. Learning from each other requires concerted and diligent effort. We do not have the social structure here.

5) The construction was approved without community input. As a citizen I hold due process in deep respect. Due process was not followed. That makes the situation worse.

Thank you for considering these concerns.

SIncerely yours,
(Mrs.L) Janet G. Metzger, Ph.D.
934 Green Ridge Drive
Duncanville, TX 75137
janetgmetzger@gmail.com

Matthew Griego

From: LINDA PRESTON <ljpreston1@comcast.net>
Sent: Thursday, May 15, 2025 12:48 PM
To: Matthew Griego
Subject: Public Comment-Application #25175 The James at Wheatland

You don't often get email from ljpreston1@comcast.net. Learn why this is important

Dear Mr. Griego,

I am a homeowner and resident within the proposed project area of the James at Wheatland.

Please accept this letter as my public comment submission in opposition to the proposed project. Our neighborhood has a considerable amount of low/moderate income housing as well as tax assisted affordable housing units, both single and multi-family.

This neighborhood was conceived and designed to provide moderate SINGLE-family housing to first time homebuyers and mid-career families existing on moderate income levels.

The proliferation of these types of projects within our neighborhood has contributed greatly to its decline. Increased traffic, increased encroachment on the dwindling greenspace, reduction of opportunities for single-family LOW-DENSITY homes, are turning this residential community into a transient neighborhood with increased crime and neglect.

We are already challenged by the ineptness of our City Councilman who enjoys office only because of low voter turnout. More importantly, there has been NO TRUE engagement or outreach into our neighborhood to gauge the desire of longtime owner/residents like me. I am a civil servant who previously worked in South Dallas to support and create affordable housing. My success has always been to embrace and include the community to walk alongside whatever projects underway - so that the projects would be successful and not detract from what was already there. This has NOT happened in this project. The developers of the James At Wheatland project have not convened a meaningful dialogue with the community - and my inquiries along with many of my neighbors have gone unanswered.

Our community's infrastructure and municipal public works have declined over the years - it is evident by the large number of unkempt roadways, common areas and again the neglect and abandonment of our nature preserves maintenance/upkeep and greenspace. This project will only detract more from our community that cannot afford it.

I ask and sincerely request that State of Texas reject/decline/refuse this project's application for tax incentivized investment/grant or any type of state funding.

Sincerely,

Linda Preston

(214) 736-6767

Matthew Griego

From: Darryl Baker <darryldallas@yahoo.com>
Sent: Wednesday, May 14, 2025 5:16 PM
To: Matthew Griego; Anita Waters
Cc: Ron Stinson; Jesseca Lightbourne; Sandra Alridge; Susan Vlach; Ellen Taft; Raymond Crawford
Subject: Re: Opposition to Application #25175 – The James at Wheatland

You don't often get email from darryldallas@yahoo.com. Learn why this is important

Than you, Dr. Waters

We have to convince the ity and the State that District is beyond the saturation point on these pro ects that rob us of tax base as well as due process.

ind regards

Darryl a er
District Resident
214- - 64

On Wednesday, May 14, 2025 at 02:02:44 PM CDT, Anita Waters <anitascottwaters@gmail.com> wrote:

Dear Members of the Texas Department of Housing and Community Affairs,

As a long-time resident and engaged member of Dallas City Council District 3, I respectfully urge you to **den application #25 5 for The a es at heatland**. Our community is already carrying a disproportionate share of low-income housing developments, and this proposed project would further strain our schools, public infrastructure, and essential city services.

District 3 currently hosts **2 o nco e Housing Ta Credit (HTC) sites**, most of which are **00 lo - inco e** with **no ar et-rate units**, concentrated in census tracts with poverty rates above 20%. These developments are

often located near **cri e hot spots**, lack reliable public transportation access, and are served by schools that are already working with limited resources.

This proposed development falls within the **Duncan ille ndependent School District**, a district striving to serve the academic and social-emotional needs of a diverse student body. Adding a high-density, fully tax-exempt housing project without adequate planning or additional school funding threatens to **o er hel the district s capacit** to serve both current and incoming students.

While “The James” is proposed under the 9% tax credit program, it would further contribute to the **concentration of ta - e e pt housing** in District 3—making us one of the **lo est contri utors to the Cit s propert ta ase**. This erosion of taxable property directly impacts our ability to fund critical local services that support all families.

Additionally, we are deeply concerned about the growing presence of **Tra eling Housing inance Corporations (H Cs)**—outside entities introducing developments into our community **ithout local accounta ilit or o ersight**. There are at least **2 such entities** currently active in Dallas, exploiting loopholes that allow them to operate beyond the reach of city governance. This unchecked expansion of tax-exempt developments now poses **a serious threat to local ta ing entities across Te as**.

Equally troubling is the fact that the Dallas City Council approved a resolution of support for this project **ithout an eaningful co unit engage ent**. Nearby residents were unaware of this proposal until months after the application had been submitted. This lack of transparency undermines the public’s trust and contradicts the values of equitable, community-driven planning.

The Texas Legislature has already begun examining the role of Public Facility Corporations and Housing Finance Corporations. In Dallas, the need for reform is urgent—and arguably, overdue.

For all these reasons, I strongly urge you to **den application #25 5**. Our community is not opposed to thoughtful, inclusive development—but we do oppose unbalanced growth that comes at the expense of our schools, our city services, and our residents’ quality of life.

Thank you for your service and commitment to ensuring fair and responsible housing policy across the state.

Sincerely,

Dr. Anita Waters
Woods-Sugarberry Neighborhood Association Chairperson

hone: 972-330-0951
ail: anitascottwaters@gmail.com

Matthew Griego

From: Darryl Baker <darryldallas@yahoo.com>
Sent: Wednesday, May 14, 2025 5:16 PM
To: Matthew Griego; Anita Waters
Cc: Ron Stinson; Jesseca Lightbourne; Sandra Alridge; Susan Vlach; Ellen Taft; Raymond Crawford
Subject: Re: Opposition to Application #25175 – The James at Wheatland

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Sincerely,

Dr. Anita Waters
Woods-Sugarberry Neighborhood Association Chairperson

hone: 972-330-0951
ail: anitascottwaters@gmail.com

Matthew Griego

From: Anita Waters <anitascottwaters@gmail.com>
Sent: Wednesday, May 14, 2025 7:02 PM
To: Darryl Baker
Cc: Matthew Griego; Ron Stinson; Jesseca Lightbourne; Sandra Alridge; Susan Vlach; Ellen Taft; Raymond Crawford
Subject: Re: Opposition to Application #25175 – The James at Wheatland

You don't often get email from anitascottwaters@gmail.com. Learn why this is important

Anita Waters reacted via Gmail

On Wed, May 14, 2025 at 5:15 PM Darryl Baker <darryldallas@yahoo.com> wrote:

Than you, Dr. Waters

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ind regards

Darryl a er
District Resident
214- - 64

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Thank you for your service and commitment to ensuring fair and responsible housing policy across the state.

Sincerely,

Dr. Anita Waters
Woods-Sugarberry Neighborhood Association Chairperson

hone: 972-330-0951
ail: anitascottwaters@gmail.com

Matthew Griego

From: Christina Parks <parkschristina11@gmail.com>
Sent: Friday, May 16, 2025 12:02 AM
To: Matthew Griego
Subject: Stop the Construction of Low-Income Apartments at 7100 W. Wheatland Road, Dallas

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

[You don't often get email from parkschristina11@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Please help keep us the value of our homes!
We work hard and want to keep our community filled with working families. There is enough apartments and low income properties. We have done our part in helping others but we need your help to maintain the balance!
No more low income homes!! The southern sector of Dallas won't improve if we keep allowing this!

Respectfully,
Christina Parks
Sent from my iPhone

Matthew Griego

From: Juan Carlos Rodriguez <juanka253@hotmail.com>
Sent: Thursday, May 15, 2025 9:15 AM
To: Matthew Griego
Subject: Stop the low income apartment complex on Wheatland Rd in Dallas

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

[You don't often get email from juanka253@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I live a minute down the road from the proposed development site in Duncanville and this will negatively impact my neighborhood, the traffic and congestion will worsen, crime is certain to increase, and the Duncanville school district will continue its downward course since it will be on the hook for this location. Resources are already scarce in this area. Don’t make it worse as it will just drive out the tax-paying, law-abiding citizens who live in this area.

Sent from my iPhone

Matthew Griego

From: Perry Cunningham <2112pc@gmail.com>
Sent: Friday, May 16, 2025 8:13 AM
To: Matthew Griego
Subject: Subject: Public Comment – Application #25175 – The James at Wheatland

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

[You don't often get email from 2112pc@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mr. Griego,

Please do not authorize the subject housing project. I do not think that any good to my neighborhood can come from this project. I have a current interest in my community in which I have lived for 7 years. I also have a personal interest in maintaining the value of my home and the equity that I have built up. My wife and I are retired, and we're counting on these funds to take us through without having to use any public services. The proposed site is about one-quarter mile from my home.

Respectfully,

Perry Cunningham
7025 Red Mesa Dr
Dallas, TX 75249

Matthew Griego

From: Brian Chandler <chandler935@yahoo.com>
Sent: Thursday, May 15, 2025 11:26 PM
To: Matthew Griego
Subject: The James at Wheatland

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

You don't often get email from chandler935@yahoo.com. Learn why this is important

To whom it may concern, I am sending this email as a concerned citizen and homeowner that reside in the Summit Parc Home Subdivision located between Wheatland Rd. and Camp Wisdom. A low income housing unit is the last thing we need in our community. There are enough apartments in this community. Bringing a low income housing unit will only contribute to the high rise in crime, and increase of violence. Also it will be an influx of students in the Duncanville School District, which leads to larger classroom populations, which ultimately leads to teacher distress. Please consider the community and do not allow this low income housing unit to be built. Thank you

-Natoshia Chandler

Matthew Griego

From: michelle Simmons <michelle.simmons@hotmail.com>
Sent: Thursday, May 15, 2025 10:57 AM
To: Matthew Griego
Subject: The James at Wheatland (Application #25175)

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

[You don't often get email from michelle.simmons@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good morning,

I'm a homeowner in the Summit Parc Subdivision. I oppose the development of The James at Wheatland. The development of this low income apartment will bring in more population to an already congested area. It will also negatively affect the home values in the adjacent areas.

Regards, Michelle

Matthew Griego

From: Christy Riley <criley32411@gmail.com>
Sent: Thursday, May 15, 2025 8:51 AM
To: Matthew Griego
Subject: The James at Wheatland

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

[You don't often get email from criley32411@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Sent from my iPhone
I oppose new apartments being built that would cause the need for new schools and other infrastructure associated with the increase in population.

OPPOSITION to the James on Wheatland
TDHCA Application #25175

Dallas City Council District 3 currently has 28 Low Income Housing Tax Credit sites and does not need any more. MOST are 100% low income with NO MARKET RATE UNITS and are located in census tracts that have 20% or higher poverty rates. Many are in or near Crime Hot Spots, and most have no access to reliable public transit, and most are served by public schools that are classified as "LOW PERFORMING".

While "**The James**" is a 9% proposal, it will merely **ADD TO** the concentration of TAX-EXEMPT sites in District 3. This continues to make us one of the LOWEST contributors to the City's property tax base.

In addition (as you must now, keenly be aware) the infection of the Traveling HFC's here in Texas has come to Dallas! There are 28 of theses Traveling HFC's that we can account for throughout the city. The proliferation of these UNCONTROLLED PROPERTIES ENTERING INTO OUR TAX BASE, now pose a monumental problem for taxing entities, Statewide.

We also support TIMELY and ROBUST Community Engagement **as a condition of submittal of these applications** to these corporations for their consideration and action since there are **NO TIMELY or effective** local or State monitoring and oversight bodies to INSURE that abuses and excesses of the HTC programs do not happen. **Even worse, there are no penalties for the BAD ACTORS who prey upon our tax base and taxing entities.**

The Dallas City Council approved a Resolution of Support for **The James at Wheatland** with NO PRIOR COMMUNITY ENGAGEMENT IN ADVANCE to the surrounding areas, who did not have any knowledge of this application until months later!

The problems with Public Facility and Housing Finance Corporations in Texas are myriad -- so much so that the Legislature has been investigating them for the past two years. In the case of Dallas, reforms are past due, **if not TOO LATE!** We support abolishing the loopholes that allow the **Traveling HFC's to exist**.

This is why we need you to DENY application #25175 for the James at Wheatland!

Thank you for your service to our communities and to the State of Texas!

Kind regards,

Darryl Baker
6306 Elder Grove Drive
Dallas TX 75232
214-333-0645

Community Input Scoring Items

TDHCA# 25067 App. Cove | Self Score Total: 132

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

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

City of Arlington
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[X] 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 February 28, 2025.** 8

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

[X] 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** — [x] Support [ ] Opposition

Alissa Deaton — **Contact Name**

B. Housing Channel — **Name of Community Organization** — [x] Support [ ] Opposition

Donna VanNess — **Contact Name**

C. North Texas Fair Housing Center — **Name of Community Organization** — [X] Support [ ] Opposition

Frances Espinoza — **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 No. 25-041

A resolution supporting the application of Watson TXHP LP (comprised of Structure Development and JCM Ventures, LLC) to the Texas Department of Housing and Community Affairs for Housing Tax Credits for the development of affordable rental housing located at 1401 South Watson Road, in Arlington, Texas, to be named The Watson

WHEREAS, Watson TXHP LP (comprised of Structure Development and JCM Ventures, LLC) has proposed a development of affordable rental housing at 1401 South Watson Road, Arlington, Texas, to be named The Watson; and

WHEREAS, Watson TXHP LP (comprised of Structure Development and JCM Ventures, LLC) has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Multifamily 9% Housing Tax Credits for The Watson; 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 The Watson, Application #25067, 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 §11.3(d) it is hereby acknowledged and accepted by the governing body of the City of Arlington, that the proposed new construction is located one linear mile or less from a development that serves the same target population as the proposed development and has received an allocation of Housing Tax Credits for new construction during the three-year period preceding the date the application round begins.

IV.

Further, the City of Arlington will provide development support in the amount of $500 towards The Watson development.

V.

Further, that the City of Arlington hereby confirms that its governing body has voted specifically in support of The Watson development and the developers moving forward with construction provided all other city, state and federal standards and requirements are met.

VI.

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 25th day of February, 2025, 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:
MOLLY SHORTALL, City Attorney

BY

SALMAN BHOJANI
Texas State Representative

February 25, 2025

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

RE: The Watson TDHCA ID 25067
1401 S Watson Rd
Arlington, TX 76010

Dear Mr. Wilkinson:

I am writing this letter to voice my support for TDHCA Tax Credit Application #25067, "The Watson," to be located at 1401 South Watson in Arlington, TX.

I was pleased to learn there is no reported opposition and the City of Arlington is supporting the development. There is a need for housing that is affordable to citizens of modest means, and I am confident that this development will help fulfill that need.

Thank you for your consideration. If I can answer any questions or further assist in any way, my door is always open.

Sincerely,

Salman Bhojani
Texas State Representative, House District 92

MEALS ON WHEELS INC
of Tarrant County

5740 Airport Freeway
Fort Worth, Texas
76117-6005

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

Our Mission

To enable people to live with dignity and independence by offering community support through nutritious meals and coordinated services that improve well-being.

United Way
Community Partner

MEALS WHEELS AMERICA
2024 MEMBER

Delivering meals and so much more...®

January 27, 2025

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 The Watson TDHCA ID 25067
1401 S Watson Rd, Arlington, TX 76010

Dear Mr. Campbell,

I am writing this letter to voice my support for The Watson, an affordable housing development to be located approximately at 1401 S Watson Rd, Arlington, TX 76010 in Tarrant County.

Meals On Wheels, Inc. of Tarrant County is a 501(c)(3) non-profit organization that is active in the Arlington community. We serve this community by offering community support through nutritious meals and coordinated services that improve well-being. 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 The Watson will serve our clients well and will promote a high quality of life for the underserved citizens of Arlington and Tarrant County.

If I can be of further help in this matter, please let me know. I can be reached at 817-258-6458. Thank you for your consideration.

Sincerely,

Alissa Deaton
President and CEO
Meals On Wheels, Inc. of Tarrant County

HOUSING CHANNEL .org
2900 Airport Freeway
Fort Worth, TX 76111
(817) 924-5091 | (817) 924-7619 (f)

February 17, 2025

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 The Watson TDHCA ID 25067
1401 S Watson Rd, Arlington, TX 76010

Dear Mr. Campbell,
I am writing this letter to voice my support for The Watson, an affordable housing development to be located approximately at 1401 S Watson Rd, Arlington, TX 76010 in Tarrant County.

Housing Channel is a 501(c)(3) non-profit organization that is active in the Arlington community. We serve this community by revitalizing distressed neighborhoods and increasing the amount of quality, affordable housing available to low- and moderate-income families and individuals with special housing needs. 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 The Watson will serve our clients well and will promote a high quality of life for the underserved citizens of Arlington and Tarrant County.

If I can be of further help in this matter, please let me know. I can be reached at 817-924-5091 ext. 3293. Thank you for your consideration.

Sincerely,

Donna VanNess
President

NORTH TEXAS
FAIR HOUSING CENTER

February 25, 2025

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 The Watson TDHCA ID 25067
1401 S Watson Rd, Arlington, TX 76010

Dear Mr. Campbell,

I am writing this letter to voice my support for The Watson, an affordable housing development to be located approximately at 1401 S Watson Rd, Arlington, TX 76010 in Tarrant County.

The North Texas Fair Housing Center is a 501(c)(3) non-profit organization that provides fair housing services to the Arlington community. Our services include housing rights counseling, fair housing education, and fair housing advocacy. 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 The Watson will be an invaluable resource for Arlington and Tarrant County residents.

If I can be of further help in this matter, please let me know. I can be reached at fespinoza@northtexasfairhousing.org. Thank you for your consideration.

Respectfully,

Frances Espinoza

Frances Espinoza
Executive Director
North Texas Fair Housing Center

Community Input Scoring Items

TDHCA# 25004 Self Score Total: 132

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

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

City of Fort Worth
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[x] 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 February 28, 2025.** 8

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

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

A. Goodwill North Central Texas
Name of Community Organization
[x] Support [ ] Opposition

Romney Guy
Contact Name

B. United Way of Tarrant County
Name of Community Organization
[x] Support [ ] Opposition

Leah M. King
Contact Name

C. Sixty & Better
Name of Community Organization
[x] Support [ ] Opposition

Becky Orander
Contact Name

D. Catholic Charities Diocese of Fort Worth
Name of Community Organization
[x] Support [ ] Opposition

Aerial Ross
Contact Name

E.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

A Resolution
NO. 6067-02-2025

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR AVENUE AT LANCASTER, COMMITTING DEVELOPMENT FUNDING, DETERMINING THAT AVENUE AT LANCASTER CONTRIBUTES TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) AREA SIX, AND ACKNOWLEDGING THAT AVENUE AT LANCASTER MAY BE LOCATED ONE LINEAR MILE OR LESS FROM A DEVELOPMENT THAT SERVES THE SAME TARGET POPULATION

WHEREAS, the City's 2023 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

WHEREAS, the City's 2023-2027 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

WHEREAS, CSH Avenue at Lancaster, Ltd., an affiliate of Brompton Development, LLC, has proposed a development for mixed-income affordable multifamily rental housing named Avenue at Lancaster to be located at 5733 Craig Street in the City of Fort Worth;

WHEREAS, CSH Avenue at Lancaster, Ltd. has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") for 2025 Competitive (**9%**) Housing Tax Credits for Avenue at Lancaster, a new complex consisting of approximately **81** units, of which at least ten percent (**10%**) of the total units will be set aside for households earning at or below thirty percent (**30%**) Area Median Income;

WHEREAS, TDHCA's 2025 Qualified Allocation Plan ("**QAP**") provides that an application for Housing Tax Credits may receive seventeen (**17**) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

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

WHEREAS, the QAP also provides that an application may qualify for an additional seven (**7**) points if a development is explicitly identified in a resolution as "contributing to the concerted revitalization efforts" of a municipality;

WHEREAS, the City created Neighborhood Empowerment Zones (NEZ) beginning in 2001 in accordance with Chapter 378 of the Texas Local Government Code in order to promote affordable housing and economic development in the designated zones. The City consolidated its twenty NEZ areas into six NEZ areas in January 2019 and updated the boundaries to create two new NEZ areas to in June 2024 (M&C G-19469, M&C 24-0477). (2023 Comprehensive Plan, Part V, Chapter 23: Financial Incentives);

WHEREAS, the Avenue at Lancaster is located in NEZ Area Six;

WHEREAS, the City has determined that the application for the Avenue at Lancaster submitted

to TDHCA by CSH Avenue at Lancaster, Ltd. qualifies as a development contributing to the concerted revitalization efforts of the City in NEZ Area Six; and

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

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

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of CSH Avenue at Lancaster, Ltd. to the Texas Department of Housing and Community Affairs for 2025 Competitive (**9%**) Housing Tax Credits for the purpose of the development of the Avenue at Lancaster to be located 5733 Craig Street (TDHCA Application No. 25004), 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 the Avenue at Lancaster is located in a Neighborhood Empowerment Zone (NEZ). Accordingly, development fees will be waived pursuant to the NEZ Policy, which such waiver being an amount of no less than **$500.00**, 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 housings in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in please through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, acknowledges that the Avenue at Lancaster may be located one (1) linear mile or less from a development that serves the same target population as the proposed Avenue at Lancaster and received an allocation of Housing Tax Credits for new construction or adaptive reuse within the previous three years and this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth to authorize the development to move forward.

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

Adopted this 25th day of February, 2025.

ATTEST:

By: Jannette S. Goodall

Jannette S. Goodall,
City Secretary

CITY OF FORT WORTH
TEXAS

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 02/25/25 **M&C FILE NUMBER:** M&C 25-0107 (Revised)

LOG NAME: 192025_9%HTCRESOLUTIONS.REVISED

SUBJECT

(CD 2, CD 6, CD 8, and CD 11) Consider and Adopt Five Resolutions of Support for 2025 Competitive (9%) Housing Tax Credit Applications, Approve Commitments of Development Funding in the Form of Fee Waivers in the Approximate Amount of Up to $30,000.00 for Each Application/Development, Find that the Fee Waivers Serve a Public Purpose and that Adequate Controls are in Place, Determine that Developments Located in a Neighborhood Empowerment Zone, or Other Qualifying Area, Contribute to the City's Revitalization Efforts; and Acknowledge the One-Mile Three Year Rule (When Applicable)

RECOMMENDATION:

It is recommended that the City Council:

1. Consider and adopt the five Resolutions of Support for 2025 Competitive (9\%) Housing Tax Credit applications for the multifamily housing developments listed below, to be located at various sites throughout the City;
2. Approve fee waivers in the approximate amount of up to $30,000.00 per application/development as the City's commitment of funding for each development receiving a Resolution of Support;
3. Find that the fee waivers for these developments serve the public purpose of providing quality, accessible, affordable housing for low- to moderate-income households in accordance with the City's Comprehensive Plan and Annual Action Plan, and find that adequate controls are in place through the Neighborhood Services Department to carry out such public purpose;
4. Determine that the following developments contribute to the City's concerted revitalization efforts either in, a Tax Increment Financing District, a Neighborhood Empowerment Zone, a distinct area within a Neighborhood Empowerment Zone with a Strategic Plan, or an adopted Transformation Plan: Avenue at Lancaster, HiLine at Everman, and Irma Park; and
5. Acknowledge that the following developments may be or are located one linear mile or less from developments that serve the same target populations and which previously received an allocation of Housing Tax Credits for new construction within the last three years: Avenue at Lancaster and HiLine at Everman.

DISCUSSION:

On November 12, 2024, the City Council adopted a policy for City support of applications to the Texas Department of Housing and Community Affairs (TDHCA) for Noncompetitive (4\%) and Competitive (9\%) Housing Tax Credits (HTC) and for City commitments of development funding (Mayor and Council Communication (M&C) 24-0977). This year the City received eight applications from developers requesting Resolutions of Support for proposed 9\% HTC developments in Fort Worth; three applications were withdrawn by their respective developers. The below applications met the general and program specific requirements of the policy and are recommended to receive a Resolution of Support through this M&C.

Resolutions of Support:

Staff requests that the City Council consider and adopt Resolutions of Support for the following developments as they have met the unit set-aside criteria and notification requirements outlined in the City's policy. Additionally, all of these developments are located in designated revitalization areas as defined by the City's 2025 HTC Policy or a high-opportunity area as defined by the TDHCA.

Avenue at Lancaster to be developed by CSH Avenue at Lancaster, Ltd., an affiliate of Brompton Development, LLC, to be located at 5733 Craig Street, Fort Worth, 76112 (CD 11). The site for the proposed development is zoned B-Two-Family, proposed to be changed to PD-Planned Development. This development will target seniors (55+) and does not plan to be tax exempt.

HiLine at Everman to be developed by TX Everman 2025, Ltd., an affiliate of Generation Housing Partners LLC, to be located at 1904 W Everman Parkway, Fort Worth, 76134 (CD 8). The site for the proposed development is zoned E-Neighborhood Commercial, proposed to be changed to PD-Planned Development. The proposed development does not plan to be tax exempt.

HiLine at Risinger to be developed by TX Risinger 2025, Ltd., an affiliate of Generation Housing Partners LLC, to be located at the Northwest Corner of Risinger Road and McCart Avenue, Fort Worth, 76123 (CD 6). The site for the proposed development is zoned E-Neighborhood Commercial, proposed to be changed to PD-Planned Development. This development will target seniors (55+) and does not plan to be tax exempt.

Irma Park to be developed by Irma Park LLC, an affiliate of O-SDA Industries, LLC to be located at 1519 Circle Park Boulevard, Fort Worth, 76164 (CD 2). The site for the proposed development is zoned CF-Community Facilities, proposed to be changed to PD-Planned Development. The proposed development does not plan to be tax exempt.

Pioneer Crossing to be developed by FW Pioneer Crossing LLC, an affiliate of Target Builders, LLC to be located at 1550 Everman Parkway, Fort Worth, 76140 (CD 8). The site for the proposed development is zoned D-High Density Multifamily. This development will target seniors (55+)

and is expected to receive a partial tax-exemption by way of its relationship with a Community Housing Development Organization.

Commitment of Development Funding:

Per the City's 2025 HTC Policy, any development receiving a Resolution of Support will also receive a waiver of development fees for a value of no less than $500.00 and no more than $30,000.00. This commitment of development funding qualifies HTC applicants for an additional point and increases the competitiveness of their TDHCA applications. Staff requests that City Council approve commitments of development funding in the form of fee waivers for each development that is recommended for a Resolution of Support. Three of the developments, Avenue at Lancaster, HiLine at Everman, and Irma Park, are located in a Neighborhood Empowerment Zone (NEZ). Accordingly, development fees for those projects will be waived pursuant to the NEZ Policy, with such waiver being in an amount of no less than $500.00. The fee waiver amount may be applied to (a) all building permit related fees; (b) plat application fees; (c) Board of Adjustment application fee; (d) demolition application fee; (e) structural moving application fee; (f) Community Facilities Agreement (CFA) application fee; (g) zoning application fee; (h) street and utility easement vacation application fee; (i) ordinance inspection fee; (j) consent/encroachment agreement application fee; (k) urban forestry application fee; and (l) sign permit fees.

Fee waivers will be conditioned upon the development receiving an award of 2025 HTCs from TDHCA. The City's Neighborhood Services Department will be responsible for verifying that the public purpose for the fee waivers is carried out.

Concerted Revitalization Plan:

TDHCA rules state that an application may receive additional points if the proposed development is identified in a letter as contributing to a city or county' s concerted revitalization efforts. The City has created Urban Villages to help promote central city revitalization. They are districts which are more compact, contain a greater mix of land uses, and give greater emphasis to pedestrian and transit access. The City has created 12 Tax Increment Financing zones (TIFs) as authorized by the Texas Tax Code. TIFs allow local governments to publicly finance needed structural improvements and enhanced infrastructure within defined areas. The City's eight Neighborhood Empowerment Zones (NEZs) were created to promote affordable housing and economic development in the designated zone. The City's Transformation Plans are comprehensive strategies to revitalize specific areas or neighborhoods. All of the City's Urban Villages, TIFs, NEZs, and Transformation Plans are included in the City' s annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2023 Comprehensive Plan, Part II, Chapter 5: Housing, and Part III, Chapter 10: Economic Development).

Avenue at Lancaster, HiLine at Everman, and Irma Park are developments located in a NEZ. Staff determined that these developments will significantly contribute to the City's ongoing revitalization efforts in each of the NEZ areas in which they will be located since the recommended developments will provide housing for households earning at or below 80 percent of Area Median Income. In addition, the increased density of this new housing will support the new retail, office and other housing development located or being developed in each NEZ. Staff recommends that the City Council adopt the attached resolutions determining that Avenue at Lancaster, HiLine at Everman, and Irma Park are developments that contribute to the City's concerted revitalization efforts underway in the NEZ in which they are located.

Limitations on Developments With Certain Neighborhood Risk Factors:

One-Mile Three Year Rule

Avenue at Lancaster and HiLine at Everman may be located one linear mile or less from Cowan Place and The Heights at Crowley, respectively, developments that serve the same target populations and which previously received an allocation of HTCs. The governing body of the municipality where the proposed development is to be located must specifically vote to allow the construction of a new development or the adaptive use of an existing development that is within one linear mile or less from a development that serves the same target population.

Other Considerations

All of the proposed developments recommended for a resolution are subject to all applicable City laws, ordinances, policies and procedures including those pertaining to zoning changes and annexation. Council member support for purposes of approving these resolutions does not constitute approval of any required zoning change or annexation.

The proposed developments are located in COUNCIL DISTRICTS 2, 6, 8, and 11.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of the above recommendations will have no material effect on the Fiscal Year 2025 Budget. While no current year impact is anticipated from this action, any effect on expenditures and revenues will be budgeted in future Fiscal Years.

Submitted for City Manager's Office by:	ALL ACMs	6111
Originating Business Unit Head:	Jannette Goodall	6161
Additional Information Contact:	Ron Gonzales	6164

NICOLE COLLIER

STATE REPRESENTATIVE • DISTRICT 95

February 26, 2025

VIA EMAIL AND REGULAR MAIL

Mr. Cody Campbell
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: **Letter of Support t**o Avenue at Lancaster's Application for a Competitive (9%) Housing Tax Credit, TDHCA #25004

Dear Mr. Campbell,

This letter is regarding the Competitive (9%) Housing Tax Credit Program Application submitted by Avenue at Lancaster (TDHCA #25004), to develop multi-family apartment units in House District 95 (HD95) at 5733 Craig Street, Fort Worth, Texas.

In my role as state legislator, it is a privilege and an honor to be entrusted with decisions that impact constituents in HD95. I am an avid believer in affordable, high-quality housing and its ability to provide individuals with a sustainable living environment without the fear of facing financial ruin.

I recently met with the developer to gain a deeper understanding of their proposal. After consulting with the community near the proposed development and in accordance with the Texas Government Code and your agency's rules, I am submitting this **letter of support** as my position on the application submitted by Avenue at Lancaster.

If you should need any additional information from me, please do not hesitate to contact me.

Kindest regards,

Nicole Collier

District Office: 101 S. JENNINGS AVENUE, STE. 103A • FORT WORTH, TEXAS 76104-1112 • (817) 332-1180
Capitol Office: 3S.2 • P.O. BOX 2910 • AUSTIN, TEXAS 78768-2910 • (512) 463-0716 • (512) 463-1516 FAX
NICOLE.COLLIER@HOUSE.TEXAS.GOV • WWW.HOUSE.TEXAS.GOV

GOODWILL
North Central Texas

4200 Airport Freeway,
Fort Worth, Texas 76117

GOODWILLNORTHCENTRALTEXAS.ORG

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

February 19, 2025

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Lancaster in Fort Worth, Texas, TDHCA Application #25004

Dear Mr. Wilkinson,
This letter expresses our support for the Avenue at Lancaster housing development, TDHCA application No. 25004, located at 5733 Craig St., Fort Worth, Texas. CSH Avenue at Lancaster, Ltd. is submitting this application to the Texas Department of Housing and Community Affairs.

As the City of Fort Worth and Tarrant County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Avenue at Lancaster 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 North Central Texas is a [civic non-profit] located at 4200 Airport Freeway Fort Worth Texas. As part of the neighborhood and community in which Avenue at Lancaster 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,

Romney Guy
Vice President Workforce Development

United Way of Tarrant County
Area Agency on Aging OF TARRANT COUNTY
1300 Circle Drive,
Fort Worth, TX 76119
855.937.2372
UnitedWayTarrant.org

February 19, 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Lancaster in Fort Worth, Texas, TDHCA Application #25004

Dear Mr. Wilkinson,

I am writing this letter to express my support for TDHCA Tax Credit Application TDHCA #25004 at 5733 Craig St., Fort Worth, Texas.

The United Way of Tarrant County is a 501c (3) non-profit organization located at 201 North Rupert Street, Fort Worth, Texas 76107. The United Way allocates funding to more than 45 non-profit agencies in Tarrant County addressing key social issues and other initiatives to help solve some of the toughest social issues affecting our community. Some of these programs include the VITA, the Volunteer Tax Assistance Program which is an initiative to assist low-income households with free income tax preparation services and maximizing the Earned Income Tax Credit for their household. Our Area Agency on Aging (AAA) and Aging and Disability Resource Center work together to assist older adults, people with disabilities, and their families and caregivers with direct services and programs. These are only a few of our services United Way of Tarrant County supports for the benefit of the citizens and local businesses of Tarrant County.

The proposed development, Avenue at Lancaster, 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,

Leah M. King, CFRE

Leah M. King, CFRE
President & Chief Executive Officer
United Way of Tarrant County

Enclosures:
1. Texas Tax Exempt Letter
2. AAA Aging and Disability Resource Center Brochure

The Tarrant County Area Agency on Aging is funded, in part, by Texas Health and Human Services.

February 24, 2025

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

Executive Committee
aren Telschow Johnson, JD
resident
Telschow Johnson Law
Susan Schroc ice resident
Mar eting
City of Arlington
Ste e atten D ice resident
rogra Ser ices
Katten & Benson Law
Ro ert Hernande ice
resident
Resource De elop ent
Payroll Partners
Sa More Treasurer
Fifth River Capital
Dr Terr Aaron Secretar
Tarrant County College

Board Members
lad s erson
Community Volunteer
Ralph Hei
Heim Sight Media
Dr Shane a a lor
Chefs for Seniors - Owner
Dr Sophia antus
University of Texas Arlington
lenda Redee er
Tarrant County Public Health
l a Ro
Community Volunteer
ennifer Siegel e rand
National Cowgirl Museum
Tho as att
J Taylor & Associates
or a uniga
City of Arlington

Staff Leadership
ec rander MS
Executive Director
Chandra Thompson, MSW
Assistant Executive Director
Sean Erwin, LMSW
Finance Manager

RE: 22025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Lancaster in Fort Worth, Texas, TDHCA Application #25004

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Avenue at Lancaster housing development, TDHCA application No. 25004, located at 5733 Craig St., Fort Worth, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Avenue at Lancaster, Ltd.

As the City of Fort Worth and Tarrant County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Avenue at Lancaster 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.

Sixty & Better, Inc. is a non-profit located at 2601 Scott Ave. Suite 200, Fort Worth, TX 76103. As part of the neighborhood and community in which Avenue at Lancaster 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,

Becky Orander, MSW
Sixty & Better Executive Director

Catholic Charities Fort Worth | RELENTLESSLY Ending Poverty

P.O. Box 15610
Fort Worth, TX 76119
P: 817.534.0814
F: 817.926.2233

February 27, 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Lancaster in Fort Worth, Texas, TDHCA Application #25004.

Dear Mr. Wilkinson

The purpose of this letter is to express our support for the Avenue at Lancaster housing development, TDHCA application No. 25004, located at 5733 Craig St., Fort Worth, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Avenue at Lancaster, Ltd.

As the City of Fort Worth and Tarrant County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Avenue at Lancaster 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.

Catholic Charities Diocese of Fort Worth is a 501(c)(3) non-profit located at 249 Thornhill Dr, Fort Worth, TX 76115. As part of the neighborhood and community in which Avenue at Lancaster 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,

Aerial Ross
Catholic Charities Diocese of Fort Worth

Community Input Scoring Items

TDHCA#	25116	Self Score Total:	139

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

[X] 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 February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. National Shared Housing Resource Center
Name of Community Organization
[X] Support [ ] Opposition

Maria Machado
Contact Name

B. North Texas Fair Housing Center
Name of Community Organization
[X] Support [ ] Opposition

Frances Espinoza
Contact Name

C. Wellness Center for Older Adults
Name of Community Organization
[X] Support [ ] Opposition

Joy Hinkelman
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 NO. 2025-02-020 (R)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, IN SUPPORT OF THE APPLICATION BY PALLADIUM USA INTERNATIONAL, INC., TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR A 9% TAX CREDIT TO CONSTRUCT A NEW MULTIFAMILY HOUSING DEVELOPMENT TO BE KNOWN AS MCKINNEY RANCH SENIOR LIVING, LOCATED AT 5353 MCKINNEY RANCH PARKWAY; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Palladium USA International, Inc. ("Palladium USA"), is proposing to construct McKinney Ranch Senior Living, a multifamily development, consisting of 110 mixed-income senior restricted units (the "Project"), located at 5353 McKinney Ranch Parkway in the City of McKinney, Collin County, Texas (the "City"); and

WHEREAS, Palladium USA, 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 in support of the Project as part of Palladium USA's 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 Palladium USA, regarding any questions or concerns about the Project; and

WHEREAS, the City Council of the City of McKinney, Texas ("City Council") 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 Council understands the importance of the low income housing tax credits program and the ability of developers to invest in and construct affordable 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 hereby found to be true and correct and incorporated herein by reference for all purposes allowed by law.

Section 2. After due consideration of the information provided by Palladium USA, 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.

Section 3. The City of McKinney's support for the Project is based on the following legislative finding: that the Project sufficiently satisfies the City Council's evaluation criteria for low income housing tax credits.

Section 4. The City of McKinney shall provide development funding in the form of a grant, loan, reduced fees or a combination thereof in the amount of $500.

Section 5. The City Manager or his designee is hereby authorized to forward a copy of this Resolution to Palladium USA, and the TDHCA.

Section 6. This Resolution shall take effect from and after its passage.

[Remainder of page intentionally left blank.]

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ON THIS THE 4th DAY OF FEBRUARY 2025.

CITY OF McKINNEY, TEXAS

GEORGE C. FULLER, Mayor
GERÉ FELTUS, Mayor Pro Tem

CORRECTLY ENROLLED:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL-PARCHMAN, Deputy City Secretary

DATE: FEBRUARY 4, 2025

APPROVED AS TO FORM:

MARK S. HOUSER, City Attorney
ALAN LATHROM, Assistant City Attorney

NORTH TEXAS
FAIR HOUSING CENTER

February 5, 2025

Mr. Cody Campbell
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support Letter for 2025 9% Applications – TDHCA # 25116, 5353 McKinney Ranch Parkway, McKinney, Collin County, Texas, 75070

Mr. Campbell,

Please accept this letter of support for the 2025 Housing Tax Credit application McKinney Ranch Senior Living located at 5353 McKinney Ranch Parkway, McKinney, Collin County, Texas, 75070. The proposed development site is within our service area.

The North Texas Fair Housing Center (NTFHC) is a 501(c)(3) non-profit organization that provides fair housing advocacy, counseling and education services to residents of McKinney and Collin County. Our goal is to improve neighborhoods and communities for everyone. We assist people every day that are in desperate need of affordable housing. The proposed McKinney Ranch Senior Living would help fill some of that need. Attached I have provided a brochure about our organization and its services.

If I can be of further help in this matter, please let me know. I can be reached at fespinoza@northtexasfairhousing.org. Thank you for your consideration.

Sincerely,

Frances Espinoza

Frances Espinoza
Executive Director
North Texas Fair Housing Center

Enclosures:

1. Proof of tax-exempt status
2. Brochure

SHARED HOUSING CENTER, INC.

February 1, 2025

Mr. Cody Campbell
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support Letter for 2025 9% Applications – TDHCA # 25116, 5353 McKinney Ranch Parkway, McKinney, Collin County, Texas, 75070

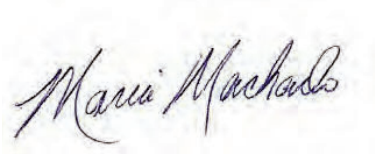
Mr. Campbell,

Please accept this letter of support for the 2025 Housing Tax Credit application McKinney Ranch Senior Living located at 5353 McKinney Ranch Parkway, McKinney, Collin County, Texas, 75070. The proposed development site is within our service area.

Shared Housing Center is a non-profit organization that provides direct housing solutions, supportive services, and counseling to residents of Dallas and Collin Counties. 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 who are in desperate need of affordable housing. The proposed McKinney Ranch Senior Living would help fill some of that need. Attached I have provided a brochure about our organization and its services.

If you have any questions, please feel free to contact me.

Sincerely,



Maria Machado
Executive Director
Shared Housing Center

Enclosures:

1. Proof of tax-exempt status
2. Brochure

wellness center
for older adults

401 West 16th Street Suite 600
Plano, Texas 75075
www.wellctr.org
Phone: (972) 953-7669
Fax: (972) 970 -2040

Board of Directors

Hennie Garza
Chair

Shannah Hayley
Vice Chair

Gayla Denniston
Secretary

Melinda Marks
Treasurer

Lorie Blessing, MD
Chris Krupa Downs
Joyce Logan
Ray McCormick
Debbie Tull
Aqua Umoren
Kelly Vaughan

Lori Leu
Emeritus

Joy Hinkelman
Executive Director

February 20, 2025

Mr. Cody Campbell
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support Letter for 2025 9% Applications – TDHCA # 25116, 5317 McKinney Ranch Pkwy, McKinney, Collin County, Texas, 75070

Mr. Campbell,

Please accept this letter of support for the 2025 Housing Tax Credit application McKinney Ranch Senior Living located at 5317 McKinney Ranch Pkwy, McKinney, Collin County, Texas, 75070. The proposed development site is within our service area.

The Wellness Center for Older Adults is a non-profit organization that provides preventive healthcare, social services, and caregiving counseling to seniors 55 or older who are residents of Collin 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 proposed McKinney Ranch Senior Living would help fill some of that need. Attached I have provided a brochure about our organization and its services.

If you have any questions, please feel free to contact me.

Sincerely,

Joy Hinkelman

Joy Hinkelman
Executive Director

Community Input Scoring Items

TDHCA# 25022 | Self Score Total: 139

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

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

City of Kilgore
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Helping Hands of Kilgore
Name of Community Organization
[x] Support [ ] Opposition

Ursula Plaisance
Contact Name

B. Kilgore Men and Women of Alliance
Name of Community Organization
[x] Support [ ] Opposition

Victor A. Boyd
Contact Name

C. Kilgore Lions Club
Name of Community Organization
[x] Support [ ] Opposition

Rocco P. DeSantis
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

Resolution 25-01

WHEREAS, Reserve at Kilgore LLC has proposed a development for affordable rental housing at SEC Utzman St and Parkview St named Reserve at Kilgore, TDHCA ID 25022 in the City of Kilgore; and

WHEREAS, Reserve at Kilgore LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Reserve at Kilgore; and

WHEREAS, the City Manager is authorized to grant a Two Hundred Fifty Dollars and No Cent ($250.00) reduction in fees for the Reserve at Kilgore, TDHCA ID 25022 to meet all program critieria; and

It is hereby RESOLVED, that the City, acting through its governing body, hereby confirms that it supports the proposed development and that this formal action has been taken to put on record the opinion expressed by the City of Kilgore on **January 28, 2025,** and

FURTHER RESOLVED that for and on behalf of the Governing Body, **R.E.Spradlin III, Mayor City of Kilgore, Texas** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Approved

R.E. Spradlin III, Mayor

Attest

Rachel Rowe

Rachel Rowe, City Clerk

Helping Hands of Kilgore
Assisting families in crisis since 1987
P.O. Box 1576
Kilgore, TX 75662
903 984-1796

February 18, 2025

Mr. Cody Campbell, Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
RE: Letter of Support for Reserve at Kilgore TDHCA ID 25022
SWC Utzman St and Parkview St, Kilgore, TX 75662

Dear Mr. Campbell,

I am writing this letter to voice my support for: Reserve At Kilgore, an a affordable housing development to be located approxiamately at the Southwest corner of Utzman Street and Parkview Street in Gregg County.

Helping Hands of Kilgore is a 501©(3) non-profit organization that is active in the Kilgore/ Gregg County community. We serve this community by working to eliminate hunger in Kilgore by distributing nutritious food to people in need, building strong community partnerships, increasing self-sufficiency and instilling hope while engaging the public in the fight to end hunger." 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 Garden Walk of Kilgore will serve our clients well and will promote a high quality of life for the underserved citizens of Kilgore and Gregg County.

If I can be of further assistance in this matter, please let me know. I can be reached at (903) 984-1796 or helpinghandskilgore@gmail.com.
Thank you for your consideration.

Sincerely,
Ursula Plaisance
Ursula Plaisance
Exeecutive Director

KILGORE MEN AND WOMEN OF ALLIANCE
PO Box 2994
Kilgore, TX 75663
kilgoremenwomenofalliance@gmail.com
(903) 576-5313

2/17/2025

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 Reserve at Kilgore TDHCA ID 25022
SWC Utzman St and Parkview St, Kilgore, TX 75662

Dear Mr. Campbell,

I am writing this letter to voice my support for Reserve at Kilgore, an affordable housing development to be located approximately at SWC Utzman St and Parkview St, Kilgore, TX 75662 in Gregg County.

Kilgore Men and Women of Alliance is a 501(c)(3) non-profit organization that is active in the Kilgore community. We serve this community by being a group of God-fearing community members working to bring Kilgore together as one. 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 Kilgore will serve our clients well and will promote a high quality of life for the underserved citizens of Kilgore and Gregg County.

If I can be of further help in this matter, please let me know. I can be reached at kilgoremenwomenofalliance@gmail.com or (903) 576-5313. Thank you for your consideration.

Sincerely,

Victor A. Boyd

Victor A. Boyd
Founder and President
Kilgore Men and Women of Alliance

KILGORE LIONS CLUB

P.O. BOX 1256 ★ KILGORE, TEXAS 75663-1256
MEETING LOCATION KILGORE LIONS CLUB BUILDING
307 N. RUSK STREET ★ THURSDAYS AT NOON

" We Serve "

February 18, 2025

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 Reserve at Kilgore TDHCA ID 25022
SWC Utzman St and Parkview St, Kilgore, TX 75662

Dear Mr. Campbell,

I am writing this letter to voice my support for Reserve at Kilgore, an affordable housing development to be located approximately at SEC Utzman St and Parkview St, Kilgore, TX 75662 in Gregg County.

KILGORE LIONS CLUB is a 501(c)(3) non-profit organization that is active in the Kilgore community. We serve this community by IMPROVING THE QUALITY OF LIFE OF OUR CITIZENS. 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 Kilgore will serve our clients well and will promote a high quality of life for the underserved citizens of Kilgore and Gregg County.

If I can be of further help in this matter, please let me know. I can be reached at prdr2357@gmail.com or (903)-985-3183. Thank you for your consideration!

Sincerely,

Rocco P. DeSantis, DDS
President
KILGORE LIONS CLUB

(903) 985-3183

Community Input Scoring Items

TDHCA#: 25261 | Self Score Total: 139

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

[x] 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 February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. RHUTE Haven
Name of Community Organization
[x] Support [ ] Opposition

Christiana & Stephen Sinclair
Contact Name

B. Mount Pleasant/Titus County Chamber of Commerce
Name of Community Organization
[x] Support [ ] Opposition

Richard Bonney
Contact Name

C. United Way of Greater Texarkana
Name of Community Organization
[x] Support [ ] Opposition

Mark L. Bledsoe
Contact Name

D. NA
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 NO. 2025-1

A RESOLUTION OF THE CITY OF MOUNT PLEASANT, TEXAS, INDICATING SUPPORT FOR THE APPLICATION OF MOUNT PLEASANT TRAILS, AND ITS AFFILIATES, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS [TDHCA] FOR THE 2025 COMPETITIVE LOW INCOME HOUSING TAX CREDIT PROGRAMS, AND APPROVING A WAIVER OF DEVELOPMENT AND PERMIT FEES.

WHEREAS, Mount Pleasant Trails, LP has proposed a development for affordable rental housing for adults 55 and older at the N side of Tennison Rd, Approx 2150 ft East of S Jefferson Ave named Mount Pleasant Trails in the City of Mount Pleasant; and

WHEREAS, there is a need for affordable housing for the City of Mount Pleasant's older citizens of modest means; and

WHEREAS, Mount Pleasant Trails, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Low Income Housing Tax Credit Program funds for Mount Pleasant Trails, and

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

THEREFORE, Be It **RESOLVED**, that this resolution affirms the City of Mount Pleasant's support for the above named development; and

FURTHER, that the City of Mount Pleasant, 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) for the proposed development, if the Texas Department of Housing and Community Affairs [TDHCA] awards Low Income Housing Tax Credits to Mount Pleasant Trails, LP; and,

FURTHER RESOLVED, that the City of Mount Pleasant for and on behalf of the Governing Body, are hereby authorized, empowered, and directs the City Manager to certify this resolution to the Texas Department of Housing and Community Affairs [TDHCA].

This **RESOLUTION** was duly passed and approved by the City of Mount Pleasant on February 4, 2025.

ATTEST:

Candias Webster

Candias Webster, City Secretary

Tracy Craig Sr.

Tracy Craig, Sr., Mayor

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

RE: Mount Pleasant Trails
TDHCA Application 25261

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application for Mount Pleasant Trails to be located at the N side of Tennison Rd, Approx 2150 ft East of S Jefferson Ave, in Mount Pleasant TX.

RHUTE Haven 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 these developments will help meet that need.

Sincerely,

Christiana & Stephen Sinclair

Mount Pleasant · Titus County CHAMBER AND VISITORS COUNCIL

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

2/10/25

RE: Mount Pleasant Trails
TDHCA Application 25261

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application for Mount Pleasant Trails to be located at the N side of Tennison Rd, Approx 2150 ft East of S Jefferson Ave, in Mount Pleasant TX.

Mount Pleasant and Titus County 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 these developments will help meet that need.

Sincerely,

Richard Bonney
CEO
Mount Pleasant – Titus County
Chamber of Commerce

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

2/18/25

RE: Mount Pleasant Trails
TDHCA Application 25261

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application for Mount Pleasant Trails to be located at the N side of Tennison Rd, Approx. 2150 ft. East of S Jefferson Ave, in Mount Pleasant TX.

United Way of Greater Texarkana 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

Mark L. Bledsoe
CEO/President
United Way of Greater Texarkana, Inc.
Office (903) 794-3105 Cell: (903) 278-0456
mbledsoe@texarkanaunitedway.org
www.texarkanaunitedway.org

United Way
of Greater Texarkana Inc.

Community Input Scoring Items

TDHCA# 25167 | Self Score Total: 133

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

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

City of Texarkana
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Texarkana Chamber of Commerce
Name of Community Organization
[x] Support [ ] Opposition

Dr. Robin Hickerson
Contact Name

B. Randy Sams Outreach Shelter
Name of Community Organization
[x] Support [ ] Opposition

Jennifer Lacefield
Contact Name

C. HandsOn Texarkana
Name of Community Organization
[x] Support [ ] Opposition

Amy Lemley
Contact Name

D. NA
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 NO. 2025-024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING THE SUBMISSION OF AN APPLICATION FROM OPG PINE PARTNERS, LLC TO THE 2025 LOW INCOME HOUSING TAX CREDIT PROGRAM FUNDS FOR "LANDMARK ON PINE" LOCATED AT 301-319 PINE STREET; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS OPG Pine Partners, LLC has proposed a development for affordable rental housing at the southwest corner of West 4th Street and Pine Street named "Landmark on Pine" at 301-319 Pine Street, in the City of Texarkana, Texas; and

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

WHEREAS, OPG Pine Partners, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Low Income Housing Tax Credit Program funds for "Landmark on Pine"; and

WHEREAS, there is a requirement for a de minimus commitment of development funding by the local political subdivision; and

WHEREAS, as provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that Texarkana has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

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

WHEREAS as provided for in 10 TAC §11.101(a)(3) of the Qualified Allocation Plan, it is hereby acknowledged that the proposed Development is located in a census tract that has a poverty rate above 40% for individuals.

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

SECTION 1. This resolution affirms the City of Texarkana, Texas' support for the OPG Pine Partners, LLC development.

SECTION 2. This resolution 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.

GARY VANDEAVER
DISTRICT 1

STATE OF TEXAS
HOUSE OF REPRESENTATIVES

February 3, 2025

Mr. Cody Campbell
Director of Multi-family Finance
Texas Department of Housing and Community Affairs (TDHCA)
P.O. Box 13941
Austin, Texas 78711

Dear Mr. Campbell:

Thank you for the opportunity to provide a letter of recommendation on a proposed housing project in the city of Texarkana, which is located in House District 1 that I represent in the Texas House of Representatives. My staff recently shared emails with Texarkana city officials about the proposed new construction project called the "Landmark on Pine," to be located on the southwest corner of 4th Street and Pine Street in Texarkana.

According to the information provided by Texarkana city officials, The proposed development, *Landmark on Pine*, is located at 301-319 Pine Street and will adaptively reuse a historic structure to create a high-quality apartment complex designed to serve senior households. The proposed project will not only provide economic and social benefits, it will also help preserve an historic area in the city.

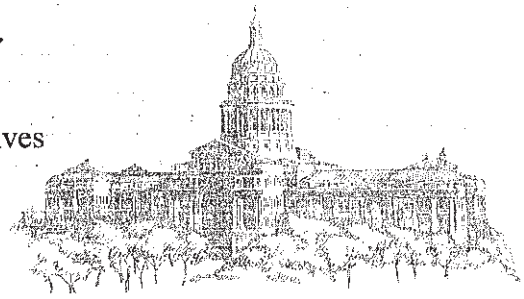
The proposed project will provide 40 units of new apartments for elderly residents so more of our seniors have access to safe, affordable and comfortable housing. I gladly support whatever efforts are available to address the shortage of affordable and safe housing in downtown Texarkana.

Please feel free to reach out to my Capitol office if you have any questions or need more information. Thank you for your favorable consideration of this application that will help the city of Linden being able to continue to provide needed housing for its residents.

Sincerely,

Gary VanDeaver
Texas House of Representatives

GV/tc



CAPITOL OFFICE: P.O. BOX 2910 • AUSTIN, TEXAS 78768-2910 • (512) 463-0692 • FAX (512) 463-0902
DISTRICT OFFICE: BOWIE COUNTY COURTHOUSE • 710 JAMES BOWIE DRIVE • NEW BOSTON, TEXAS 75570 • (903) 628-0361
GARY.VANDEAVER@HOUSE.TEXAS.GOV

Texarkana USA
CHAMBER OF COMMERCE

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

RE: #25167 Landmark on Pine

Dear Mr. Goldberger:

I am writing this letter to voice my support for TDHCA Tax Credit Application #25167 Landmark on Pine to be located at 301-311 Pine Street, in Texarkana, TX.

Texarkana 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,

President & CEO

RANDY SAMS'
OUTREACH SHELTER, INC.
"BY THE GRACE OF GOD A SHELTER FOR HIS PEOPLE"

Jennifer Lacefield
Executive Director

Larry Oxford
Board Chair

Tax id number:
75-2627181

February 19, 2025

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

RE: #25167 Landmark on Pine

Dear Mr. Goldberger:

I am writing this letter to voice my support for TDHCA Tax Credit Application #25167 Landmark on Pine to be located at 301-311 Pine Street, in Texarkana, TX.

Randy Sams Outreach Shelter 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,

Jennifer Lacefield
Executive Director
Randy Sams Outreach Shelter

402 Oak St. Shelter
803 Spruce St. Administration
Texarkana, TX 75501
Jennifer.Lacefield@randysams.org
903-280-7549 Office

HandsOn Texarkana at the Collins Home
1915 Olive Street ■ P. O. Box 3173 Texarkana, TX 75504
Office: 903.798.3211 E-mail: HandsOntxk@aol.com
Tax ID 71-0408622

Board Members:

Deidre Arnold

Tess Baker, Treasurer

David Carter

Ron Collins

Windon Coopwood

Ted Jennings

Mary O'Farrell, Secretary

Dawn Parker

Sydney Schoen

Neika Shavers

Holly Swecker

Justin Swecker

James Syler, President

Louise Thornell

Stacy Tidwell

Nelda Timmons

Susan Whitten, Vice President

Jon Williams

Building Advisory Committee

Bob Nelsen
Windon Coopwood
Ted Jennings
Louise Thornell
James Syler

Amy Lemley, Executive Director

Mission Statement

HandsOn Texarkana serves our community by identifying needs and inspiring action through volunteerism to meet those needs.

"The greatest gift you can give is your time"

February 24, 2025

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

RE: #25167 Landmark on Pine

Dear Mr. Goldberger:

I am writing this letter to voice my support for TDHCA Tax Credit Application #25167 Landmark on Pine to be located at 301-311 Pine Street, in Texarkana, TX.

HandsOn Texarkana 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.

HandsOn Texarkana provides these vital programs to the people of our area:

- *Skilled Parenting Classes* – classes held at FCI
- *Youth Volunteer Organization* – volunteer training in classrooms
- ***Senior Transportation and Pantry*** **- rides to medical appointment, bank, grocery store and any necessary errand in addition to response to food needs**
- *Disaster Preparedness* – host TACOAD meetings with first responders
- *Recruitment of Volunteers* – for all non-profit agencies

Sincerely,

Amy Lemley

Amy Lemley
Executive Director

Community Input Scoring Items

TDHCA# 25025 | Self Score Total: 137

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

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

City of Lufkin
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Christian Information & Service Center
Name of Community Organization
[x] Support [ ] Opposition

Yulonda Richard
Contact Name

B. Boys & Girls Clubs of Deep East Texas
Name of Community Organization
[x] Support [ ] Opposition

Steven E. Davidson
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

RESOLUTION NO. 2025-0004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS, DECLARING SUPPORT FOR THE APPLICATION OF THE UNION GROVE APARTMENTS, A PROPOSED DEVELOPMENT FOR AFFORDABLE RENTAL HOUSING TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE COMPETITIVE NINE-PERCENT (9%) HOUSING TAX CREDITS, APPROVING A WAIVER OF DEVELOPMENT/PERMIT FEES IN THE AMOUNT OF $250.00, AUTHORIZING THE CITY MANAGER AND/OR DESIGNATED CITY STAFF TO TAKE ALL NECESSARY OR APPROPRIATE ACTIONS ASSOCIATED THEREWITH; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Union Grove, LLC has proposed a development for affordable rental housing at 2911 Old Union Rd named Union Grove in the City of Lufkin, and

WHEREAS, Union Grove, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Union Grove, and

WHEREAS, the City of Lufkin confirms it will provide reduced fees in the amount of $250.00 for the benefit of the Project.

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

That the City, acting through its governing body, hereby confirms that it supports the application for the proposed Union Grove Development located at 2911 Old Union Road, and that this formal action has been taken to put on record the opinion expressed by the City of Lufkin on **January 21st, 2025.**

FURTHER RESOLVED that the City Manager is authorized to grant a Two Hundred Fifty Dollars and No Cents ($250.00) reduction in fees for Union Grove to meet all program criteria,

FURTHER RESOLVED, that as provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that the City of Lufkin has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds,

FURTHER RESOLVED, that the City of Lufkin hereby supports the application for the proposed Union Grove, and confirms that its governing body has voted specifically to approve the construction or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4), and

FURTHER RESOLVED, that for and on behalf of the Governing Body, **Mark Hicks, Mayor** is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

This Resolution shall take effect immediately and upon passage.

PASSED, APPROVED AND ADOPTED on this 22nd day of January 2025, at a regular meeting of the City Council of the City of Lufkin, Texas, which meeting was held in compliance with the Open Meetings Act, Texas Government Code §551.001, *et Seq.* at which meeting a quorum was present and voting.

Mark Hicks, Mayor

ATTEST:

Kara Andrepont, City Secretary

APPROVED AS TO FORM:

Kristi C. Skillern, City Attorney

Christian Information Service Center

501 S Angelina St Lufkin TX 75904

February 11, 2025

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 Union Grove, 2911 Old Union RD, Lufkin TX 75901, TDHCA ID 25025

Dear Mr. Campbell,

I am writing to express my support for Union Grove, an affordable housing development to be located at 2911 Old Union RD in Lufkin TX, in Angelina County.

Christian Information & Service Center (CISC) is a 501C3 non-profit organization, active in Angelina County, serving the City of Lufkin and the East Texas Community. We serve the community through weekly food distribution. We strive to feed as many individuals as we can each week. Community Outreach and Support is very important to our team. We work diligently each day to make a positive impact on our clients. The food distribution is our primary form of assistance to the Community, and we offer free food for low-income residents in Angelina County. Our typical distribution of food includes, meat, pantry goods, fresh produce, and bakery items. CISC makes our best effort to give out a variety of food, ensuring all donations are used, with nothing going to waste.

In addition, our Backpack Buddy Program is meant to serve school children who receive free and reduced breakfast and lunch at the local schools. Children in need of food assistance take home the backpacks on Friday to ensure that there is enough easy to prepare food to get them through the weekend. CISC currently works with sixteen schools and deliver 350-425 backpacks per week. Households with children in need of this assistance can obtain it by signing up with their individual school's head counselor.

As an organization, we regularly work within the area and have a purpose of bettering the community that this development will serve. We believe Union Grove's development will serve our clients well and will promote a high quality of life for the underserved citizens of Lufkin and Angelina County.

If I or my organization can be of help or further assist, please let me know. I can be reached at my office at 936-634-2857 or via email at: yrichard@cisclufkin.org. Thank you for your consideration.

Sincerely,

Yulonda Richard

Yulonda Richard
Executive Administrator
Christian Information & Service Center

Steve Davidson
President/CEO

GREAT FUTURES START HERE.

BOYS & GIRLS CLUBS
OF DEEP EAST TEXAS

February 18, 2025

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 Union Grove TDHCA ID 25025
2911 Old Union Rd, Lufkin, TX 75904

Dear Mr. Campbell,

I am writing this letter to express my support for Union Grove, an affordable housing development to be located approximately at 2911 Old Union Rd, Lufkin, TX 75904 in Angelina County.

The Boys & Girls Clubs of Deep East Texas is a 501(c)(3) non-profit organization that is active in the Lufkin community, with a Club and Aquatics center that serves over 1,500 youth and families annually. We serve the community by going above and beyond to provide our youth an empowering environment where they can fully embrace their identity and gain all the skills they need to be leaders for tomorrow. As an organization that regularly works with a primary purpose of bettering individuals that will reside in this development, we believe Union Grove will provide our families well and will promote a high quality of life for those underserved citizens in Lufkin and Angelina County.

If I can be of further help in this matter, please let me know. I can be reached at davidsonse@bgcdet.org or by phone at 936-560-6844. Thank you for your consideration.

Sincerely,

Steven E. Davidson
President/CEO
Boys & Girls Clubs of Deep East Texas

ADMINISTRATIVE OFFICE

Boys & Girls Clubs
of Deep East Texas
P.O. Box 631345
Nacogdoches, TX 75963
Tel 936-560-6844
Fax 936-560-9697
www.bgcdet.org

WEBSITE
www.bgcdet.org

FACILITES IN

Nacogdoches
Lufkin
Diboll
Livingston
San Augustine
Silsbee

Corporate Board
Mike Windsor- **President**
Betty Shinn- **Secretary**
Dan Ellis- **Area Council Rep**
David Carrizales
Patsy Colbert
Andy Evans
Mike Finley
Judy George
Joe Haynes
Martha Hernandez
Bryant Krenek
Bishop L.D. Matthews, Sr.
Marshall McMillan
Dr. Betsy Mijares
Jimmy Mize
Matt Rocco
Scott Simpson
Scott Skelton
Calvasha Summers
Gerald Williamson

Community Input Scoring Items

TDHCA# 25064 Self Score Total: 136

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

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

City of Sealy
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. HOA Incorporated of Austin County Meals on Wheels
Name of Community Organization
[X] Support [ ] Opposition

Theadra Curry
Contact Name

B. Sealy Christian Pantry, Inc.
Name of Community Organization
[X] Support [ ] Opposition

Jane D. Gipson
Contact Name

C. Bayou Country Housing Trust Fund
Name of Community Organization
[X] Support [ ] Opposition

Ben Percell
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 2025-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS, DECLARING SUPPORT OF THE PROPOSED HERITAGE PARK.

* * * * * * * * * * *

WHEREAS, Heritage Park SETH Housing, LP has proposed a development for Senior affordable rental housing at 569 and 581 Acres Lane, Sealy, Texas 77474 named Heritage Park in the City of Sealy;

WHEREAS, Heritage Park SETH Housing, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Heritage Park.

NOW, THEREFORE, BE IT RESOLVED, that the City of Sealy, acting through its governing body, hereby confirms that it supports the proposed Heritage Park located at 569 and 581 Acres Lane, Sealy, Texas 77474 with Application number 25064 and that this formal action has been taken to put on record the opinion expressed by the City of Sealy on February 4, 2025, and

BE IT FURTHER RESOLVED that for and on behalf of the Governing Body Mayor Carolyn Bilski is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED and APPROVED this, the 4th day of February, 2025.

Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrablec

Sandra Vrablec, City Secretary

HOA Incorporated of Austin County
Meals on Wheels
915 Frydek Rd. Sealy, Texas 77474
979.885.4188

February 18, 2025

Ron Williams
Executive Director
Southeast Texas Housing Finance Corporation
11111 S. Sam Houston Pkwy. E.
Houston, TX 77089

RE: Heritage Park, 581 Acres Lane, Sealy, Texas 77474
TDHCA # 25064

Dear Mr. Williams:

We would like to express our support for Heritage Park, a proposed affordable senior housing development at 581 Acres Lane in Sealy, Texas. We understand that Heritage Park SETH Housing, LP is submitting a request for housing tax credits from the Texas Department of Housing and Community Affairs.

The HOA Inc. of Austin County, Meals on Wheels qualifies as a tax-exempt non-profit community or civic organization that serves the Sealy community. Our organization's primary purpose is providing services to senior citizens ages 60 plus particularly meals to those homebound and congregate on site. Please see attached documentation of our tax-exempt status and evidence of our existence and participation in the Sealy community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for a funding award. If you need additional information, you may contact me at hoamow@gmail.com or 979 -885-4188

Sincerely,

Theadra Curry

Chief Executive Officer
Theadra Curry

SEALY CHRISTIAN PANTRY, INC.

P. O. Box 162

Sealy, Texas 77474

February 18, 2025

Ron Williams

Executive Director

Southeast Texas Housing Finance Corporation

11111 S. Sam Houston Pkwy E.

Houston, TX 77089

RE: Heritage Park, 581 Acres Lane, Sealy, Texas 77474

TDHCA #25064

Dear Mr. Williams:

We would like to express our support for Heritage Park, a proposed affordable senior housing development at 581 Acres Lane in Sealy, Texas. We understand that Heritage Park SETH Housing, LP is submitting a request for housing tax credits from the Texas Department of Housing and Community Affairs.

The Sealy Christian Pantry, Inc. qualifies as a tax-exempt non-profit community organization that serves the Sealy community. Our organization's primary purpose is to provide food for individuals and families who are in need. Attached is documentation of our tax-exempt status. Also attached is a photograph of the new building we moved into February 1, 2025. The building was paid for completely by fundraising activities in the Sealy area. Our Facebook page at "Sealy Christian Pantry" provides information about Pantry activities in Sealy.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for a funding award. If you need additional information, you may contact me at sealychristianpantry.org or telephone number 979-885-3866.

Sincerely,

Jane D. Gipson

Jane D. Gipson, Secretary

Attachments

BAYOU COUNTRY HOUSING TRUST FUND, INC.

(a 501(c)3 Non-Profit)

11111 S. Sam Houston Parkway East, Houston, Texas 77089, 281-484-4663

February 19, 2025

Ron Williams, Executive Director

Southeast Texas Housing Finance Corporation

11111 S. Sam Houston Parkway East

Houston, Texas 77089

RE: Heritage Park, 581 Acres Lane, Sealy, Texas 77474

TDHCA # 25064

Dear Mr. Williams:

We would like to express our support for Heritage Park, a proposed affordable Senior housing development at 581 Acres Lane, Sealy, Texas. We understand that Heritage Park SETH Housing, LP, is submitting a request for housing tax credits from the Texas Department of Housing and Community Affairs.

The Bayou County Housing Trust Fund, Inc. (BCHTF) qualifies as a tax-exempt non-profit community or civic organization that serves the Sealy community. Our organization's primary purpose is to provide support and related services to affordable housing and qualified low-income individuals/families. Please see attached documentation of our tax-exempt status and evidence of our existence and participation in the Sealy community.

BCHTF has provided transitional housing for families and disabled Veterans in Sealy who are facing homelessness. In addition, BCHTF has provided replacement permanent housing for families affected by natural disasters.

Again, we are very please to lend our support to this affordable housing community and ask that you give it favorable consideration for a funding award. If you need further information, please do not hesitate to contact me at 281-484-4663 ext. 105 or bpercell@sethfc.com.

Sincerely,

Ben Percell

Treasurer

Community Input Scoring Items

TDHCA App. Cover'!J34 Self Score Total: 134

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

[x] 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 February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 202 8

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

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

A. Conroe/Lake Conroe Chamber of Commerce
Name of Community Organization
[x] Support [ ] Opposition

Scott Harper
Contact Name

B. Montgomery County Foodbank
Name of Community Organization
[x] Support [ ] Opposition

Joe Contreras
Contact Name

C. Meals on Wheels of Montgomery County
Name of Community Organization
[x] Support [ ] Opposition

Carrie Watkins
Contact Name

D. Compassion United
Name of Community Organization
[x] Support [ ] Opposition

Savannah Cordell
Contact Name

E. NA
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

CERTIFICATE FOR RESOLUTION

I.

On the 6th day of January, 2025, the City Council of the City of Conroe, Texas, consisting of the following qualified members, to-wit: **Duke W. Coon, Mayor; Harry Hardman, Mayor Pro Tem; Council Members David Hairel, Shana R. Arthur, and Marsha Porter**, did convene in public session in the Council Chambers 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: Councilman Howard Wood was absent. 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. 4820-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CONROE, TEXAS, EXPRESSING SUPPORT FOR THE PROPOSED MODERATE-INCOME HOUSING PROJECT TO BE LOCATED AT 601 WEST LEWIS STREET; AUTHORIZING A FEE WAIVER IN THE AMOUNT OF $500; AUTHORIZING THE INTERIM CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING FOR OTHER RELATED MATTERS.

III.

Upon motion of Council Member Hairel, seconded by Council Member Arthur, 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 6th day of January, 2025.

Sami H. Quinlan

SAMI H. QUINLAN, Interim City Secretary

RESOLUTION NO. 4820-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CONROE, TEXAS, EXPRESSING SUPPORT FOR THE PROPOSED MODERATE-INCOME HOUSING PROJECT TO BE LOCATED AT 601 WEST LEWIS STREET; AUTHORIZING A FEE WAIVER IN THE AMOUNT OF $500; AUTHORIZING THE INTERIM CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING FOR OTHER RELATED MATTERS.

* * * * * * * * * * *

WHEREAS, Overland Land Group, LLC (the "Applicant") has proposed the construction of a moderate-income, multi-family rental housing development, named Landmark 601, a redevelopment of existing the Sam Houston Elementary School facility, located 601 West Lewis Street in the City of Conroe (the "Proposed Development"); and

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2025 Competitive Low Income Housing Tax Credits for the Proposed Development; and

WHEREAS, there is a requirement for a *de minimus* commitment of development funding by the Local Political Subdivision, pursuant to Section 2306.6725(a)(5), Texas Government Code.

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

Section 1. The facts and matters set forth in the preamble of this Resolution are hereby found to be true and correct:

Section 2. This Resolution affirms the City of Conroe's support for the Proposed Development.

Section 3. The City of Conroe also affirms that it will waive a portion of the applicable building permit fees in the amount of $500 for the benefit of the Proposed Development and the Applicant shall be responsible for all permit fees in excess of $500.

Section 4. That the Interim City Secretary of the City of Conroe, Texas, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

[Execution on the following page]

PASSED AND APPROVED this 6th day of January, 2025.

DUKE W. COON, Mayor

APPROVED AS TO FORM:

MICHAEL T. GARNER, Interim City Attorney

ATTEST:

SAMI H. QUINLAN, Interim City Secretary

Conroe Lake Conroe Chamber
get connected. stay connected.

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

2 /2 /25

RE: #25165 Landmark 601

Dear Mr. Goldberger:

I am writing this letter to voice my support for TDHCA Tax Credit Application #25165 Landmark 601 to be located at 601 West Lewis Street, in Conroe, TX.

Conroe-Montgomery County 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,

Scott Harper
President
Conroe / Lake Conroe Chamber of Commerce

Montgomery County foodbank

January 30, 2025

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

RE: #251658 Landmark 601

Dear Mr. Goldberger:

I am writing this letter to voice my support for TDHCA Tax Credit Application #25165 Landmark 601 to be located at 601 W. Lewis St. Conroe, TX.

Montgomery County Food Bank 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 to citizens of modest means and this development will help meet that need.

Sincerely,

Joe Contreras
Vice President of Operations and Impact

1 Food For Life Way, Conroe, TX 77385
(936) 271-8800 | mcfoodbank.org

MEALS on WHEELS
MONTGOMERY COUNTY

111 SOUTH 2ND STREET
CONROE, TEXAS 77301
WWW.MOWMC.ORG
936-756-5828

02 02 2025

TDHCA

Josh Goldberger

221 East 11th Street

Austin, TX 78701

RE: #25165 Landmark 601

Dear Mr. Goldberger:

I am writing this letter to voice my support for TDHCA Tax Credit Application #25165 Landmark 601 to be located at 601 West Lewis Street, in Conroe, TX.

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,

Carrie Watkins

Carrie Watkins

President & CEO

Meals on Wheels Montgomery County

compassion
UNITED
outreach - relief - empowerment

February 11, 2025

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

Re: Letter of Support for Landmark 601

To Whom It May Concern,

On behalf of Compassion United, I am pleased to express our support for Overland Property Group's proposed development of Landmark 601, an affordable multifamily community at 601 W. Lewis St., Conroe, TX. While Compassion United does not currently have a working relationship with Overland Property Group, we recognize the significant need for affordable housing in Montgomery County and strongly support initiatives that contribute to addressing this issue.

At Compassion United, we serve individuals experiencing homelessness and extreme poverty, many of whom face barriers to stable and affordable housing. The development of Landmark 601 presents a significant opportunity to provide much-needed housing options for individuals and families within our community. Affordable housing remains critical in breaking the cycle of poverty, and projects like Landmark 601 help create sustainable solutions that benefit the entire region.

We commend Overland Property Group's commitment to repurposing and preserving Sam Houston Elementary for this development, ensuring that additional housing units become available to the Conroe community. Access to safe, stable, and affordable housing is essential for the well-being of individuals and families, and we believe that Landmark 601 will positively impact those in need.

Compassion United appreciates the efforts to bring this project to fruition, and we hope to see its successful implementation. Please do not hesitate to reach out if we can be of further assistance in supporting this initiative.

Sincerely,

Savannah Cordell

SAVANNAH CORDELL
Director of Operations/ Special Events

350 Foster Dr, Conroe, TX 77301
936.274.3799 x701
CompassionUnited.us

Restoring Hope. Transforming Futures

Community Input Scoring Items

TDHCA# 25128 | Self Score Total: 139

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

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

City of Houston
Name of Local Government Body

Fort Bend County
Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

[x] 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
[x] Support [ ] Opposition

Tanya Majied
Contact Name

B. Compudopt
Name of Community Organization
[x] Support [ ] Opposition

Ivory Fakoury
Contact Name

C. Society of St Vincent de Paul Archdiocese of Galveston-Houston
Name of Community Organization
[x] Support [ ] Opposition

Pamela A. Lemp
Contact Name

D. Rupani Foundation USA
Name of Community Organization
[x] Support [ ] Opposition

Marc-Antoine Adam
Contact Name

E. Crime Stoppers of Houston
Name of Community Organization
[x] Support [ ] Opposition

Mimi Zarenchansky
Contact Name

F. ATO Health
Name of Community Organization
[x] Support [ ] Opposition

Michelle Berry
Contact Name

Docusign Envelope ID: 7D4CF5BE-F6CC-47F8-BB63-56E0D837619A

Cit of Houston Te as Resolution o 2025-3

A R S T C RM S RT R TH R S D D M T C RTA R RT S AS A RDA R TA H S ACH CAT D TH TRAT RR T R A R SD CT TH C T H ST T AS R HA A D T TH C T H ST R M T D R S S A D TH S M TTA A A CAT S R C M T T H S TA CR D TS R S CH D M TS MA AR S D S A D R S S R AT T TH S CT

H R AS 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

H R AS 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 2025 Competitive 9% Housing Tax Credits for the Applicant's Project; and

H R AS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto;
TH R R

T R S D TH C T C C TH C T H ST T AS:

Section 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 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.

Docusign Envelope ID: 7D4CF5BE-F6CC-47F8-BB63-56E0D837619A

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.

ASS D A D AD T D 02/12/2025

A R D _____

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is: 02/18/2025.

ATTEST:

DocuSigned by:
Pat Jefferson-Daniel
2F30AB366C0B4B1...

City Secretary of the City of Houston

CITY OF HOUSTON, TEXAS
Signed by:

Mayor of the City of Houston

PREPARED BY:

DocuSigned by:
Irene Chinweze
2D15F4E132574F1...

Senior Assistant City Attorney
(Requested by Michael C. Nichols,
Director of Housing and Community
Development Department)
LD-RE-0000003592
HighQ/Realestate/Housing/KCEA/Resolutions/resosupport9%htcwithinETJ2025

Docusign Envelope ID: 7D4CF5BE-F6CC-47F8-BB63-56E0D837619A

Housing and Community Development Department
Schedule I - Resolutions of Support - ETJ Projects

Applicant Name	Project Name	Project Address	TDHCA Number
Pillar Lafayette, LP	Lafayette Village	4822 E Sam Houston Pkwy N	25003
NH Windstone LP	Hartwood at Windstone	19735 Clay Rd	25031
CSH Riverside Garden Villas, Ltd.	Riverside Garden Villas	SWC of Riverside Grove Dr and Addicks Clodine Rd	25128

Docusign Envelope ID: 7D4CF5BE-F6CC-47F8-BB63-56E0D837619A

Meeting 2/12/2025

Aye	No	
✓		**Ma or hit ire**
		Council Me ers
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Flickinger
✓		Thomas
✓		Huffman
✓		Castillo
✓		Martinez
✓		Pollard
✓		Castex-Tatum
✓		Ramirez
✓		Davis
✓		Carter
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW
Date: 2/18/2025

A RESOLUTION OF FORT BEND COUNTY COMMISSIONER'S COURT SUPPORTING THE APPLICATION BY CSH RIVERSIDE GARDEN VILLAS, LTD TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS ("TDHCA") AND THE DEVELOPMENT OF RIVERSIDE GARDEN VILLAS

WHEREAS, CSH Riverside Garden Villas, Ltd. (the "**Applicant**") has proposed the construction of an up to 90-unit affordable multi-family rental housing development, named Riverside Garden Villas to be located at the SWC of Riverside Grove and Addicks Clodine in Fort Bend County (the "**Proposed Development**"); and

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (**"TDHCA"**) for 2025 Competitive 9% Housing Tax Credits for the Proposed Development (the "**Application #25128"**)); and

WHEREAS, Fort Bend County (the **"County"**), acting through the Fort Bend County Commissioner's Court, its' governing body, supports the Proposed Development and the related Application #25128 to TDHCA.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY THAT:

1. Fort Bend County, acting through its' governing body, hereby confirms that it supports Application #25128 and the Proposed Development.

2. This formal action has been taken to put on record the opinion expressed by Fort Bend County on this date.

3. Fort Bend County, acting through its' governing body, hereby confirms that upon successful award of 2025 Competitive 9% Housing Tax Credits, the County commits to providing reduced fees or contribution of other value that equals a minimum of $500 for the benefit of CSH Riverside Garden Villas, Ltd.

4. The Fort Bend Couty Commissioner's Court is hereby authorized, empowered, and directed to certify this resolution to TDHCA.

PASSED, APROVED and RESOLVED on this 25 day of February 2025

FORT BEND COUNTY COMMISSIONER'S COURT:

By: KP George
KP George, County Judge

Attest:

Laura Richard
Laura Richard, County Clerk

COMMISSIONERS COURT STATE OF TEXAS FORT BEND COUNTY, TEXAS

02/26/2025 Original (e) sent to Ali Hasanali / Mimi Arce, Commissioner Precinct 4

GOODWILL HOUSTON

February 19, 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Riverside Garden Villas in Houston, Texas, TDHCA Application #25128

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Riverside Garden Villas housing development, TDHCA application No. 25128, located at SWC of Riverside Grove and Addicks Clodine Houston, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Riverside Garden Villas, Ltd.

As the City of Houston 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. Riverside Garden Villas 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, located at 1140 West Loop N, Houston, TX 77055. As part of the neighborhood and community in which Riverside Garden Villas will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Tanya Majied

Tanya Majied
Senior Director of Workforce Development
Goodwill Industries of Houston
1140 West Loop N, Houston, TX 77055
tmajied@goodwillhouston.org
832-900-7456

February 14th , 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Riverside Garden Villas in Houston, Texas, TDHCA Application #25128

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As the City of Houston 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. Riverside Garden Villas 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.

Compudopt is a 501c3 Non-profit located at 1602 Airline Drive, Houston Tx 77009. As part of the neighborhood and community in which Riverside Garden Villas will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Ivory Fakoury

Compudopt Program Director

February 15, 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Riverside Garden Villas in Houston, Texas, TDHCA Application #25128

Dear Mr. Wilkinson,

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As the City of Houston 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. Riverside Garden Villas 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 not for profit located at 1035 Cortlandt St. Houston, TX 77008. As part of the neighborhood and community in which Riverside Garden Villas will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Pamela A. Lemp
President, All Saints SVdP Food Pantry

RUPANI FOUNDATION

Houston, 12 February 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Riverside Garden Villas in Houston, Texas, TDHCA Application #25128

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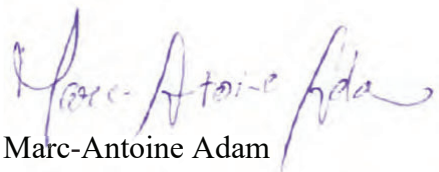
The Rupani Foundation USA is a non-profit organization located at 8303 Southwest Freeway, Ste. 495, Houston, Texas. As part of the neighborhood and community in which Riverside Garden Villas will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,



Marc-Antoine Adam
Chief Executive Officer
Rupani Foundation USA
8303 Southwest Freeway, Ste. 495, Houston, TX 77074
madam@rupanifoundationusa.org
Office: (713) 777-5059
Cell: (346) 627-6598

February 13, 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Riverside Garden Villas in Houston, Texas, TDHCA Application #25128

Dear Mr. Wilkinson,

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The Crime Stoppers of Houston is a non-profit located at 3001 Main Street, Houston, TX 77002. As part of the neighborhood and community in which Riverside Garden Villas will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Mimi Zarenchansky

Mimi Zarenchansky
Strategic Operations Director
Crime Stoppers of Houston

ATO HEALTH

February 19, 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Riverside Garden Villas in Houston, Texas, TDHCA Application #25128

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The ATO Health is a non-profit located at 8717 Humble Westfield Rd. Humble, Tx 77338. As part of the neighborhood and community in which Riverside Garden Villas will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Michelle Berry

Community Input Scoring Items

TDHCA#: 25031 | Self Score Total: 139

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

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

City of Houston City Council
Name of Local Government Body

Harris County Commissioner's Court
Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. ARTReach
Name of Community Organization
[x] Support [ ] Opposition

Nicole Moraw
Contact Name

B. Raise Up
Name of Community Organization
[x] Support [ ] Opposition

Kate Yadan
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

Docusign Envelope ID: 7D4CF5BE-F6CC-47F8-BB63-56E0D837619A

Cit of Houston Te as Resolution o 2025-3

A R S T C RM S RT R TH R S D D M T C RTA R RT S AS A RDA R TA H S ACH CAT D TH TRAT RR T R A R SD CT TH C T H ST T AS R HA A D T TH C T H ST R M T D R S S A D TH S M TTA A A CAT S R C M T T H S TA CR D TS R S CH D M TS MA AR S D S A D R S S R AT T TH S CT

H R AS 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

H R AS 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 2025 Competitive 9% Housing Tax Credits for the Applicant's Project; and

H R AS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto;
TH R R

T R S D TH C T C C TH C T H ST T AS:

Section 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.

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Docusign Envelope ID: 7D4CF5BE-F6CC-47F8-BB63-56E0D837619A

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.

ASS D A D AD T D 02/12/2025

A R D _____

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is: 02/18/2025.

ATTEST:

DocuSigned by:
Pat Jefferson-Daniel
2F30AB366C0B4B1...
City Secretary of the City of Houston

CITY OF HOUSTON, TEXAS
Signed by:

Mayor of the City of Houston

PREPARED BY:

DocuSigned by:
Irene Chinweze
2D15F4E132574F1...
Senior Assistant City Attorney
(Requested by Michael C. Nichols,
Director of Housing and Community
Development Department)
LD-RE-0000003592
HighQ/Realestate/Housing/KCEA/Resolutions/resosupport9%htcwithinETJ2025

Docusign Envelope ID: 7D4CF5BE-F6CC-47F8-BB63-56E0D837619A

Housing and Community Development Department
Schedule I - Resolutions of Support - ETJ Projects

Applicant Name	Project Name	Project Address	TDHCA Number
Pillar Lafayette, LP	Lafayette Village	4822 E Sam Houston Pkwy N	25003
NH Windstone LP	Hartwood at Windstone	19735 Clay Rd	25031
CSH Riverside Garden Villas, Ltd.	Riverside Garden Villas	SWC of Riverside Grove Dr and Addicks Clodine Rd	25128

Docusign Envelope ID: A13587DE-6060-4B2A-9D75-F5815E7B244A

1001 Preston St., 1st Floor
Houston, Texas 77002

Harris County, Texas

Commissioners Court

Request for Court Action

File #: 25-1048 **Agenda Date:** 2/6/2025 **Agenda #:** 335.

Primary Department: Housing and Community Development
Primary Department Head/Elected Official: Executive Director, Thao Costis

Secondary Department: N/A
Secondary Department Head/Elected Official: N/A

	YES	NO	ABSTAIN
Judge Lina Hidalgo	☐	☐	☐
Comm. Rodney Ellis	☑	☐	☐
Comm. Adrian Garcia	☑	☐	☐
Comm. Tom S. Ramsey	☑	☐	☐
Comm. Lesley Briones	☑	☐	☐

Regular or Supplemental RCA: Supplemental RCA
Type of Request: Tax Credit Application Resolution

Project ID (if applicable)**:** N/A
Vendor/Entity Legal Name (if applicable)**:** N/A

MWBE Contracted Goal (if applicable)**:** N/A
MWBE Current Participation (if applicable)**:** N/A
Justification for 0% MWBE Participation Goal: N/A - Goal not applicable to request

Grant Indirect Costs Rate (if applicable)**:** N/A
Justification for 0% Grant Indirect Costs Rate (if applicable)**:** N/A - Not a grant item

Request Summary (Agenda Caption):
Request by Housing and Community Development for approval of a Resolution of Support for the Hartwood at Windstone 9% Affordable Housing Tax Credit Project.

Background and Discussion:
On June 25, 2019, the Harris County Commissioners Court approved the HCHCD Multi-family Rental Housing and Tax-Credit Application Review and Resolution Request Policy and Criteria. These guidelines align with the goals of the Harris County Consolidated Plan and Fair Housing Assessment, which aims to promote and preserve quality affordable housing in the Harris County.

Under the Texas Department of Housing and Community Affairs (TDHCA) Qualified Allocation Plan (QAP), developers are required to request a resolution from the local government expressing support or no objection for their proposed housing development projects. TDHCA awards points for these resolutions as part of the tax credit application process.

As per the QAP Local Government Resolution requirements, 9% tax credit applications can request either a resolution of Support or Non-objection from Harris County, while 4% tax credit applications can only request a resolution of non-objection.

HCD staff reviews the applicant's submission and recommends a resolution of Support or No-Objection to the

Docusign Envelope ID: A13587DE-6060-4B2A-9D75-F5815E7B244A

Harris County Commissioners Court if all guidelines and criteria are met. However, it is important to note that a resolution from the local government is not a guarantee of funding from Harris County or a tax credit from TDHCA, but rather expresses support or no objection for the proposed development within the jurisdiction.

The Housing and Community Development Department (HCD) is requesting approval of a Resolution of Support for the Hartwood at Windstone is a 9% Multi-family Tax Credit Affordable Housing Project. The project has met the guidelines and policy criteria set forth by the resolution request policy and criteria. The project is located in the City of Houston's Extra-Territorial Jurisdiction (ETJ), and the developer will also request a resolution of Support from the City of Houston as part of their tax credit application requirement (TDHCA). HCD recommends that the Harris County Commissioners Court approve the resolution of support for this project.

Expected Impact:
Approving the resolution of support for this project will satisfy the TDHCA QAP tax credit application requirement for the developer to seek local government support for the project and increase the likelihood that this project will receive appropriate financing to provide additional opportunities for quality and affordable housing in Harris County. No fiscal impact to the County is anticipated.

Alternative Options:
If the resolution of Support is not approved, it will deny the proposed development the necessary support and reduce the chance of the 9% HTC application to TDHCA receiving a tax credit, ultimately reducing the likelihood of the proposed affordable housing units being constructed.

County Strategic Plan Goal: 6. Help residents achieve housing stability.
County Strategic Plan Objective: U: Build and preserve affordable housing, particularly for low-income families.

Justice/Safety Initiative (Goal 1): N/A
Infrastructure Initiative (Goal 2): N/A
Economy Initiative (Goal 3): N/A
Health Initiative (Goal 4): N/A
Climate/Resilience Initiative (Goal 5): N/A
Housing Initiative (Goal 6): N/A

Presented to Commissioners Court

February 6, 2025

Approve: G/B

Additional notes related to the Strategic Plan:

Prior Court Action (if any)**:**

Date	Agenda Item #	Action Taken

Location:
Address (if applicable): 19735 Clay Road Houston, TX 77449
Precinct(s): Precinct 4

Fiscal and Personnel Summary

powered by Legistar™

Docusign Envelope ID: A13587DE-6060-4B2A-9D75-F5815E7B244A

Service Name				
	Current Fiscal Year Cost			**Annual Fiscal Cost**
	Labor	**Non-Labor**	**Total**	**Recurring Expe**
Funding Sources				
Existing Budget				
Choose an item.	$	$	$	$
Choose an item.	$	$	$	$
Choose an item.	$	$	$	$
Total Existing Budget	$	$	$	$
Additional Budget Request (*Requires Fiscal Review Request Form*)				
Choose an item.	$	$	$	$
Choose an item.	$	$	$	$
Choose an item.	$	$	$	$
Total Additional Budget Reque	$	$	$	$
Total Funding Sources	**$**	**$**	**$**	**$**
Grants - Proposed Budget (*To be filled out by Grants staff only*)				
	Labor	**Non-Labor**	**Total**	**No. of Grant Years**
Local Match Source - Existing Bu	$	$	$	
Local Match Source - Additional	$	$	$	
Grant Funds Applied for/Awa	$	$	$	
Personnel (*Fill out section only if requesting new PCNs*)				
Current Position Count for Ser	-	-	-	-
Additional Positions Request	-	-	-	-
Total Personnel	**-**	**-**	**-**	**-**

Anticipated Court Date: 2/6/2025

Anticipated Implementation Date (if different from Court date): 2/6/2025

Emergency/Disaster Recovery Note: Not an emergency, disaster, or COVID-19 related item

Contact(s) name, title, department: Walter Peacock, Assistant Director of Planning

Attachments (if applicable)**:** Resolution of Support (3 copies; one (1) for court records and return the other two (2) to HCD); Resolution Request Supporting Documents from Developer (Request letter, Community Summary, Maps, Community Support Letters)

powered by Legistar™

Docusign Envelope ID: A13587DE-6060-4B2A-9D75-F5815E7B244A

Summary of a Resolution Request for 9% HTC Property

Hartwood at Windstone
19735 Clay Road Houston, TX 77449; Harris County, COH ETJ, Precinct 4
Multifamily, New Construction
9% Competitive

Recommendation: The Harris County Housing and Community Development Department (HCD) recommends a Resolution of Support for the proposed multifamily development, Hartwood at Windstone.

The proposed development aligns with HCD's Affordable Housing Policy for multi-family housing and will provide additional units in Harris County. The developer has submitted a Multifamily Concentration waiver due to a HTC project under construction in the vicinity. The waiver has been reviewed by the Planning Department and Executive Director, Thao Costis.

The applicant has met the criteria and requirements outlined in HCD's Affordable Rental Housing Policies and Guidelines, allowing them to request a resolution from Harris County. This resolution would indicate that the project is in compliance with the current Fair Housing Assessment and the Consolidated Plan for Harris County.

Property Summary: The proposed development, Hartwood at Windstone, is a multi-family apartment complex located in the Cloverleaf area of unincorporated Harris County, in the City of Houston ETJ, and Precinct 4. The surrounding properties are composed of an Elementary school, multi-family housing developments and a few small-scale commercial developments located along Clay Road. The development will comprise a total of 123 units, of which 90 will be designated as low-income units. The unit mix includes 37 one-bedroom, 72 two-bedroom, and 16 three-bedroom units. All units will be made affordable to households earning at or below 60% of the area median family income (AMFI). On-site amenities such as a clubroom w/ wi-Fi & TVs, resort-style pool with grilling areas, catering/ demonstration kitchen, library & business lounge, fitness center, dog park, game & media room, controlled access entry, and children's playscape will be available to residents.

Proximity to Services: The proposed development is located in the Katy area, in the western part of Harris County. Essential services such as grocery stores, schools, parks, medical facilities, and community services are within 3 miles of the property, including Joe Vs' Smart Shop, Walgreens Pharmacy, Katherine Tyra Branch Library, Mayde Creek MUD North Park, Jack & Sharon Rhoads elementary school, Cardiff Junior High school, and Mayde Creek High School. Educational opportunities for post-secondary education are also available within 3.72 miles of the property at Houston Community College Katy Campus. The nearest hospital, Houston Methodist West Hospital, is situated 3 miles away.

Docusign Envelope ID: A13587DE-6060-4B2A-9D75-F5815E7B244A

Income, Ethnic Concentration and Socioeconomic Indicators: The proposed property is situated in a Census Tract with a poverty rate of 10.93%, which is lower than the Houston-The Woodlands-Sugar Land Metropolitan Statistical Area's poverty rate of 14.8%, and Harris County's poverty rate of 16.8%. The median family income (MFI) of this Census Tract is $135,042 which represents 173% of the MFI of the entire metropolitan area ($78,061) The Census Tract has a racial/ethnic concentration of 32% Hispanic residents, and an overall minority concentration of 58.5%, including all residents except those identifying as White Non-Hispanic. According to HUD's criteria, this Census Tract does not meet the definition of a racially or ethnically concentrated area of poverty (R/ECAP) due to its relatively low poverty rate.

Crime: According to *Neighborhood Scout,* the area surrounding the proposed property has a crime index that is 11% safer than the national average, with a 0.94% chance (1 in 106) of becoming a victim of crime. The national median for property crimes is 20 per 1,000 residents, the median for the project area is 41.67. There is a 4.17% chance (1 in 24) of being a victim of a property crime.

Floodplain / Health & Safety: The proposed property is not located within the 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA). As per the information provided by the applicant, the property has not flooded in the past 10 years.

Public Transportation and Walkability: At present, partial sidewalks are present along Clay Rd in either direction. The nearest crosswalk is .25 miles away at the intersections of Fry Rd and Clay Rd. There is a grocery store, shopping centers, and convenience stores within walking distance of the property. The are no bus stops or Park & Ride stops in proximity.

Community Outreach and Support: The applicant has made efforts to engage and seek support from the local community where the proposed development is located. The submission packet includes letters of notification to various stakeholders in the community, including School Districts, Elected Officials, the State Representative.

The applicant also took additional steps to ensure that the community was informed and had the opportunity to provide input. A 3x5-foot notification sign was posted on the property, located 15 feet from the street, to inform the community of the proposed development. A public hearing will be held on February 3, 2025 in the area where the development site is located and notice of the hearing was sent to local civic associations, the Independent School District (ISD), and other community-based organizations.

The applicant also reached out to Precinct 4 on January 14, 2025 to brief the commissioner, Lesley Briones, on the proposed project and respond to any questions and requests.

Overall, the applicant has demonstrated a commitment to community engagement and transparency, working closely with the community and addressing their concerns and feedback throughout the process.

Docusign Envelope ID: A13587DE-6060-4B2A-9D75-F5815E7B244A

Local Government Resolution of Support
9% Tax Credit

WHEREAS, **Blazer Building / Nantucket Housing LLC** has proposed a development for affordable rental housing at **19735 Clay Road Houston, TX 77449** / TDHCA Application **# 25031** named **Hartwood at Windstone** in the **City of Houston ETJ and Unincorporated Harris County**; and

WHEREAS, **Blazer Building / Nantucket Housing LLC** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for **2025 9%** Housing Tax Credits for **Hartwood at Windstone**;

It is hereby

RESOLVED, that the County of **Harris**, acting through its governing body**,** hereby confirms that **SUPPORTS** the proposed **Hartwood at Windstone** development located at **19735 Clay Road Houston, TX 77449,** TDHCA Application # **25031** and that this formal action has been taken to put on record the opinion expressed by the County of **Harris** on **February 6, 2025** 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 6th day of February **2025**.

Approved this 6th day of February **2025**.

By: DocuSigned by: 266C1B1FCB5A4DC...

County Judge **Lina Hidalgo**,

Harris County, Texas

	YES	NO	ABSTAIN
~~Judge Lina Hidalgo~~	☐	☐	☐
Comm. Rodney Ellis	☑	☐	☐
Comm. Adrian Garcia	☑	☐	☐
Comm. Tom S. Ramsey	☑	☐	☐
Comm. Lesley Briones	☑	☐	☐

Presented to Commissioners Court

February 6, 2025

Approve: G/B

February 1, 2025

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

RE: Hartwood at Winstone Apartments– TDHCA # 25031

Dear Mr.Campbell,

I am writing to you to express our support for NH Windstone LP in their development of Hartwood at Windstone Apartments, TDHCA #25031, an affordable multifamily housing community to be located at 19735 Clay Rd., Houston, Harris County TX 77449.

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. We are acutely aware of the need for this type of housing in the neighborhood and fully support its development.

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

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

Nicole Moraw
Executive Director, ARTreach
832-483-7721
n.moraw@artreachtexas.org
23501 Cinco Ranch Blvd. Suite H120, #262
Katy, TX 77494
www.artreachtexas.org

RAISE UP FAMILIES
Stronger Families. Brighter Futures.

January 24, 2025

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

RE: Hartwood at Winstone Apartments– TDHCA # 25031

Dear Mr. Campbell:

I am writing to you to express our support for NH Windstone LP in their development of Hartwood at Windstone Apartments, TDHCA # 25031, an affordable multifamily housing community to be located at 19735 Clay Rd., Houston, Harris County TX 77449.

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 single working mothers and their children providing programs 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 (713)973-8083.

Sincerely,

Kate Yadan
Executive Director

Community Input Scoring Items

TDHCA# 25150 | Self Score Total: 139

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

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

City of Houston
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Mental Health America of Greater Houston
Name of Community Organization

Renae Vania Tomczak
Contact Name

[x] Support [ ] Opposition

B. RaiseUp Families
Name of Community Organization

Kate Yadan
Contact Name

[x] 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

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

City of Houston, Texas Resolution No. 2025-7

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 COMPETITIVE 9% 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 2025 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, TEXAS:

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.

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

PASSED AND ADOPTED ON 02/12/2025

APPROVED ON _____

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is: 02/18/2025

ATTEST:

DocuSigned by:
Pat Jefferson-Daniel
2F30AB366C0B4B1...

City Secretary of the City of Houston

CITY OF HOUSTON, TEXAS
Signed by:

Mayor of the City of Houston

PREPARED BY:

DocuSigned by:
Irene Chinweze
2D1564513257451...

Senior Assistant City Attorney
(Requested by Michael C. Nichols,
Director of Housing and Community
Development Department)
LD-RE-0000003592
HighQ/Realestate/Housing/KCEA/Resolutions/resosupport9%withinthecity2025

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

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

Applicant Name	Project Name	Project Address	TDHCA Number
Kingfield Trails, LP	Kingfield Trails	15606 Kingfield Trail	25150
7401 East Little York Road Propco, L.P.	Cedar Brook Village	NEC of Little York Rd and Cheeves Dr	25074
CSH Lofts at Little York, Ltd.	Lofts at Little York	SEC of E Little York Road and Castleston Street	25125
Trinity East 9% Affordable Senior, LP	Trinity East Senior	2620 Live Oak Street	25090
9677 South Kirkwood Drive Propco, LP.	The Ashbourne	9677 S Kirkwood Rd	25073
Houston DMA Housing IV, LLC	Westmond Flats	NEQ of Westheimer Road & Richmond Ave	25203
NHH Bissonnet, LLC	New Hope Housing Bissonnet	Bissonnet and Hwy 6 at Castlemont	25250
CSH Silverleaf Senior Living, Ltd.	Silverleaf Senior Living	SEC of Blackhawk Blvd and Texas Sage Drive	25126
Connect Hillcroft, LLC	Connect Hillcroft	6420 Hillcroft	25126
Labrador Trails, LP	Labrador Trails	14201 Labrador	25149

Mental Health America of Greater Houston

CHAIR
Asim A. Shah, MD

VICE CHAIR
Liz Sweigart, PhD

SECRETARY/TREASURER
Denise Sanders

BOARD OF DIRECTORS
Assistant Chief Yasar Bashir
Tony Colunga
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Nasruddin Rupani

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Joan Alexander
Jim McIngvale

DIRECTORS EMERITI
Maureen Hackett
George Parnham

POSTUMOUS EMERITUS
Philip Burguières (*2000 – 2016*)

PRESIDENT | CEO
Renae Vania Tomczak

January 14, 2025

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

RE: Clarke Lofts, Clarke Crossing, Labrador Trails, Fellows Crossing, and Kingfield Trails TDHCA Applications

Dear Mr. Campbell:

I am writing this letter to extend our support for TDHCA Tax Credit Applications:

Clarke Lofts to be located at SWQ W Fuqua St and Bathurst Dr in Houston, TX;
Clarke Crossing to be located at the SEQ W Fuqua Street and Buxley Street in Houston, TX;
Labrador Trails to located at 14201 Labrador Drive in Houston, TX;
Fellows Crossing to be located at NWC Fellows Rd and Del Papa St in Houston, TX; and Kingfield Trails to be located at 15606 Kingfield Drive in Houston, TX.

Mental Health America of Greater Houston is a tax-exempt nonprofit organization that serves the residents of Harris County, including the proposed development sites. The premise of our work is that mental health is key to wellbeing and impacts success in work, play, learning, and leisure.

People living with mental health challenges face barriers to finding and maintaining stable housing. There are numerous causes of mental health challenges, however, there is evidence that the accessibility of stable and affordable housing can improve mental health. As much as the benefits of stable housing can help uplift mental health, the repercussions of a lack of stable and affordable housing can exacerbate mental health challenges, which impact the overall health of the community.

I fully support your efforts to bring this project to life and I look forward to the positive impact this project will have to create a healthier, more inclusive, and resilient community for all.

Sincerely,

Renae Vania Tomczak

Renae Vania Tomczak, MBA
President | CEO

RAISEUP FAMILIES
Stronger Families. Brighter Futures.

February 5, 2025

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

RE: Labrador Trails, Fellows Crossing, and Kingfield Trails
TDHCA Applications

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Applications:

Labrador Trails to located at 14201 Labrador Drive in Houston, TX;
Fellows Crossing to be located at NWC of Fellows Rd & Del Papa St in Houston, TX; and
Kingfield Trails to be located at 15606 Kingfield Drive in Houston, TX.

RaiseUp Families Center is a non-profit 501c3 that serves families and their children who are on the brink of homelessness. We realize the importance of subsidized housing as the rental prices in Houston are hardly affordable for our clients. 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,

Kate Yadan
Executive Director

CYPRESS FAIRBANKS
INDEPENDENT SCHOOL DISTRICT
LEARN • EMPOWER • ACHIEVE • DREAM

Teresa Hull
Associate Superintendent for Governmental Relations, Communications & Chief of Staff

January 9, 2025

Texas Department of Housing and Community Affairs
ATTN: Director of Multifamily Finance
221 East 11th Street
Austin, TX 78701-2401

RE: Kingfield Trails, LP
15606 Kingfield Drive
Houston, TX 77084

Dear Sir:

Cypress Fairbanks Independent School District has received notice of the application for Competitive Housing Tax Credits for the referenced property. This application is for approximately 90 units of family housing. Cypress Fairbanks ISD has communicated with this group and they have responded with the attached letter stating they do not intend to apply for a reduction or exemption of ad valorem taxes. As a result of their intent not to apply for a reduction or exemption of ad valorem taxes, Cypress Fairbanks ISD has no objection to the issuance of these Housing Tax Credits. However, in the event the group does in the future decide to apply for a reduction or exemption of ad valorem taxes, Cypress Fairbanks ISD would be in opposition to the awarding of Housing Tax Credits.

Please contact me at (281) 517-6332 if you have any questions.

Sincerely,

Teresa Hull

Teresa Hull
Associate Superintendent for Governmental Relations, Communications and Chief of Staff

10300 Jones Road, Houston, Texas 77065 | P.O. Box 692003, Houston, Texas 77269-2003
Office: 281-517-6332 Fax: 281-517-2125

From: Michael Fogel <mfogel@trinityhousingdevelopment.com>
Sent: Thursday, January 9, 2025 11:48 AM
Subject: Kingfield Trails Housing Tax Credit Application Notice

Dear Official:

Kingfield Trails, LP is making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for Kingfield Trails to be located at 15606 Kingfield Dr, Houston (Limited Purpose Annexation), TX 77084 in Harris County. This proposed new construction development will be an apartment community comprised of approximately units of which 90 units will be reserved for residents at or averaging 60% of Area Median Income or below. The residential density of the Development, i.e., the number of Units per acre, is approximately 33.74. At this time, the Development does not intend to seek a tax exemption related to this project.

In the spring, TDHCA will hold public hearings in various locations around the state or virtually to gather input on Competitive Housing Tax Credit applications. The hearing schedule along with contact information for written public comment will be posted on TDHCA's Public Comment Center website (https://www.tdhca.texas.gov/tdhca-public-comment-center) later this year. An interested party or Neighborhood Organization can provide comments on Competitive Housing Tax Credit applications at each hearing, or can provide written comments to TDHCA by email at HTCPC@tdhca.state.tx.us, or by mail at: Texas Department of Housing and Community Affairs, Public Comment - Multifamily Finance Division, P.O. Box 13941, Austin, TX 78711-3941.

Note that in order for input on Competitive Housing Tax Credit applications to be included in the materials relating to presentation for awards to be provided to the Governing Board of TDHCA, such input must be received by TDHCA by 5:00 p.m., Austin TX local time, on June 3, 2025.

Sincerely,

Michael Fogel
Representative for Kingfield Trails, LP
1100 W 23rd Street, Suite 141
Houston TX, 77008
Phone: 713-409-0211
Email: mfogel@trinityhousingdevelopment.com

Michael Fogel
Vice President
1100 W 23rd Street, Suite 141
Houston, TX 77008
cell: 713.409.0211
TRINITY
HOUSING DEVELOPMENT

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Community Input Scoring Items

TDHCA#: 25178 | Self Score Total: 132

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

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

City of Houston
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. KIPP Texas Public Schools
Name of Community Organization
[X] Support [ ] Opposition

Sehba Ali, CEO
Contact Name

B. Legacy Community Health
Name of Community Organization
[X] Support [ ] Opposition

Chree Boydstun, Chief Development and External Affair
Contact Name

C. St. Luke's United Methodist Church
Name of Community Organization
[X] Support [ ] Opposition

Thomeas J. Pace, III, Senior Pastor
Contact Name

D. YMCA of Greater Houston
Name of Community Organization
[X] Support [ ] Opposition

Stephen Ives
Contact Name

E.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

City of Houston, Texas Resolution No. 2025-7

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 COMPETITIVE 9% 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 2025 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, TEXAS:

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.

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

PASSED AND ADOPTED ON 02/12/2025

APPROVED ON _____

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is: 02/18/2025

ATTEST:

DocuSigned by:
Pat Jefferson-Daniel
2F30AB366C0B4B1...

City Secretary of the City of Houston

CITY OF HOUSTON, TEXAS
Signed by:

Mayor of the City of Houston

PREPARED BY:

DocuSigned by:
Irene Chinweze
3D15F4F132574F1...

Senior Assistant City Attorney
(Requested by Michael C. Nichols,
Director of Housing and Community
Development Department)
LD-RE-0000003592
HighQ/Realestate/Housing/KCEA/Resolutions/resosupport9%withinthecity2025

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

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

Applicant Name	Project Name	Project Address	TDHCA Number
Kingfield Trails, LP	Kingfield Trails	15606 Kingfield Trail	25150
7401 East Little York Road Propco, L.P.	Cedar Brook Village	NEC of Little York Rd and Cheeves Dr	25074
CSH Lofts at Little York, Ltd.	Lofts at Little York	SEC of E Little York Road and Castleston Street	25125
Trinity East 9% Affordable Senior, LP	Trinity East Senior	2620 Live Oak Street	25090
9677 South Kirkwood Drive Propco, LP.	The Ashbourne	9677 S Kirkwood Rd	25073
Houston DMA Housing IV, LLC	Westmond Flats	NEQ of Westheimer Road & Richmond Ave	25203
NHH Bissonnet, LLC	New Hope Housing Bissonnet	Bissonnet and Hwy 6 at Castlemont	25250
CSH Silverleaf Senior Living, Ltd.	Silverleaf Senior Living	SEC of Blackhawk Blvd and Texas Sage Drive	25126
Connect Hillcroft, LLC	Connect Hillcroft	6420 Hillcroft	25126 25178
Labrador Trails, LP	Labrador Trails	14201 Labrador	25149

KIPP TEXAS PUBLIC SCHOOLS

Austin
8509 FM 969 | Building 513
Austin, TX 78724 | (512) 501-3643

Dallas-Fort Worth
3833 Simpson Stuart Rd
Dallas, TX 75241 (972) 323-4200

Houston
10711 KIPP Way
Houston, TX 77099 | (832) 328-1051

San Antonio
8915 Callaghan Rd
San Antonio, TX 78230 (210) 734-4500

February 19, 2025

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

Dear Mr. Wilkinson,

I am writing to express KIPP Texas Public Schools' support for Connect Community's 2025 application to the Texas Department of Housing and Community Affairs for an allocation of Low-Income Housing Tax Credits to construct the Connect Hillcroft project in Houston, Texas (TDHCA Application #25178).

KIPP Texas is a nonprofit organization that operates a network of public charter schools across Greater Houston, including our KIPP Bellaire campus, located at 6700 Bellaire Blvd, in the heart of the Gulfton community. As an integral part of this community, KIPP is particularly invested in initiatives that promote the well-being of the families we serve. The Connect Hillcroft project presents an incredible opportunity to improve the quality of life for residents in this community. By providing affordable housing for low-income families and senior citizens, this development will directly benefit many of the families of our students, helping to address one of the most pressing challenges in our community—access to safe and affordable housing.

We believe this development will enhance the quality of life for senior citizens in the area by providing much-needed affordable housing. If you have any questions, please do not hesitate to contact me at (832)328-1051 or via email at Sehba.Ali@kipptexas.org.

Thank you for your consideration.

Sincerely,

Sehba Ali
Chief Executive Officer
KIPP Texas Public Schools

LEGACY COMMUNITY HEALTH
PO Box 66308
Houston, TX 77266
T (832) 548 5000
LegacyCommunityHealth.org

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Tax Credits to Construct the Connect Hillcroft project in Houston, Texas, TDHCA Application #25178.

Dear Mr. Wilkinson,

Please accept this letter expressing my support to allocate tax credits from the Texas Department of Housing and Community Affairs (Application #25178) to Connect Hillcroft Apartments, an affordable housing development located at 6420 Hillcroft Street in Harris County.

Legacy Community Health Services, Inc. (Legacy) is a 501(c)(3) nonprofit organization and a Federally Qualified Community Health Center (FQHC). Legacy serves the Houston community by providing residents with access to affordable and comprehensive primary and preventative healthcare services. These services include adult primary care, pediatrics, behavioral health, dental, HIV/STD screening & treatment, LGBTQ services, OB/GYN, pharmacy, vaccinations & immunizations, and vision services. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Connect Hillcroft will serve our clients well and will promote a high quality of life for the underserved citizens and seniors of Houston and Harris Co

If you have questions regarding my support of this proposed development, please contact me at (832) 548-5000 or cboydstun@legacycommunityhealth.org. Thank you for your consideration.

Sincerely,

Chree Boydstun

Chree Boydstun
Chief Development and External Affairs Officer
Legacy Community Health Services
1415 California St
Houston, TX 77006

St. Luke's
United Methodist Church
Thomas J. Pace III
Senior Pastor

February 13, 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Tax Credits to Construct the Connect Hillcroft project in Houston, Texas, TDHCA Application #25178.

Dear Mr. Wilkinson,

I am writing this letter in support of Connect Hillcroft Apartments, a mixed-income housing project for seniors in the Gulfton Community of Houston, to be developed by Connect Community and Brinshore Development. Affordable housing has been a serious need in the community, and we are convinced that this project will make a significant difference in the lives of our constituents. As a church with a campus in the neighborhood, serving the diverse population and demographic, we are working in every way to support this project.

St. Luke's United Methodist Church's Gethsemane campus is in the heart of the Gulfton Community. 90% of our participating members come from the surrounding neighborhoods. St. Luke's provides the opportunity for spiritual development for the diverse population through worship services and Bible studies in English, Spanish, and Swahili. Additionally, we serve as the host for a food pantry and other basic needs ministry, English as a Second Language classes, a ministry for at risk youth who have been impacted by the juvenile justice system, and a new early childhood education program. We recently completed a $25M community center for youth ages 11 24 where we provide programs, events and a third space for youth to relax and build relationships. Our most significant contribution is serving as a source of community building with family activities across the diverse cultures in the neighborhood. We also have a supportive relationship with the mosque immediately adjacent to our church facility.

Should you have any questions or concerns, please do not hesitate to contact me at (713) 402-5013 or tpace@stlukesmethodist.org. Thank you for your consideration.

Sincerely,

Dr. Thomas J. Pace III
Senior Pastor
St. Luke's United Methodist Church
3471 Westheimer Road
Houston, TX 77027

FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Tax Credits to Construct the Connect Hillcroft project in Houston, Texas, TDHCA Application #25178.

Dear Mr. Wilkinson,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Connect Hillcroft Apartments, an affordable housing development for seniors, located in Houston, TX at 6420 Hillcroft Avenue in Harris County.

The YMCA of Greater Houston is a 501(c)3 nonprofit organization that serves the Houston Gulfton/Sharpstown community by providing programs that nurture the potential of children and teens, improve the community's health, and provide opportunities for individuals to give back and to support neighbors. This might be through group exercise, child watch, teen programs, youth sports, informal education, and family activities.

As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Connect Hillcroft will serve our clients well and will promote a high quality of life for the underserved and senior citizens of Houston and Harris County.

Thank you for your consideration.

Sincerely,

Stephen Ives
President/CEO
YMCA of Greater Houston
1331 Augusta Drive
Houston, TX 77057

Community Input Scoring Items

TDHCA# 25074 | Self Score Total: 132

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

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

City of Houston
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

* **Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 202** 8

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

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

A. Empower CDC
Name of Community Organization

William H. Merrick
Contact Name

[x] Support [ ] Opposition

B. Fifth Ward Community Redevelopment Corporation
Name of Community Organization

Kathy Flanagan Payton
Contact Name

[x] Support [ ] Opposition

C. Resident Portfolio Services
Name of Community Organization

Kendrell Washington
Contact Name

[x] Support [ ] Opposition

D.
Name of Community Organization

Contact Name

[ ] Support [ ] Opposition

E.
Name of Community Organization

Contact Name

[ ] Support [ ] Opposition

F.
Name of Community Organization

[ ] Support [ ] Opposition

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

City of Houston, Texas Resolution No. 2025-7

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 COMPETITIVE 9% 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 2025 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, TEXAS:

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.

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

PASSED AND ADOPTED ON 02/12/2025

APPROVED ON _____

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is: 02/18/2025

ATTEST:

DocuSigned by:
Pat Jefferson-Daniel
2F30AB366C0B4B1...

City Secretary of the City of Houston

CITY OF HOUSTON, TEXAS
Signed by:

Mayor of the City of Houston

PREPARED BY:

DocuSigned by:
Irene Chinweze
2D15E4513257451...

Senior Assistant City Attorney
(Requested by Michael C. Nichols,
Director of Housing and Community
Development Department)
LD-RE-0000003592
HighQ/Realestate/Housing/KCEA/Resolutions/resosupport9%withinthecity2025

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

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

Applicant Name	Project Name	Project Address	TDHCA Number
Kingfield Trails, LP	Kingfield Trails	15606 Kingfield Trail	25150
7401 East Little York Road Propco, L.P.	Cedar Brook Village	NEC of Little York Rd and Cheeves Dr	25074
CSH Lofts at Little York, Ltd.	Lofts at Little York	SEC of E Little York Road and Castleston Street	25125
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9677 South Kirkwood Drive Propco, LP.	The Ashbourne	9677 S Kirkwood Rd	25073
Houston DMA Housing IV, LLC	Westmond Flats	NEQ of Westheimer Road & Richmond Ave	25203
NHH Bissonnet, LLC	New Hope Housing Bissonnet	Bissonnet and Hwy 6 at Castlemont	25250
CSH Silverleaf Senior Living, Ltd.	Silverleaf Senior Living	SEC of Blackhawk Blvd and Texas Sage Drive	25126
Connect Hillcroft, LLC	Connect Hillcroft	6420 Hillcroft	25126
Labrador Trails, LP	Labrador Trails	14201 Labrador	25149

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

Meeting 2/12/2025

Aye	No	
✓		**Mayor Whitmire**
....	....	**Council Members**
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Flickinger
✓		Thomas
✓		Huffman
✓		Castillo
✓		Martinez
	✓	Pollard
✓		Castex-Tatum
✓		Ramirez
✓		Davis
✓		Carter
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW
Date: 2/18/2025

STRUCTURE DEVELOPMENT

Sallie Burchett <sallie@structuretexas.com>

R2025-7 Resolution of Support - City of Houston Projects

Moore, Juanita - HCD <Juanita.Moore@houstontx.gov> Fri, Feb 14, 2025 at 12:50 PM
To: Sallie Burchett <sallie@structuretexas.com>

Only the City Secretary or the Mayor needs to sign. It does not require both.

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
https://houstontx.gov/housing/multifamily.html

www.recovery.houstontx.gov

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From: Sallie Burchett <sallie@structuretexas.com>
Sent: Friday, February 14, 2025 12:48 PM
To: Moore, Juanita - HCD <Juanita.Moore@houstontx.gov>
Subject: Re: R2025-7 Resolution of Support - City of Houston Projects

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

[Quoted text hidden]

February 8, 2025

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 Cedar Brook Village TDHCA ID 25074

Dear Mr. Campbell,

I am writing this letter to voice my support for Cedar Brook Village, an affordable housing development to be located approximately at Little York Rd and Cheeves Dr, Houston, TX 77016 in Harris County.

Empower CDC is a 501(c)(3) non-profit organization that is active in the Houston community. We serve this community by working with ALICE, senior, and other cost-burdened households by providing access to quality housing and tools to help them sustainably thrive and prosper. 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 Cedar Brook Village 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 william@empowercdc.org or by phone at (225)733-0930. Thank you for your consideration.

Sincerely,

WILLIAM H. MERRICK
EXECUTIVE DIRECTOR | CEO
Office: (346) 409-2905
Mobile: (225) 733-0930
WhitestoneHTX.com [whitestonehtx.com] • EmpowerCDC.org [empowercdc.org]

FIFTH WARD
COMMUNITY REDEVELOPMENT CORPORATION

4300 LYONS AVENUE #300
HOUSTON, TX 77020
713-674-0175 (MAIN)
713-674-0176 (FAX)
WWW.FIFTHWARDCRC.ORG

February 21, 2025

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 Cedar Brook Village TDHCA ID 25074
NEC Little York Rd and Cheeves Dr, Houston, TX 77016

Dear Mr. Campbell,

I am writing this letter to voice my support for Cedar Brook Village, an affordable housing development to be located approximately at NEC Little York Rd and Cheeves Dr, Houston, TX 77016 in Harris County.

Fifth Ward Community Redevelopment Corporation (CRC) is a 501(c)(3) non-profit organization that is active in the Houston community with a focus in 5th Ward. We serve this community through the provision of housing, economic development and arts and culture opportunities. 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 Cedar Brook Village will serve residents 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 kpayton@fifthwardcrc.org or 713-674-0175. Thank you for your consideration.

Sincerely,

Kathy Flanagan Payton, President and CEO

February 24, 2025

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 Cedar Brook Village TDHCA ID 25074
NEC Little York Rd and Cheeves Dr, Houston, TX 77016

Dear Mr. Campbell,

I am writing this letter to voice my support for Cedar Brook Village, an affordable housing development to be located approximately at NEC Little York Rd and Cheeves Dr, Houston, TX 77016 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 strives to improve quality of life and offer opportunity and empowerment for individuals, families, and senior citizens within affordable housing developments. 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 Cedar Brook Village 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 kwashington1@prspurpose.org Thank you for your consideration.

Sincerely,

Kendrell Washington

Kendrell Washington
Director of Business Development
Kwashington1@prspusrpose.org
p 346 230 0185

Community Input Scoring Items

TDHCA# 25126 | Self Score Total: 132

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

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

City of Houston
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[x] 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 February 28, 2025.** 8

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

[x] 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
[x] Support [ ] Opposition

Tanya Majied
Contact Name

B. Compudopt
Name of Community Organization
[x] Support [ ] Opposition

Ivory Fakoury
Contact Name

C. Society of St Vincent de Paul Archdiocese of Galveston-Houston
Name of Community Organization
[x] Support [ ] Opposition

Pamela A. Lemp
Contact Name

D. Rupani Foundation USA
Name of Community Organization
[x] Support [ ] Opposition

Marc-Antoine Adam
Contact Name

E. Crime Stoppers of Houston
Name of Community Organization
[x] Support [ ] Opposition

Mimi Zarenchansky
Contact Name

F. ATO Health
Name of Community Organization
[x] Support [ ] Opposition

Michelle Berry
Contact Name

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

City of Houston, Texas Resolution No. 2025-7

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 COMPETITIVE 9% 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 2025 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, TEXAS:

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.

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

PASSED AND ADOPTED ON 02/12/2025

APPROVED ON _____

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is: 02/18/2025

ATTEST:

DocuSigned by:
Pat Jefferson-Daniel
2F30AB366C0B4B1...

City Secretary of the City of Houston

CITY OF HOUSTON, TEXAS
Signed by:

Mayor of the City of Houston

PREPARED BY:

DocuSigned by:
Irene Chinweze
2D15F4F1225Z4F1...

Senior Assistant City Attorney
(Requested by Michael C. Nichols,
Director of Housing and Community
Development Department)
LD-RE-0000003592
HighQ/Realestate/Housing/KCEA/Resolutions/resosupport9%withinthecity2025

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

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

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Trinity East 9% Affordable Senior, LP	Trinity East Senior	2620 Live Oak Street	25090
9677 South Kirkwood Drive Propco, LP.	The Ashbourne	9677 S Kirkwood Rd	25073
Houston DMA Housing IV, LLC	Westmond Flats	NEQ of Westheimer Road & Richmond Ave	25203
NHH Bissonnet, LLC	New Hope Housing Bissonnet	Bissonnet and Hwy 6 at Castlemont	25250
CSH Silverleaf Senior Living, Ltd.	Silverleaf Senior Living	SEC of Blackhawk Blvd and Texas Sage Drive	25126
Connect Hillcroft, LLC	Connect Hillcroft	6420 Hillcroft	25126
Labrador Trails, LP	Labrador Trails	14201 Labrador	25149

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

Meeting 2/12/2025

Aye	No	
✓		**Ma or hit ire**
		Council Me ers
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Flickinger
✓		Thomas
✓		Huffman
✓		Castillo
✓		Martinez
	✓	Pollard
✓		Castex-Tatum
✓		Ramirez
✓		Davis
✓		Carter
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW
Date: 2/18/2025

STATE REPRESENTATIVE

JOLANDA 'JO' JONES

DISTRICT 147

February 26, 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Silverleaf Senior Living in Houston, Texas, TDHCA Application #25126

Dear Mr. Wilkinson,

Please accept this letter expressing my support for the CSH Silverleaf Senior Living, Ltd. request to allocate tax credits from the Texas Department of Housing and Community Affairs to Silverleaf Senior Living, TDHCA Application #25126.

I support this development, which is to be located at the Southeast Corner of Blackhawk Blvd and Texas Sage Drive in Houston, Texas in Harris County. As the Texas Representative of District 147 in which Houston is located, I see an increasing need for affordable housing in my district.

The City of Houston, like many other communities, is experiencing a shortage of quality affordable housing. Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents at this complex. This proposed project will make a very positive impact in our community.

If you have questions regarding my support of this proposed development, please contact me at (713)-522-0555.

Sincerely,

Jolanda "Jo" Jones

Representative Jolanda Jones

House District 147

CAPITOL: P.O. BOX 2910 | AUSTIN, TEXAS 78768-2910 • DISTRICT: 5445 ALMEDA ROAD | SUITE 501 | HOUSTON, TEXAS 77004
PHONE (512) 463-0524 • jolanda.jones@house.texas.gov

GOODWILL HOUSTON

February 19, 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Silverleaf Senior Living in Houston, Texas, TDHCA Application #25126

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Silverleaf Senior Living housing development, TDHCA application No. 25126, located at SEC of Blackhawk Blvd and Texas Sage Drive, Houston, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Silverleaf Senior Living, Ltd.

As 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. Silverleaf Senior Living 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, located at 1140 West Loop N, Houston, TX 77055. As part of the neighborhood and community in which Silverleaf Senior Living 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,

Tanya Majied

Tanya Majied
Senior Director of Workforce Development
Goodwill Industries of Houston
1140 West Loop N, Houston, TX 77055
tmajied@goodwillhouston.org
832-900-7456

February 14th , 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Silverleaf Senior Living in Houston, Texas, TDHCA Application #25126

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Silverleaf Senior Living housing development, TDHCA application No. 25126, located at SEC of Blackhawk Blvd and Texas Sage Drive, Houston, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Silverleaf Senior Living, Ltd.

As 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. Silverleaf Senior Living 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.

Compudopt is a 501c3 Non-Profit located at 1602 Airline Drive, Houston Tx 77009. As part of the neighborhood and community in which Silverleaf Senior Living 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,

Ivory Fakoury

Compudopt Program Director

February 15, 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Silverleaf Senior Living in Houston, Texas, TDHCA Application #25126

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Silverleaf Senior Living housing development, TDHCA application No. 25126, located at SEC of Blackhawk Blvd and Texas Sage Drive, Houston, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Silverleaf Senior Living, Ltd.

As 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. Silverleaf Senior Living 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 not for profit located at 1035 Cortlandt St. Houston, TX 77008. As part of the neighborhood and community in which Silverleaf Senior Living 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, All Saints SVdP Food Pantry

RUPANI FOUNDATION

Houston, 12 February 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Silverleaf Senior Living in Houston, Texas, TDHCA Application #25126

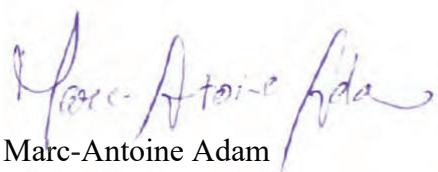
Dear Mr. Wilkinson,

This letter expresses our support for the Silverleaf Senior Living housing development, TDHCA application No. 25126, located at SEC of Blackhawk Blvd and Texas Sage Drive, Houston, Texas. CSH Silverleaf Senior Living, Ltd. is submitting this application to the Texas Department of Housing and Community Affairs.

As 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. Silverleaf Senior Living 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 Rupani Foundation USA is a non-profit organization located at 8303 Southwest Freeway, Ste. 495, Houston, Texas. As part of the neighborhood and community in which Lofts at Little York 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,



Marc-Antoine Adam
Chief Executive Officer
Rupani Foundation USA
8303 Southwest Freeway, Ste. 495, Houston, TX 77074
madam@rupanifoundationusa.org
Office: (713) 777-5059
Cell: (346) 627-6598

February 13, 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Silverleaf Senior Living in Houston, Texas, TDHCA Application #25126

Dear Mr. Wilkinson,
The purpose of this letter is to express our support for the Silverleaf Senior Living housing development, TDHCA application No. 25126, located at SEC of Blackhawk Blvd and Texas Sage Drive, Houston, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Silverleaf Senior Living, Ltd.

As 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. Silverleaf Senior Living 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 Crime Stoppers of Houston is a non-profit located at 3001 Main Street, Houston, TX 77002. As part of the neighborhood and community in which Silverleaf Senior Living 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,

Mimi Zarenchansky

Mimi Zarenchansky
Strategic Operations Director
Crime Stoppers of Houston

ATO HEALTH

February 19, 2025

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

RE: 2025 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Silverleaf Senior Living in Houston, Texas, TDHCA Application #25126

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Silverleaf Senior Living housing development, TDHCA application No. 25126, located at SEC of Blackhawk Blvd and Texas Sage Drive, Houston, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Silverleaf Senior Living, Ltd.

As 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. Silverleaf Senior Living 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 ATO Health is a non-profit located at 8717 Humble Westfield Rd. Humble, TX 77338. As part of the neighborhood and community in which Silverleaf Senior Living 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,

Michelle Berry

Community Input Scoring Items

TDHCA# 25073 | Self Score Total: 130

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

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

City of Houston
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Empower CDC
Name of Community Organization
[x] Support [ ] Opposition

William H. Merrick
Contact Name

B. VN TeamWork, Inc.
Name of Community Organization
[x] Support [ ] Opposition

Mike C. Nguyen
Contact Name

C. LINK Houston
Name of Community Organization
[x] Support [ ] Opposition

Ines Sigel
Contact Name

D. Resident Portfolio Services
Name of Community Organization
[x] Support [ ] Opposition

Kendrell Washington
Contact Name

E. Alief Super Neighborhood Council
Name of Community Organization
[ ] Support [ ] Opposition

Barbara Quattro
Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

City of Houston, Texas Resolution No. 2025-7

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 COMPETITIVE 9% 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 2025 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, TEXAS:

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.

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

PASSED AND ADOPTED ON 02/12/2025

APPROVED ON _____

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is: 02/18/2025

ATTEST:

DocuSigned by:
Pat Jefferson-Daniel
2F30AB366C0B4B1...

City Secretary of the City of Houston

CITY OF HOUSTON, TEXAS
Signed by:

Mayor of the City of Houston

PREPARED BY:

DocuSigned by:
Irene Chinweze
2D15E4513257451...

Senior Assistant City Attorney
(Requested by Michael C. Nichols,
Director of Housing and Community
Development Department)
LD-RE-0000003592
HighQ/Realestate/Housing/KCEA/Resolutions/resosupport9%withinthecity2025

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

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

Applicant Name	Project Name	Project Address	TDHCA Number
Kingfield Trails, LP	Kingfield Trails	15606 Kingfield Trail	25150
7401 East Little York Road Propco, L.P.	Cedar Brook Village	NEC of Little York Rd and Cheeves Dr	25074
CSH Lofts at Little York, Ltd.	Lofts at Little York	SEC of E Little York Road and Castleston Street	25125
Trinity East 9% Affordable Senior, LP	Trinity East Senior	2620 Live Oak Street	25090
9677 South Kirkwood Drive Propco, LP.	The Ashbourne	9677 S Kirkwood Rd	25073
Houston DMA Housing IV, LLC	Westmond Flats	NEQ of Westheimer Road & Richmond Ave	25203
NHH Bissonnet, LLC	New Hope Housing Bissonnet	Bissonnet and Hwy 6 at Castlemont	25250
CSH Silverleaf Senior Living, Ltd.	Silverleaf Senior Living	SEC of Blackhawk Blvd and Texas Sage Drive	25126
Connect Hillcroft, LLC	Connect Hillcroft	6420 Hillcroft	25126
Labrador Trails, LP	Labrador Trails	14201 Labrador	25149

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

Meeting 2/12/2025

Aye	No	
✓		**Mayor Whitmire**
....	....	**Council Members**
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Flickinger
✓		Thomas
✓		Huffman
✓		Castillo
✓		Martinez
	✓	Pollard
✓		Castex-Tatum
✓		Ramirez
✓		Davis
✓		Carter
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW
Date: 2/18/2025

STRUCTURE DEVELOPMENT

Sallie Burchett <sallie@structuretexas.com>

R2025-7 Resolution of Support - City of Houston Projects

Moore, Juanita - HCD <Juanita.Moore@houstontx.gov> Fri, Feb 14, 2025 at 12:50 PM
To: Sallie Burchett <sallie@structuretexas.com>

Only the City Secretary or the Mayor needs to sign. It does not require both.

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
https://houstontx.gov/housing/multifamily.html

www.recovery.houstontx.gov

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From: Sallie Burchett <sallie@structuretexas.com>
Sent: Friday, February 14, 2025 12:48 PM
To: Moore, Juanita - HCD <Juanita.Moore@houstontx.gov>
Subject: Re: R2025-7 Resolution of Support - City of Houston Projects

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

[Quoted text hidden]

February 8, 2025

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 The Ashbourne TDHCA ID 25073
9677 S Kirkwood Rd, Houston, TX 77099

Dear Mr. Campbell,

I am writing this letter to voice my support for The Ashbourne, an affordable housing development to be located approximately at 9677 S Kirkwood Rd, Houston, TX 77099 in Harris County.

Empower CDC is a 501(c)(3) non-profit organization that is active in the Houston community. We serve this community by working with ALICE, senior, and other cost-burdened households by providing access to quality housing and tools to help them sustainably thrive and prosper. 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 The Ashbourne 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 william@empowercdc.org or by phone at (225)733-0930. Thank you for your consideration.

Sincerely,

WILLIAM H. MERRICK
EXECUTIVE DIRECTOR | CEO

VN TeamWork, Inc.
A Nonprofit Community-Based Organization
11210 Bellaire, Suite 118 • Houston, Texas 77072 • Phone: 281-495-8936 • Fax: 281-495-8938

February 18, 2025

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 The Ashbourne TDHCA ID 25073
9677 S Kirkwood Rd, Houston, TX 77099

Dear Mr. Campbell,

I am writing this letter to voice my support for The Ashbourne, an affordable housing development to be located approximately at 9677 S Kirkwood Rd, Houston, TX 77099 in Harris County.

VN TeamWork (VNTW) is a 501(c)(3) non-profit organization that is active in the Houston community. We serve this community by enhancing the health, education, and social well-being of low-income and underserved people in the greater Houston area. VNTW provides a variety of social services and affordable housing development as well. 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 The Ashbourne 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 via email at mcnguyen@vnteamwork.org or at 281-495-8936. Thank you for your consideration.

Sincerely,

Mike C. Nguyen
Executive Director
VN TeamWork
11210 Bellaire Blvd., Suite 118
Houston, TX 77072
Email: mcnguyen@vnteamwork.org

LINK HOUSTON

February 21, 2025

BOARD OF DIRECTORS

Amanda Timm
Chair

Jordan Thomas
Vice Chair

Adrienne Mangual
Treasurer

Elizabeth Love
Secretary

Catharina "Dd" Budiharto

Aaron Cano, MPH

Diego Degenhart

James Llamas, PE

Zarana Sanghani

Aja Edwards-Smith

Richard Petty

Gabe Cazares
Executive Director

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 The Ashbourne TDHCA ID 25073
9677 S Kirkwood Rd, Houston, TX 77099

Dear Mr. Campbell,

LINK Houston is supportive of The Ashbourne, an affordable housing development to be located approximately at 9677 S Kirkwood Rd, Houston, TX 77099 in Harris County. The development is located directly adjacent to the Bissonnet Corridor Safe Streets Project, which includes strategies and systemic improvements like corridor access management, bicycle facilities, road loan configurations, pedestrian refuge islands, walkways and lighting.

LINK Houston is a 501(c)(3) non-profit organization that is active in the Houston community. LINK Houston advocates for a robust and equitable transportation network so that all people can reach opportunity safely. As an organization that regularly works within the area, we believe that The Ashbourne will serve 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 ines@linkhouston.org. Thank you for your consideration.

Sincerely,

Ines Sigel
Deputy Executive Director

February 24, 2025

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 The Ashbourne TDHCA ID 25073
9677 S Kirkwood Rd, Houston, TX 77099

Dear Mr. Campbell,

I am writing this letter to voice my support for The Ashbourne, an affordable housing development to be located approximately at 9677 S Kirkwood Rd, Houston, TX 77099 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 strives to improve quality of life and offer opportunity and empowerment for individuals, families, and senior citizens within affordable housing developments. 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 The Ashbourne 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 kwashington1@prspurpose.org Thank you for your consideration.

Sincerely,

Kendrell Washington

Kendrell Washington
Director of Business Development
Kwashington1@prspusrpose.org
p 346 230 0185

ASNC
Alief Super Neighborhood Council

PO Box 1098
Alief, TX 77411-1098
www.aliefsuperneighborhood.org

February 5, 20255

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

RE: Letter of Support for The Ashbourne TDHCA ID 25073
9677 S Kirkwood Rd, Houston, TX 77099

Dear Mr. Campbell:

I am writing this letter to voice our support for The Ashbourne, an affordable housing development company to be located approximately at 9677 S Kirkwood Rd, Houston, TX 77099 in Harris County.

The Alief Super Neighborhood Council is a 501(c)(3) non-profit organization that is active in the Houston community. We serve this community by facilitating the collaborative action of our diverse community, promoting pride and economic growth, working directly to enrich our neighborhoods and institutional services, and advocating for services and capital improvements as a liaison with government entities and private sectors. 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 The Ashbourne 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 281-787-8827 or by email at bquattro@sbcglobal.net. Thank you for your consideration.

Sincerely,

Barbara Quattro
Chair

Community Input Scoring Items

TDHCA#: 25090 | Self Score Total: 127

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

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

City Council of the City of Houston
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[x] 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 February 28, 2025.** 8

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

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

A. Emancipation Economic Development Council
Name of Community Organization
[x] Support [ ] Opposition

Alicia Neal
Contact Name

B. Project Row Houses CDC
Name of Community Organization
[x] Support [ ] Opposition

Danielle Burns Wilson
Contact Name

C. Houston Area Urban League
Name of Community Organization
[x] Support [ ] Opposition

Judson Robinson
Contact Name

D. Third Ward Community Cloth Cooperative & Fund Mgmt Corporation
Name of Community Organization
[x] Support [ ] Opposition

Maia Shelby
Contact Name

E.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

City of Houston, Texas Resolution No. 2025-7

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 COMPETITIVE 9% 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 2025 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, TEXAS:

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.

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

PASSED AND ADOPTED ON 02/12/2025

APPROVED ON _____

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is: 02/18/2025

ATTEST:

DocuSigned by:
Pat Jefferson-Daniel
2F30AB366C0B4B1...

City Secretary of the City of Houston

CITY OF HOUSTON, TEXAS
Signed by:

Mayor of the City of Houston

PREPARED BY:

DocuSigned by:
Irene Chinweze
2D15E4E13257AE1...

Senior Assistant City Attorney
(Requested by Michael C. Nichols,
Director of Housing and Community
Development Department)
LD-RE-0000003592
HighQ/Realestate/Housing/KCEA/Resolutions/resosupport9%withinthecity2025

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

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

Applicant Name	Project Name	Project Address	TDHCA Number
Kingfield Trails, LP	Kingfield Trails	15606 Kingfield Trail	25150
7401 East Little York Road Propco, L.P.	Cedar Brook Village	NEC of Little York Rd and Cheeves Dr	25074
CSH Lofts at Little York, Ltd.	Lofts at Little York	SEC of E Little York Road and Castleston Street	25125
Trinity East 9% Affordable Senior, LP	Trinity East Senior	2620 Live Oak Street	25090
9677 South Kirkwood Drive Propco, LP.	The Ashbourne	9677 S Kirkwood Rd	25073
Houston DMA Housing IV, LLC	Westmond Flats	NEQ of Westheimer Road & Richmond Ave	25203
NHH Bissonnet, LLC	New Hope Housing Bissonnet	Bissonnet and Hwy 6 at Castlemont	25250
CSH Silverleaf Senior Living, Ltd.	Silverleaf Senior Living	SEC of Blackhawk Blvd and Texas Sage Drive	25126
Connect Hillcroft, LLC	Connect Hillcroft	6420 Hillcroft	25126
Labrador Trails, LP	Labrador Trails	14201 Labrador	25149

Docusign Envelope ID: 01954FA0-90DC-4081-999F-BB7AC3A33990

Meeting 2/12/2025

Aye	No	
✓		**Ma or hit ire**
		Council Me ers
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Flickinger
✓		Thomas
✓		Huffman
✓		Castillo
✓		Martinez
	✓	Pollard
✓		Castex-Tatum
✓		Ramirez
✓		Davis
✓		Carter
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW
Date: 2/18/2025

STATE REPRESENTATIVE

JOLANDA 'JO' JONES

DISTRICT 147

January 30, 2025

TDHCA
John Hoffer, Vice President
P. O. Box 13941
Austin, TX 78711-3941

RE: TDHCA Application #25090 (Trinity East Village CDC Senior Project)

Dear Mr. Hoffer:

I am writing this letter to express my support for TDHCA Tax Credit Application # 25090 (Trinity East Village CDC Senior Project) to be located in near the intersection of McGowen and St. Charles. The proposed age-restricted development would provide much need quality affordable housing for seniors, and would provide access to some of Houston's most incredible amenities including: Texas Medical Center, Hermann Park, Hermann Park Golf Course, Miller Outdoor Theatre, and the Museum District.

Should you have any questions regarding my support for this development, you can feel free to contact my office at (512) 463-0524.

Very Sincerely,

Jolanda "Jo" Jones

Jolanda Jones, Esq.

State Representative – House District 147

CAPITOL: P.O. BOX 2910 | AUSTIN, TEXAS 78768-2910 • DISTRICT: 5445 ALMEDA ROAD | SUITE 501 | HOUSTON, TEXAS 77004
PHONE (512) 463-0524 • *jolanda.jones@house.texas.gov*

Emancipation Economic Development Council
PO Box 8213
Houston, TX 77288
www.emancipationhouston.org
info@emancipationhouston.org

February 3, 2025

Cody Campbell, Director of Multifamily Housing Finance
Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support for Trinity East Senior – Application # 25090

Dear Mr. Campbell:

I am writing to voice the Emancipation Economic Development Council (EEDC)'s support for the Trinity East Senior affordable housing development (TDHCA Application # 25090) to be located at 2620 Live Oak Street, Houston TX 77004. This site is within our service area.

The Emancipation Economic Development Council (EEDC) is a collaborative of organized, informed and engaged faith-based organizations, nonprofits, community development corporations, businesses, local government entities and other stakeholders from the community. Our mission is to inspire hope and contribute to the revitalization and preservation of the Third Ward. Our vision is a resilient, dynamic, and economically prosperous community where people live, work and thrive in a historically and culturally rich African-American neighborhood. We do this work through a mix of equitable revitalization, community building and resident sustainability programs.

The Third Ward has been a hub of the African American community in Houston since its founding in the 1800s. Now, displacement and gentrification are threatening the ability of Third Ward households to age in place. With the award of $50 million from the US Department of Housing and Urban Development, the neighborhood has the opportunity to create 1100 units of housing, redeveloping the 90-year-old public housing site of Cuney Homes and revitalizing the wider neighborhood. The Trinity East Senior project is identified as a site of replacement housing for the Choice Neighborhoods redevelopment of Cuney Homes and is an integral part of the city's revitalization efforts.

Local grassroots organization Trinity East Village Community Development Corporation (TEVCDC) has established itself as a leader in the community through years of providing life-changing services to neighborhood residents and they recognized early on the need for affordable housing dedicated to low income seniors. This history positioned TEVCDC well to partner with national nonprofit developer, the NHP Foundation, to leverage the development capacity necessary to transform this site into high quality housing affordable in perpetuity.

Therefore, we are happy to offer our support for this important project.

Sincerely,

Alicia Neal
Executive Director

PROJECT ROW HOUSES

January 23rd, 2025

Cody Campbell, Director of Multifamily Housing Finance
Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support for Trinity East Senior – Application # 25090

Dear Mr. Campbell:

I am writing to voice Project Row Houses' support for the Trinity East Senior affordable housing development (TDHCA Application # 25090) to be located at 2620 Live Oak Street, Houston TX 77004. This site is within our service area.

Project Row Houses is a nonprofit community platform that enriches lives through art with an emphasis on cultural identity and its impact on the urban landscape. We engage neighbors, artists, and enterprises in collective creative action to help materialize sustainable opportunities in marginalized communities.

Project Row Houses serves the Third Ward community through public art programs, direct services, and the preservation of the built and economic environment. We also work with our sister organizations, Row House CDC and PRH Preservation, to provide deeply affordable rental housing in the Northern Third Ward.

The Third Ward has been a hub of the African American community in Houston since its founding in the 1800s. Now, displacement and gentrification are threatening the ability of Third Ward households to age in place. With the award of $50 million from the US Department of Housing and Urban Development, the neighborhood has the opportunity to create 1100 units of housing, redeveloping the 90-year-old public housing site of Cuney Homes and revitalizing the wider neighborhood. The Trinity East Senior project is identified as a site of replacement housing for the Choice Neighborhoods redevelopment of Cuney Homes and is an integral part of the city's revitalization efforts.

2521 Holman Street
Houston, Texas 77004
Phone: 713.526.7662
Fax: 713.526.1623
projectrowhouses.org

THIRD WARD
COMMUNITY CLOTH COOPERATIVE
FUND MANAGEMENT CORPORATION

January 31, 2025

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

RE: Support for Trinity East Senior – Application # 25090

Dear Mr. Campbell:

I am writing to voice the Third Ward Community Cloth Cooperative's support for the Trinity East Senior affordable housing development (TDHCA Application # 25090) to be located at 2620 Live Oak Street, Houston TX 77004. This site is within our service area.

The Cloth is s a community-based organization whose mission and guiding principle is to identify, mobilize, unify, stabilize, create and coordinate resources to nurture and enhance the bodies, minds and spirits of children, youth and families in the greater Third Ward area. Starting with sixteen (16) organizations in 1992, the Cloth has reached over 400 community-based organizations, churches, schools and businesses serving one of Houston's oldest inner-city neighborhoods. What makes us unique is our concept of being an "ORGANIZATION OF ORGANIZATIONS" focusing on resources for children and families in the greater Third Ward area. Recognizing our guiding principles requires a different approach, twelve threads were established with a focus on addressing existing gaps, deficits and emerging needs, of families, by identifying and/or developing approaches to meet those needs.

The Third Ward has been a hub of the African American community in Houston since its founding in the 1800s. Now, displacement and gentrification are threatening the ability of Third Ward households to age in place. With the award of $50 million from the US Department of Housing and Urban Development, the neighborhood has the opportunity to create 1,100 units of housing, redeveloping the 90-year-old public housing site of Cuney Homes and revitalizing the wider neighborhood. The Trinity East Senior project is identified as a site of replacement housing for the Choice Neighborhoods redevelopment of Cuney Homes and is an integral part of the city's revitalization efforts.

Local grassroots organizations like Trinity East Village Community Development Corporation (TEVCDC) has established itself as a leader in the community through years of providing life-changing services to neighborhood residents and they recognized early on the need for affordable housing dedicated to low income seniors. This history positioned TEVCDC well to partner with national nonprofit developer, the NHP Foundation, to leverage the development capacity necessary to transform this site into high quality housing affordable in perpetuity.

Therefore, we offer our support for this important project.

Sincerely,
Maia Shelby
Executive Directo

Houston Area Urban League
Empowering Communities. Changing Lives.

1301 Texas Avenue
Houston, Texas 77002

Tel (713)393- 8700
Fax (713)393-8790
www.haul.org

5260 Griggs
Houston, Texas 77021

Tel (281)220-6012
Fax (713)641-3321

A United Way Agency
Affiliated With The
National Urban League

C T C MM TT

Mark Jacobs
Chair

Thomas DeBesse
1st Vice Chair

Phyllis Turner-Brim
2nd Vice Chair

Tejuana Edmond
3rd Vice Chair

Charlos Ward
Secretary

Chad Cargile
Treasurer

Judson W. Robinson III
President & CEO

M M RS
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Aaron Bowers
Alan Keith Caldwell
Chad Cargile
Toni Crawford
Rhoda Daniels
Nitasia Dupree
Phil Dyson
Keith Garvin
Kirk Guilanshah
Lauren Haller Fontaine
James Harris
Michael Holt
O. Chris Jackson
Reuben Lael
April Love
Kaydian Murphy
Kimberly Murphy
Alexander Obregon
Ryan Phillips
Kisha Porch
Christopher Porter
Sean Reed
James Robertson
Carl Scott
Morris Smith

United Way
United Way of Greater Houston

January 24, 2025

Cody Campbell, Director of Multifamily Housing Finance
Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support for Trinity East Senior – Application # 25090

Dear Mr. Campbell:

I am writing to voice the Houston Area Urban League's support for the Trinity East Senior affordable housing development (TDHCA Application # 25090) to be located at 2620 Live Oak Street, Houston TX 77004. This site is within our service area.

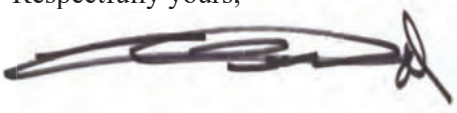
The Houston Area Urban League is a nonprofit with a mission of to enable Black people and other marginalized communities to secure economic self-relance, equity, power and civil rights. HAUL serves the Greater Houston Area and surrounding counties. The development which will be located in Third Ward is a major location for our services which provide education on affordable housing. Additionally, as a compliment to affordable housing we provide Family Support & Education, Health Education and Workforce Development.

The Third Ward has been a hub of the African American community in Houston since its founding in the 1800s. Now, displacement and gentrification are threatening the ability of Third Ward households to age in place. With the award of $50 million from the US Department of Housing and Urban Development, the neighborhood has the opportunity to create 1100 units of housing, redeveloping the 90-year-old public housing site of Cuney Homes and revitalizing the wider neighborhood. The Trinity East Senior project is identified as a site of replacement housing for the Choice Neighborhoods redevelopment of Cuney Homes and is an integral part of the city's revitalization efforts.

Local grassroots organization Trinity East Village Community Development Corporation (TEVCDC) has established itself as a leader in the community through years of providing life-changing services to neighborhood residents and they recognized early on the need for affordable housing dedicated to low-income seniors. This history positioned TEVCDC well to partner with national nonprofit developer, the NHP Foundation, to leverage the development capacity necessary to transform this site into high quality housing affordable in perpetuity.

Therefore, we offer our support for this important project.

Respectfully yours,



Judson W. Robinson, III
President & CEO

Community Input Scoring Items

TDHCA# 25201 | Self Score Total: 138

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

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

Support
Name of Local Government Body

City of Bastrop
Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[ ] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Bastrop Chamber of Commerce
Name of Community Organization
[X] Support [ ] Opposition

Becky Womble, CCE, IOM
Contact Name

B. Bastrop County Cares
Name of Community Organization
[X] Support [ ] Opposition

Norma Mercado
Contact Name

C. Bastrop County Emergency Food Pantry
Name of Community Organization
[X] Support [ ] Opposition

Tresha Silva
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 NO. R-2025-39

SUPPORT OF APPLICATION FOR HOUSING TAX CREDITS FOR PINE CREEK SENIOR APARTMENTS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, SUPPORTING THE APPLICATION FOR HOUSING TAX CREDITS FOR THE PROPOSED DEVELOPMENT, PINE CREEK SENIOR APARTMENTS, FOR 52 SENIOR AGE-RESTRICTED LOW-INCOME HOUSING TAX CREDIT UNITS, TO BE LOCATED ON LOVERS LANE SOUTH OF SH 71; CONFIRMING SUPPORT FOR THE APPLICATION; AUTHORIZING THE CITY MANAGER TO GRANT A TWO-HUNDRED FIFTY DOLLAR AND NO CENTS ($250.00) REDUCTION IN FEES FOR THE DEVELOPMENT TO MEET ALL PROGRAM CRITERIA; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City of Bastrop ("City") has general authority to adopt an ordinance, resolution, or police regulation that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, Elizabeth Property Group (EPG) has proposed a development for affordable Senior (55+) rental housing on Lovers Lane south of SH 71 in the City of Bastrop, Texas; and

WHEREAS, Elizabeth Property Group has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Pine Creek Senior Apartments; and

WHEREAS, the City of Bastrop confirms it will provide reduced fees in the amount of Two Hundred Fifty Dollars and Zero Cents ($250.00) for the benefit of the project; and

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

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. 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 3. The City of Bastrop, acting through its governing body, hereby confirms that it supports the proposed Pine Creek Senior Apartments, located on Lovers Lane south of SH 71 (Parcel # 25436) in Bastrop, TX (TDHCA Application # 25201), and that this formal action has been taken to put on record the opinion expressed by the City of Bastrop on February 11, 2025.

Section 4. The City of Bastrop, acting through its governing body, hereby confirms that, upon successful award of 2025 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 Pine Creek Senior Apartments; and

Section 5. For and on behalf of the Governing Body, John Kirkland, Mayor Pro-Tem is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Section 6. **Repealer:** To the extent reasonably possible, resolutions are to be read together in harmony. However, all resolutions, or parts thereof, that 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 regulated.

Section 7. **Severability:** Should any of the clauses, sentences, paragraphs, sections, or parts of this Resolution be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Resolution.

Section 8. **Effective Date:** This Resolution shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, its Code of Ordinances, and the laws of the State of Texas.

Section 9. **Proper Notice & Meeting:** It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, TX, on this, the 11th day of February, 2025.

THE CITY OF BASTROP, TEXAS:

John Kirkland, Mayor Pro-Tem

ATTEST:

City Secretary

For Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.

BASTROP
CHAMBER OF COMMERCE
U.S. Chamber Accredited
Four-Star Distinction

927 Main Street
Bastrop, TX 78602

512-303-0558

www.BastropChamber.com

MISSION

To improve business prosperity and, thereby, the quality of life in Bastrop County, through leadership, advocacy, and collaboration.

VISION

The Bastrop Chamber will be recognized as the principal advocate for business, prosperity, and economic sustainability for Bastrop County.

VALUES

Ethical
Supportive
Resourceful
Respectful
Innovative

February 10, 2025

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
221 E 11th Street
Austin, TX 78701-2410

RE: Letter of Community Organization Support
HTC Application No. 25201 – Pine Creek Apartments

Dear Mr. Wilkinson,

On behalf of the Bastrop Chamber of Commerce, I am writing to offer our full support for the 2025 9% Low-Income Housing Tax Credit (LIHTC) application for Pine Creek Apartments (Application No. 25201), submitted by Elizabeth Property Group. This important project proposes the new construction of a 52-unit affordable housing community for seniors at the southeast corner of Hwy 71 and Lovers Lane in Bastrop.

The Bastrop Chamber of Commerce has proudly represented our business community since 1922. Our mission is "To improve business prosperity and the quality of life in Bastrop County through leadership, advocacy, and collaboration." We strongly believe that projects like Pine Creek Apartments align with our mission by addressing the pressing need for affordable, high-quality housing for our senior residents.

As Bastrop County continues to grow, ensuring that our elderly community members have access to secure and affordable housing is critical for maintaining the diverse, vibrant, and thriving environment that makes Bastrop unique. We are confident that this project will enhance the quality of life for our seniors while also contributing positively to the broader community.

We urge the Texas Department of Housing and Community Affairs to consider this application and support the development of Pine Creek Apartments. This project represents an important step forward in meeting our region's housing needs.

Thank you for your consideration.

Sincerely,

Becki Womble

Becki Womble, CCE, IOM
President/CEO
Bastrop Chamber of Commerce

Bastrop County Cares

Mr. Bobby Wilkinson, Executive Director
Texas department of Housing and Community Affairs
221 E 11th Street
Austin, TX 78701-2410

RE: Letter of Community Organization Support
HTC Application No. 25201

Dear Mr. Wilkinson,

On behalf of Bastrop County Cares, I am pleased to submit this Letter of Support for the **2025 9% Low-Income Housing Tax Credit (LIHTC) application** for Pine Creek Apartments (No. 25201), submitted by Elizabeth Property Group. This proposed **52-unit senior housing community**, to be located at the southeast corner of **Hwy 71 & Lovers Lane in Bastrop**, represents a critical opportunity to expand affordable housing options for elderly residents in our community.

Since 2017, **Bastrop County Cares has been dedicated to fostering collaboration to address complex community challenges**—working to improve the conditions where our neighbors **live, work, pray, and play**. Access to safe, stable, and affordable housing is a key factor in community well-being, and the development of Pine Creek Apartments aligns with our mission to enhance quality of life for all residents, particularly seniors who face housing insecurity.

We strongly encourage the **Texas Department of Housing and Community Affairs (TDHCA)** to give full consideration to this project, as it will provide much-needed affordable housing and contribute to the overall vitality of our growing community.

Thank you for your time and consideration. Please do not hesitate to reach out if you require any additional information.

Sincerely,

Norma Mercado
Executive Director
Bastropp County Cares
norma@bastropcares.org

Bastrop County Emergency FOOD PANTRY

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
221 E 11th Street
Austin, TX 78701-2410

RE: Letter of Community Organization Support
HTC Application No. 25201

Dear Mr. Wilkinson:

Please accept this Letter of Support from the Bastrop County Emergency Food Pantry for the 2025 9% LIHTC application for Pine Creek Apartments (No.25201) submitted by Elizabeth Property Group. The proposed new construction of the 52-unit Senior apartment community located at the southeast corner of Hwy 71 & Lovers Lane in Bastrop.

In 1987, the Food Pantry formed as a 501(c)(3) non-profit organization in response to the emergency food needs of Bastrop County residents. The Food Pantry celebrates being a "Hunger Buster" food support center that responds immediately to individuals and families in a food crisis with a "no-wait, no red-tape" attitude. The Bastrop County Emergency Food Pantry and Support Center strives to eliminate food insecurity in Bastrop County where 10,535 people endure hunger daily (Map the Meal Gap, Feeding America 2016). Low-income Bastrop residents experience a 22% gap between what they can afford and what they need. The Pantry acts as the first and sometimes only line of defense against food insecurity for the community. In a given year the Pantry serves 2,000 individuals with Emergency Food Assistance. The majority of clients, 66%, need only a one-time emergency assistance, while the remainder needs assistance two or more times.

It is our sincere hope that TDHCA will consider and fund the development for Pine Creek Apartments.

Sincerely,

Tresha L. Silva

Tresha Silva
Executive Director

From: Charles Carmack
To: Joshua Goldberger
Cc: Sylvia Carrillo; stan.gerdes@house.texas.gov
Subject: Affordable Housing Application
Date: Tuesday, May 13, 2025 10:58:07 AM

You don't often get email from charles.carmack@co.bastrop.tx.us. Learn why this is important

Joshua, I'm writing to express my formal opposition to the proposed affordable housing project located at the corner of Lovers Lane and Hwy 71 in Bastrop (development #25201). I fully support the need for affordable housing and understand it's importance in promoting inclusive communities. However, I have significant concerns about the current plan, particularly regarding the location and impact of the development.

The proposed project would introduce a substantial number of new residents in a short time frame, placing pressure on already-limited resources such as schools, emergency services and public transportation. Without clear commitments to expanding these services, the project may degrade the quality of life for both new and existing residents.

The location of the development poses challenges related to traffic congestion and pedestrian safety, especially along Lovers Lane and Hwy 71, which is already prone to heavy traffic during peak hours. The increased density may exacerbate these issues without significant road or transit improvements.

We respectfully request that this project ***not*** be considered for the 9% Housing Tax Credit Program.

Thanks,
Butch Carmack
Commissioner Pct 1 | Bastrop County
804 Pecan St | Bastrop, TX 78602
| charles.carmack@co.bastrop.tx.us | http://www.co.bastrop.tx.us

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Community Input Scoring Items

TDHCA# 25158 | Self Score Total: 135

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

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

City of Austin
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Austin Revitalization Authority
Name of Community Organization
[x] Support [ ] Opposition

Gregory L. Smith
Contact Name

B. Any Baby Can
Name of Community Organization
[x] Support [ ] Opposition

Veronda L. Durden
Contact Name

C. The Safe Alliance
Name of Community Organization
[x] Support [ ] Opposition

Julia Spann
Contact Name

D. Capital IDEA
Name of Community Organization
[X] Support [ ] Opposition

Alyssia Palacios-Woods
Contact Name

E. Preservation Austin
Name of Community Organization
[X] Support [ ] Opposition

Melissa Barry
Contact Name

F. NA
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

RESOLUTION NO. 20250213-022

WHEREAS, Waverly North, LLC, or its successors, assigns, or affiliates (Applicant), proposes to construct an affordable multifamily housing development to be located at or near 3710 Cedar Street, Austin, Texas 78705 (Proposed Development) within the City's jurisdiction; and

WHEREAS, Applicant intends for the Proposed Development to be for the general population; and

WHEREAS, Applicant 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 Waverly North; **NOW, THEREFORE,**

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

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Section 11.3(c) of Texas' 2025 Qualified Allocation Plan, 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(d) of Texas' 2025 Qualified Allocation Plan, 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 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 Section 11.3 of Texas' 2025 Qualified Allocation Plan, Council supports the Proposed Development, authorizes an allocation of Housing Tax Credits for the Proposed Development, and approves the construction of the Proposed Development.

BE IT FURTHER RESOLVED:

Pursuant to Section 11.9(d)(1) of Texas' 2025 Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, Council confirms that it supports the Proposed Development.

BE IT FURTHER RESOLVED:

Council authorizes, empowers, and directs the City Clerk to certify this resolution to the TDHCA.

ADOPTED: February 13, 2025 **ATTEST:** EBrady for
Myrna Rios
City Clerk

AUSTIN REVITALIZATION AUTHORITY

RESPECT RESTORE REVITALIZE

Willis Hunt – ARA Board Chair | Gregory L. Smith – President & CEO

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

1/24/25

RE: Waverly North, TDHCA Tax Credit Application # 25158

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 25158 Waverly North to be located at 3710 Cedar St in Austin, TX.

Austin Revitalization Authority 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,

Gregory L. Smith
President & CEO | Austin Revitalization Authority
gsmith@austinrev.org

any baby can

ARD DIRECT RS

Zeena Querbach, Chair

Marisol Rawlins, Past Chair

Brett Rodgers, Vice Chair

Nancy Harris, Co-Treasurer

Jay Peterson, Co-Treasurer

Greg Van Wyk, Secretary

Alexandria obertson

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Leah Harris, MD

akima Dolliole Parson

olando Garza

ussell Duke

yan Breaux

Sarah Churchill Llamas

Sheri avenscroft, MD

Tracy Letzerich

Tracye Murphy Ortega

icki Wood

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

1/28/25

E Waverly North, TDHCA Tax Credit Application 25158

Dear Mr. Goldberger,

I am writing this letter to voice my support for TDHCA Tax Credit Application 25158 Waverly North to be located at 3710 Cedar St in Austin, TX.

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 (and all families) to live in safe and affordable housing is of importance to us. We believe that there is a need for housing that is affordable and within economic reach to families with modest incomes, and this development will help meet that need.

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 and it provides more information about our services and organization.

Sincerely,

Veronda L. Durden

eronda L. Durden

CEO and President

SAFE
P.O. Box 19454, Austin, TX 78760
512.267.7233 | safeaustin.org

January 28, 2025

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

RE: Waverly North, TDHCA Tax Credit Application # 25158

Dear Mr. Goldberger:

On behalf of SAFE, I am pleased to write this letter of support for TDHCA Tax Credit Application # 25158 Waverly North to be located at 3710 Cedar St in Austin, TX.

SAFE is a nonprofit, tax exempt community organization based in Austin, Texas. SAFE has a mission to stop abuse for everyone. To achieve that mission, we provide a host of programs from counseling to life skills to legal services to supportive housing, all designed to serve survivors of child abuse, sexual assault and exploitation, and domestic violence.

We serve the community where the development site is located, and we believe there is a need for housing that is affordable to citizens of modest means and this development will help meet that need. This project will help the greater community.

Thank you for your consideration of their application for funding.

Sincerely,

Julia Spann

Julia Spann
Chief Executive Officer

CAPITAL IDEA
Connecting People to Their Future

P.O. Box 1784, Austin, Texas 78767-1784
512.457.8610 (V) 512.457.8526 (F)

February 12, 2025

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

RE: Waverly North, TDHCA Tax Credit Application # 25158

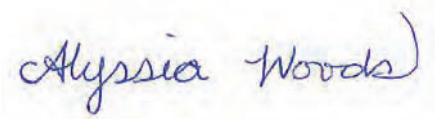
Dear Mr. Goldberger:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 25158 Waverly North to be located at 3710 Cedar St in Austin, TX.

Capital IDEA is a tax-exempt non-profit organization that serves the community in which the development site is located, enabling qualified residents to earn their two-year degree at Austin Community College and become new professionals in technology and healthcare. When this happens, we all benefit. They become homeowners and taxpayers, and 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.

Central Texas has a significant need for affordable housing for citizens of modest means as they work their way up a ladder of education and opportunity. This development will help meet that need.

Sincerely,



Alyssia Palacios-Woods, CFRE
Executive Director

PRESERVATION AUSTIN

EXECUTIVE COMMITTEE
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Miriam Conner, President-Elect
Elisha Perez, Vice President
JuanRaymon Rubio, Vice President
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Perry Lorenz, Treasurer

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Juliana Felkner, UT Austin School of Architecture
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Bob Ward, Travis County Historical Commission

ADVISOR
Cyndee Lake

STAFF
Lindsey Derrington, Executive Director
Meghan King, Policy and Outreach Planner
Rosa Fry, Programs Manager
Sarah Anderson, Development Coordinator

February 6, 2025

TDHCA
Josh Goldberger
221 East 11th Street
Austin, TX 78701

RE: Waverly North, TDHCA Tax Credit Application # 25158

Dear Mr. Goldberger,

I am writing this letter to voice Preservation Austin's support for TDHCA Tax Credit Application # 25158 Waverly North to be located at 3710 Cedar St in Austin, TX.

Preservation Austin 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,

Melissa Barry, President

Community Input Scoring Items

TDHCA# 25187 | Self Score Total: 135

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

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

City of Austin
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Life Works
Name of Community Organization
[X] Support [ ] Opposition

Liz Schoenfeld
Contact Name

B. Creative Action
Name of Community Organization
[X] Support [ ] Opposition

Patrick Torres
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 NO. 20250213-019

WHEREAS, FC Crossroads Housing, LP, or its successors, assigns, or affiliates (Applicant), proposes to construct an affordable multifamily housing development to be located at or near 8801 McCann Drive, Austin, Texas 78757 (Proposed Development) within the City's jurisdiction; and

WHEREAS, Applicant intends for the Proposed Development to be for the supportive housing population; and

WHEREAS, Applicant 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 Crossroads Redevelopment; **NOW, THEREFORE,**

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

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Section 11.3(c) of Texas' 2025 Qualified Allocation Plan, 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 Section 11.3 of Texas' 2025 Qualified Allocation Plan, Council supports 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' 2025 Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, Council confirms that it supports the Proposed Development.

BE IT FURTHER RESOLVED:

Council authorizes, empowers, and directs the City Clerk to certify this resolution to the TDHCA.

ADOPTED: February 13, 2025 **ATTEST:** GBrady for
Myrna Rios
City Clerk

3700 S 1st St.
Austin, TX 78704

(512) 735-2400
email@lifeworksaustin.org
www.LifeWorksAustin.org

February 19, 2025

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

To Whom It May Concern,

On behalf of LifeWorks, I am pleased to write this letter of support for Foundation Communities and their proposed Crossroads Redevelopment (#25187) located at 8801 McCann Drive, Austin, TX 78757

LifeWorks is a nonprofit, tax exempt community organization based in Austin, Texas. LifeWorks' mission is to solve youth homelessness through housing, mental health, education and workforce services. We serve the community where these proposed apartments are located. We have been partners with Foundation Communities over many years to offer our services to their residents.

Please see our attached 501(c)(3) determination letter. Here is a link to our Annual Report which shows that we serve the Austin community and the area where this proposed project is located, https://issuu.com/lifeworksatx/docs/lifeworks2023annualreport. Our website, www.lifeworksaustin.org also provides information about our services and community.

Thank you for your consideration of their application for funding.

Sincerely,

Liz Schoenfeld, Chief Executive Officer

creative ACTION

office 512-442-8773
fax 512-386-8994
1023 Springdale Bldg 3
Austin, TX 78702
creativeaction.org

February 7, 2025

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

To Whom It May Concern,

On behalf of Creative Action, I am pleased to write this letter of support for Foundation Communities and their proposed Crossroads Redevelopment (#25178) located at 8801 McCann Drive, Austin, TX 78757

Creative Action is a nonprofit, tax exempt community organization based in Austin, Texas. Our mission isto spark and support the academic, social and emotional development of young people. We serve over 18,000 Central Texas youth each year through interactive classroom programs, after school arts residencies and community-based programs, with a focus on brining affordable arts enrichment programs to youth and families with the highest needs. We serve the community where these proposed apartments are located, and we have been partners with Foundation Communities over many years to offer our services to their residents.

Creative Action is fully committed to partnering with Foundation Communities to educate, uplift and empower Austin-area residents through affordable, accessible family support services. This project willprovide a much-needed resource to youth and families in Austin, and I highly recommend this project for consideration by the Texas Department of Housing and Community Affairs.

Please see our attached 501(c)(3) determination letter. We have also attached a brochure which shows that we serve the Austin Community and the area where this project is located. Our website is creativeaction.org and it provides more information about our services in the community.

Thank you for your consideration of their application for funding. Please do not hesitate to contact mewith any questions.

Sincerely,

Patrick Torres

Executive Director
Creative Action

NORTH SHOAL CREEK NEIGHBORHOOD ASSOCIATION

To: Cody Campbell
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
cody.campbell@tdhca.texas.gov

From: Deborah Glast, NSCNA Board Member & Media Chair
The North Shoal Creek Neighborhood Association
PO Box 66443
Austin, TX 78766-0443
newsletter@nscna.org /dglast@sbcglobal.net
nscna.org
432-413-5955

Re: Notification of Affordable Rental Housing Application
Crossroads Redevelopment
8801 McCann Dr.
Austin, TX 78757

Date: February 25, 2025

Dear Mr. Campbell,

On behalf of the North Shoal Creek Neighborhood Association, I'm writing to express our strong support for the application to redevelop the Crossroads complex on McCann Drive. For many years, both the residents of the Crossroads apartments and Foundation Communities have been important to the larger North Shoal Creek neighborhood.

The NSCNA encourages our community to be a safe place for individuals and families, and the residents of Crossroads have been a positive part of achieving that goal while making North Shoal Creek a welcoming neighborhood. Children attend Pillow Elementary and local businesses and restaurants benefit from residents' patronage.

The NSCNA board is highly in favor of the redevelopment of the Crossroads property to bring safe, modern spaces for residents who are integral to our neighborhood and the larger Austin community.

If you have any questions or require more information, please do not hesitate to contact me at the above email or cell phone. Thank you for your time and help. We look forward to seeing the positive changes to the Crossroads development and to our North Shoal Creek community.

Sincerely,

Deborah Glast
NSCNA Board Member & Media Chair

Community Input Scoring Items

TDHCA# 25001 | Self Score Total: 134

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

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

City of Austin
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[X] 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 February 28, 2025.** 8

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

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

A. Boys & Girls Clubs of the Austin Area
Name of Community Organization

[X] Support [ ] Opposition

Zenae Campbell
Contact Name

B. Mainspring Schools
Name of Community Organization

[X] Support [ ] Opposition

Colin Denby Swanson
Contact Name

C. Communities in Schools Central Texas
Name of Community Organization

[X] Support [ ] Opposition

Sharon Vigil
Contact Name

City Resolution of Support

RESOLUTION NO. 20250213-016

WHEREAS, Pathways at Santa Rita Courts West, LP, or its successors, assigns or affiliates (Applicant), proposes to construct an affordable multifamily housing development to be located at or near 2210 East 2nd Street, Austin, Texas 78702 (Proposed Development) within the City's jurisdiction; and

WHEREAS, Applicant intends for the Proposed Development to be for the general population; and

WHEREAS, Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the Proposed Development to be known as Pathways at Santa Rita Courts West; **NOW, THEREFORE,**

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

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Section 11.3(c) of Texas' 2025 Qualified Allocation Plan, 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(d) of Texas' 2025 Qualified Allocation Plan, 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 credits) within the three-year period preceding the date the application round begins.

BE IT FURTHER RESOLVED:

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Section 11.3 of Texas' 2025 Qualified Allocation Plan, Council supports the Proposed Development, authorizes an allocation of Housing Tax Credits for the Proposed Development, and approves the construction of the Proposed Development.

BE IT FURTHER RESOLVED:

Pursuant to Section 11.9(d)(1) of Texas' 2025 Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, Council confirms that it supports the Proposed Development.

BE IT FURTHER RESOLVED:

Council authorizes, empowers, and directs the City Clerk to certify this resolution to the TDHCA.

ADOPTED: February 13, 2025 **ATTEST:** _____ for
Myrna Rios
City Clerk

STATE OF TEXAS
HOUSE OF REPRESENTATIVES
LULU FLORES
District 51

February 25, 2025

Texas Department of Housing and Community Affairs
Attn: Cody Campbell
Director of Multifamily Programs
221 E. 11th St.
Austin, TX 78701
Email: cody.campbell@tdhca.state.tx.us

RE: Support for Pathways at Santa Rita Courts West, TDHCA #25001
Approx. 2210 E. 2nd, Austin, Texas 78702

Dear Mr. Campbell,

I am writing to support the 9% Low Income Housing Tax Credit application to redevelop Santa Rita Courts West's affordable housing units in the heart of East Austin. I am proud to represent the district in which this project is located. Santa Rita Courts is integral to the East Austin community and part of the rich history of our city.

This project is specifically important because it serves an already existing population that has limited resources and is close to the city center. Reconstructing the 96 units, which were originally built in the late 1930s, will help families who have lived in the area, depended upon it for workforce housing and contributed to the vitality of East Austin. Most importantly, I am proud that this project is the only 9% LIHTC application which includes High Quality Pre-K. The Housing Authority of the City of Austin, which owns Santa Rita Courts, has entered into an exciting partnership with Mainspring Schools to bring High Quality Pre-K to the newly redeveloped property. This will make a powerful difference in the lives of the many children who live at Santa Rita Courts and in the surrounding area. It will be an important resource in helping families facing the unprecedented increase in the cost of living across Central Texas.

I am excited to be supporting this project and look forward to supporting others that will help the families that have created the Austin we all know and love. If you have any questions, please don't hesitate to reach out to my staff.

Regards,

Lulu Flores

P.O. Box 2910 • Austin, Texas 78768-2910 • (512) 463-0674 • district51.flores@house.texas.gov

BOYS & GIRLS CLUBS
OF THE AUSTIN AREA

6648 Ed Bluestein Blvd.
Austin, Texas 78723
512-444-7199 | bgcaustin.org

January 17, 2025

Pathways at Santa Rita Courts West, LP
Attn: Ron Kowal, Authorized Representative
1124 South IH 35
Austin, TX 78704
Email: ronk@hacanet.org

RE: Support for Pathways at Santa Rita Courts West, TDHCA #25001 – Approx. 2210 E. 2nd, Austin, TX 78702

Dear Mr. Kowal,

Please accept this letter as our statement of support for Pathways at Santa Rita Courts West, a proposed housing development sponsored by Pathways at Santa Rita Courts West, LP.

Boys & Girls Club of the Austin Area is active in and serves the area containing Pathways at Santa Rita Courts West development site and is a tax-exempt organization.

Boys & Girls Club of the Austin Area's (BGCAA) mission is to inspire and enable all young people, especially those that need us most, to realize their full potential as productive, responsible, and caring citizens. We accomplish this mission by providing high-quality out-of-school time services to 3,000 Austin Area youth every year. Our Academic Success, Workforce Development, Character & Leadership, and Healthy Lifestyles programs offer enrichment and opportunity for Austin's most deserving young people, empowering them to achieve future success. To that end, we are pleased to provide support to Pathways at Santa Rita Courts West.

Sincerely,

Zenae Campbell
Chief Executive Officer
Boys & Girls Club of the Austin Area

February 12, 2025

Pathways at Santa Rita Courts West, LP
Attn: Ron Kowal, Authorized Representative
1124 South IH 35
Austin , TX 78704
Email: ronk@hacanet.org

RE: Support for Pathways at Santa Rita Courts West, TDHCA # 25001 – Approx. 2210 E. 2nd., Austin , TX 78702

Dear Mr. Kowal:

Please accept this letter as my statement of support for Pathways at Santa Rita Courts West, a proposed housing development sponsored by Pathways at Santa Rita Courts West, LP.

As a 501c3 tax-exempt organization, Mainspring Schools actively serves the area including Pathways at Santa Rita Courts West development site.

Mainspring Schools has partnered with HACA since our founding in 1941, when we were the first early childhood center in the nation to be built within a federal housing community. At the time, we were located in nearby Chalmers Courts. Today, our homebase is in Meadowbrook.

The mission of Mainspring Schools is to provide the highest quality early childhood education, wraparound 2-gen services, and comprehensive health and wellness support to families across Austin. About 75% of our families receive tuition subsidies from Workforce and Early Head Start.

Please feel free to contact me with any questions or to discuss further.

Sincerely,

Colin Denby Swanson
Executive Director
colin@mainspringschools.org
512-591-8571 (direct)
512-442-2301 (main)

Communities In Schools Central Texas

3000 South IH-35
Suite 200
Austin, Texas 78704
ciscentraltexas.org

January 28, 2025

Pathways at Santa Rita Courts West, LP
Attn: Ron Kowal
Authorized Representative
1124 South IH 35
Austin, TX 78704
Email: ronk@hacanet.org

RE: Support for Pathways at Santa Rita Courts West, TDHCA #25001 – Approx. 2210 E. 2nd, Austin, TX 78702

Dear Mr. Kowal,

Please accept this letter as my statement of support for Pathways at Santa Rita Courts West, a proposed housing development sponsored by Pathways at Santa Rita Courts West, LP.

Communities In Schools of Central Texas (CIS) is active in and serves the area containing Pathways at Santa Rita Courts West development site and is a tax-exempt organization. Communities In Schools of Central Texas' mission is to surround students with a community of support, empowering them to stay in school and achieve in life. Through a partnership with HACA CIS, implements a comprehensive in school and site-based after school program designed specifically for students living in public housing, greatly impacting academic and social outcomes for youth and their families.

Please feel free to contact me with any questions.

Sincerely,

Sharon Vigil
Chief Executive Officer

Community Input Scoring Items

TDHCA# 25157 | Self Score Total: 83

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

[x] Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 8.5

City of Gatesville
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. The Fort Cavazos Community Habitat for Humanity
Name of Community Organization

Joshelyn Smalls
Contact Name

[x] **Support** [ ] **Opposition**

B. Hidden Gem Family Center
Name of Community Organization

Jenny Featherston
Contact Name

[x] **Support** [ ] **Opposition**

C. Gatesville Care Center
Name of Community Organization

Debbie Blanchard
Contact Name

[x] **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**

CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS

RESOLUTION NO. 2025-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS SUPPORTING GATESVILLE TERRACE, LP'S PROPOSED DEVELOPMENT OF AFFORDABLE RENTAL HOUSING FOR SENIORS KNOWN AS GATESVILLE TERRACE TO BE LOCATED AT THE NWC OF OLD OSAGE ROAD AND CEDAR RIDGE ROAD IN THE CITY OF GATESVILLE, CORYELL COUNTY, TEXAS; FINDING AND DETERMINING THIS MEETING WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Gatesville Terrace, LP, has proposed a development for affordable rental housing for seniors known as Gatesville Terrace to be located at the NWC Old Osage Rd and Cedar Ridge Rd in the City of Gatesville, Texas; and

WHEREAS, there is a need for affordable housing for City of Gatesville citizens of modest means;

WHEREAS, Gatesville Terrace, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Low Income Housing Tax Credit Program funds for Gatesville Terrace; 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 GATESVILLE, TEXAS:

Section 1. The City Council hereby confirms that it supports the proposed Gatesville Terrace development and that this formal action has been taken to put on record the opinion expressed by the City of Gatesville Texas on the date set forth below.

Section 2. The City Council further hereby confirms that the City of Gatesville will provide financial support for the Gatesville Terrace development in the form of waivers and/or reductions of fees otherwise due to the City regarding the development, with said financial support not to exceed in total Two Hundred, Fifty Dollars and No/100 ($250.00).

Section 3. The City Council hereby authorizes and directs the City Manager and the City Secretary to certify this resolution to the Texas Department of Housing and Community Affairs.

Section 4. The meeting at which this resolution was passed was open to the public as required by law.

Section 5. This resolution shall take effect immediately from and after its passage, and it is accordingly resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Gatesville, Texas, this the 28 day of January 2025.

APPROVED:

Gary Chumley

Gary Chumley, Mayor

SEAL OF THE CITY OF GATESVILLE, TEXAS 1870

ATTEST:

Holly Owens

Holly Owens, City Secretary

The Fort Cavazos Community
Habitat for Humanity®

We build strength, stability, self-reliance and shelter.

January 24, 2025

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

RE: Gatesville Terrace
TDHCA Application 25157

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application for Gatesville Terrace to be located at the NWC Old Osage Rd and Cedar Ridge Road, in Gatesville, TX.

Fort Hood Area 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 need for housing that is affordable to citizens of modest means and these developments will help meet that need.

Sincerely,

Joshelyn Smalls, COO

Joshelyn Smalls
Chief Operating Officer
Fort Cavazos Community Habitat for Humanity

2601 Atkinson Ave, Killeen, TX 76543 phone: (254) 680-4007 email: ceo@fortcavazoshabitat.org

EQUAL HOUSING OPPORTUNITY

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TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

RE: Gatesville Terrace
TDHCA Application 25157

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application for Gatesville Terrace to be located at the NWC Old Osage Rd and Cedar Ridge Road, in Gatesville, TX.

Gatesville Care 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 these developments will help meet that need.

Sincerely,

Debbie Blanchard
Co-Director
Gatesville Care Center
254-865-8736

Community Input Scoring Items

TDHCA# 25155 | Self Score Total: 77

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

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

City of Hillsboro
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

STATE OF TEXAS §
COUNTY OF HILL §
CITY OF HILLSBORO §

Resolution No. R2025-02-07

A RESOLUTION SUPPORTING THE HILLSBORO TRAILS DEVELOPMENT

WHEREAS, Hillsboro Trails, LP has proposed a development for affordable rental housing at the NEQ Old Brandon Rd and Dynasty Dr named Hillsboro Trails in the City of Hillsboro; and

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

WHEREAS, Hillsboro Trails, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Housing Tax Credit funds for Hillsboro Trails; 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 COUNCIL OF THE CITY OF HILLSBORO, TEXAS:

1. That as provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that the City of Hillsboro has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

2. The City of Hillsboro hereby supports the proposed Hillsboro Trails, and confirms that its governing body has voted specifically to approve the construction or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4).

3. The City of Hillsboro affirms that it will provide a fee waiver for the benefit of the development in the amount of $250.

ADOPTED this the 4th day of February, 2025.

M. Scott Johnson, Mayor

ATTEST:

Jasmine Guy, City Secretary

HABITAT FOR HUMANITY OF HILL COUNTY
PO BOX 206
HILLSBORO, TEXAS 76645

TDHCA
Cody Campbell
221 East 11th Street
Austin, TX 78701

RE: Hillsboro Trails
TDHCA Application 25155
February 25, 2025

Dear Mr. Campbell:

I am writing this letter representing the Habitat for Humanity of Hill County, TX chapter in support of the TDHCA Tax Credit Application for Hillsboro Trails to be located at the NW corner of Old Brandon Rd and Dynasty Dr, in Hillsboro, TX.

Habitat for Humanity of Hill County is a tax-exempt 501.c.3 civic organization that serves the low-income families of the community in which the development site is to be located. The primary purpose of this development is the overall improvement of the community. We believe that there is a need for this type of housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

David Teel

David Teel,
President HFH of Hill County,

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 134

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

[X] 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 February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[X] 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 February 28, 2025.** 8

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

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

A. Mission Waco
Name of Community Organization
[X] Support [ ] Opposition

John Calaway
Contact Name

B. Prosper Waco
Name of Community Organization
[X] Support [ ] Opposition

Jessica Attas
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

Docusign Envelope ID: 81DA03F9-7790-4F95-8AAD-40BA8957EA57

RESOLUTION NO. 2025-134

WHEREAS, Historic Waco Lofts Rehab, LLC ("Applicant") has proposed a development for affordable rental housing located at 815 Columbus Avenue, Waco, McLennan County, Texas ("Development"); and

WHEREAS, Applicant has submitted a pre-application and proposes to submit a final application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2025 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, the purpose of the Development is to increase the amount of affordable housing units available in the market via rehabilitation/renovation of existing properties; and

WHEREAS, the Development would be the rehabilitation of 104 existing units, focused on assisting families who are in need of affordable housing opportunities; and

WHEREAS, all of the units would be designated as affordable housing units;

WHEREAS, the Applicant has committed to making available five units for individuals who are referred by the Waco Housing Authority; and

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

WHEREAS, Applicant 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 (1) supports a proposed affordable housing project ("Development") being developed by Historic Waco Lofts Rehab, LLC ("Applicant") to be located at 815 Columbus Avenue, 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 ("TDHCA"); (3) waives certain market rate unit requirements of the City's Low Income Housing Tax Credit Policy; (4) approves a development agreement with the Applicant, contingent on Applicant's receipt of the award of tax credits by the TDHCA; (5) authorizes an in-kind contribution equal to no less than $500.00 for said project; and (6) authorizes the City Manager to execute any documents in connection therewith.

Docusign Envelope ID: 81DA03F9-7790-4F95-8AAD-40BA8957EA57

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 18th day of February 2025.

Signed by:
Jim Holmes
960D09A7B8A6431...

Jim Holmes, Mayor
City of Waco, Texas

ATTEST:

Signed by:
Irma Parker
D55A94A2E2FD4E4...

DS

Michelle Hicks, City Secretary

APPROVED AS TO FORM & LEGALITY:

Signed by:
Lauren Olivarez
748011CC50C0439...

Kathleen Perdon, Acting City Attorney

STATE OF TEXAS HOUSE OF REPRESENTATIVES

PAT CURRY

District 56

December 19, 2024

Brannon Fitch
Historic Waco Lofts Rehab, LLC
815 Columbus Avenue
Waco, Texas 76701

Dear Mr. Fitch,

RE: Historic Lofts of Waco High

The Historic Lofts of Waco High rehabilitation development in the city of Waco is located in State House district 56, which I represent.

I lend my support to the rehabilitation of the Historic Lofts of Waco High which will serve the constituents in my District.

Sincerely,

Representative Pat Curry
District 56

P.O. Box 2910 · E1.512 · Austin, Texas 78768-2910 · (512) 463-0135
204 Woodhew Drive · Waco, Texas 76712 · (254) 754-3892
pat.curry@house.texas.gov

Attachment G
Non-profit support letters

MISSION
WACO | WORLD

December 9, 2024

Brannon Fitch
Historic Waco Lofts Rehab, LLC
815 Columbus Avenue
Waco, Texas 76701

RE: Historic Lofts of Waco High

Dear Mr. Fitch,

I write you on behalf of Mission Waco expressing support for the proposed rehabilitation of the Historic Lofts of Waco High located at 815 Columbus Avenue, Waco, Texas. Mission Waco is a nonprofit organization based in Waco, Texas, dedicated to empowering the poor and marginalized through programs that address poverty, injustice, and systemic inequalities. It also fosters awareness and engagement among individuals who seek to make a difference through service and advocacy.

Restoring this historic property into affordable housing celebrates our community's heritage and provides vital housing for families in need.

Sincerely,

John Calaway
President and Executive Director

Attachment G
Non-profit Support Letters

prosperWaco
INSPIRING CHANGE. ACHIEVING RESULTS.

December 16, 2024

Brannon Fitch
Historic Waco Lofts Rehab, LLC
815 Columbus Avenue
Waco, Texas 76701

RE: Historic Lofts of Waco High

Dear Mr. Fitch,

I write to you on behalf of Prosper Waco expressing support for the proposed rehabilitation of the Historic Lofts of Waco High located at 815 Columbus Avenue, Waco, Texas. Prosper Waco is a nonprofit organization in Waco, Texas, aimed at improving the quality of life for residents by addressing systemic issues in education, health, and financial security. The organization operates as a collaborative effort, bringing together local organizations, businesses, government entities, nonprofits, and community members to set and achieve measurable goals for the city's overall well-being.

Rehabilitating this historic property into affordable housing preserves our community's heritage while providing much-needed homes for families. We fully support the Historic Waco Lofts rehabilitation project and their application for the Housing Tax Credit Program. This important project will not only improve this historic building but also create affordable housing for our community.

Sincerely,

Jessica Attas
CEO

Community Input Scoring Items

TDHCA# 25217 | Self Score Total: 139

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

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

City of Robinson
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[X] 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 February 28, 2025.** 8

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

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

A. Waco Housing Opportunities Corporation
Name of Community Organization

Milet Hopping
Contact Name

[X] Support [ ] Opposition

B. NeighborWorks Waco
Name of Community Organization

Delisa Burnell-Smith
Contact Name

[X] Support [ ] Opposition

C. Family Abuse Center
Name of Community Organization

Whitney Thomas
Contact Name

[X] Support [ ] Opposition

D. Waco Habitat for Humanity
Name of Community Organization

John Alexander
Contact Name

[X] Support [ ] Opposition

E.
Name of Community Organization

Contact Name

[ ] Support [ ] Opposition

F.
Name of Community Organization

Contact Name

[ ] Support [ ] Opposition

RESOLUTION 2025-001-R

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ROBINSON EXPRESSING SUPPORT FOR THE APPLICATION OF AVANTI LEGACY MEADOWBROOK, LP TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2025 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS TO DEVELOP AFFORDABLE SENIOR RENTAL HOUSING AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Madhouse Development Inc, Avanti Legacy Meadowbrook LP, and its affiliates (the "Applicant") brought to the City of Robinson (the "City") a proposal to develop an affordable rental housing community for seniors named Meadowbrook Apartments (the "Housing Community") to be located at 510 N. Old Robinson Rd, Robinson, McLennan County, Texas 76706 (the "Development Site").

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 an allocation of 2025 Competitive 9% Housing Tax Credits ("HTC") for the construction and development of the Housing Community.

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 minimum $500 commitment of development funding from the governing body of the city in which the proposed development site is located.

WHEREAS, the Applicant has requested from the city confirmation that the city supports Meadowbrook Apartments for HTC to TDHCA and for a commitment of development funding that will benefit the Housing Community.

It is hereby

RESOLVED, that the City of Robinson, acting through its governing body, hereby confirms that it supports the proposed Housing Community located at 510 N. Old Robinson Rd, Robinson, McLennan County, Texas 76706, and that this formal action has been taken to put on record the opinion expressed by the City of Robinson on **January 7, 2025**, and

RESOLVED, the City, acting through its governing body, hereby approves a commitment to the Applicant of funding assistance in the amount of $500.00 in the form of 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.

FURTHER RESOLVED that for and on behalf of the Governing Body, the City Council of the City of Robinson, Texas are hereby authorized, empowered, and directed to certify these resolutions to the TDHCA.

PASSED AND APPROVED on the 7th day of January, 2025.

Greg May, Mayor

Attest: Misty Cryer, City Secretary

CITY OF ROBINSON, TEXAS

STATE OF TEXAS HOUSE OF REPRESENTATIVES

PAT CURRY

District 56

February 27, 2025

Texas Department of Housing and Community Affairs
Multifamily Finance Division
Attention: Cody Campbell
221 East 11th Street
Austin, Texas 78701

Re: Meadowbrook Apartments (TDHCA #25217) to be located at 510 N. Old Robinson Rd., Robinson, McLennan County, Texas, 76706.

Dear Mr. Campbell,

I would like to express my support for the application for housing tax credits concerning the proposed Meadowbrook Apartments senior community. This project is located in my district at 510 N. Old Robinson Rd., Robinson, McLennan County, Texas, 76706.

I firmly believe that we need more affordable housing options for seniors in District 56. This development would greatly benefit the community by providing quality affordable housing to those seniors trying to segue into retirement on fixed incomes. The development is designed to address the needs of our growing community, especially those who have financial obstacles. The Meadowbrook Apartments community will give seniors the opportunity to reside in affordable housing with significant social programs aimed at improving the quality of life of its residents.

Citizens of Robinson deserve the opportunity to live in a safe and comfortable environment, and Meadowbrook Apartments will provide this opportunity for elderly households in the Robinson area. For these reasons, I support the Meadowbrook Apartments application for tax credits.

If I can be of further assistance, please do not hesitate to contact my office.

Sincerely,

Representative Pat Curry
House District 56

P.O. Box 2910 · E1.512 · Austin, Texas 78768-2910 · (512) 463-0135
204 Woodhew Drive · Waco, Texas 76712 · (254) 754-3892
pat.curry@house.texas.gov

February 10, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 7801
Attention: Joshua Goldberger-Multifamily Division

RE: Avanti Legacy Meadowbrook, LP (TDHCA#25217)
510 N. Old Robinson Rd.
Robinson, TX 76706

Dear Mr. Goldberger,

I am pleased to give my support to Avanti Legacy Meadowbrook, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for Avanti Legacy Meadowbrook, LP senior development (TDHCA #25217), located at 510 N. Old Robinson Rd, in Robinson, TX.

Waco Housing Opportunities Corporation is a tax-exempt organization that serves the City of Waco and the entire McLennan County area. We believe that this development would be a help to those whom we serve in the entire McLennan County area by providing good quality affordable housing.
This development will not only increase the availability of quality affordable housing and better living for the seniors of McLennan 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 Legacy Meadowbrook, LP tax credit application. If you need additional information, please feel free to call me at (254)752-0324.

Sincerely,

Milet Hopping

4400 Cobbs Drive P.O. Box 978 Waco, Texas 76703-0978
Phone (254) 752-0324 Fax (254) 752-1667 Hearing Impaired (800) 545-1833 ext. 306

NeighborWorks® WACO

February 10, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 7801

Attention: Joshua Goldberger-Multifamily Division

RE: Avanti Legacy Meadowbrook (TDHCA#25217)
510 N. Old Robinson Rd.
Robinson, TX 76706

Dear Mr. Goldberger,

I am writing to support the application for housing tax credits for Avanti Legacy Meadowbrook (TDHCA #25217). Avanti Legacy Meadowbrook would be an approximately 93-unit multifamily community for seniors in the City of Robinson. The population in Robinson, McLennan County and the surrounding area is growing rapidly. As a result, there is a great need for good quality housing that is affordable to seniors. These needs will be met by the development of Avanti Legacy Meadowbrook. Our organization, NeighborWorks Waco, is a tax-exempt non-profit organization that serves the City of Waco and the entire McLennan County area.

Our organization is an inclusive local non-profit with a 31-year track record of serving the housing needs of Waco Citizens regardless of where they are on their path towards homeownership.

Thank you for your consideration of the application and I urge you to award housing tax credits to Avanti Legacy Meadowbrook development.

If you have any questions, please contact me at (254)752-1647.

Sincerely,

Delisa Burnell-Smith

VP/COO

FAMILY ABUSE CENTER
LOVE SHOULDN'T HURT

P.O. Box 20395
Waco, TX 76702
Bus: (254) 772-8999
Fax: (254) 772-4770

February 10, 2025

Texas Department of Housing and Community Affairs
ATTN: Joshua Goldberger-Multifamily Division
221 East 11th Street
Austin, TX 78701

RE: Avanti Legacy Meadowbrook (TDHCA#25217)
510 N. Old Robinson Rd.
Robinson, TX 76706

Dear Mr. Goldberger,

I am writing to support the application for housing tax credits for Avanti Legacy Meadowbrook (TDHCA #25217). Avanti Legacy Meadowbrook would be an approximately 93-unit multifamily community for seniors in the City of Robinson in McLennan County. Our organization is a tax-exempt non-profit organization that serves the City of Waco and the entire McLennan County area.

The Family Abuse Center provides a free, safe, and confidential environment where both adults and children can begin the journey toward a life free from violence. Our compassionate and professional staff is committed to listening, advocating, and offering unwavering moral support to everyone who seeks our services. We understand the challenges survivors face, and we are here to help with a range of essential resources and services, including individual counseling, transportation assistance, job training, life skills education, and much more. At the Family Abuse Center, we empower individuals and families to rebuild their lives with dignity and hope, offering them the tools and support needed to break the cycle of abuse.

Thank you for your consideration of the application and I urge you to award housing tax credits to Avanti Legacy Meadowbrook development.

If you have any questions, please contact me at (254) 772.8999

Sincerely,

Whitney Thomas
Executive Director
Whitney.Thomas@familyabusecenter.org

Waco Habitat for Humanity®

February 19, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 7801
Attention: Joshua Goldberger-Multifamily Division

RE: Avanti Legacy Meadowbrook (TDHCA#25217)
510 N. Old Robinson Rd.
Robinson, TX 76706

Dear Mr. Goldberger,

I am writing to support the application for housing tax credits for Avanti Legacy Meadowbrook (TDHCA #25217). Avanti Legacy Meadowbrook would be an approximately 93-unit multifamily community for seniors in the City of Robinson. The population in Robinson, McLennan County and the surrounding area is growing rapidly. As a result, there is a great need for good quality housing that is affordable to seniors. These needs will be met by the development of Avanti Legacy Meadowbrook. Our organization is a tax-exempt non-profit organization that serves the City of Waco and the entire McLennan County area.

Waco Habitat for Humanity is part of a global, nonprofit housing organization operated on Christian principles that seeks to put God's love into action by building homes, communities and hope. Waco Habitat for Humanity is dedicated to eliminating substandard housing locally and worldwide through constructing, rehabilitating and preserving homes; by advocating for fair and just housing policies; and by providing training and access to resources to help families improve their shelter conditions.

Thank you for your consideration of the application and I urge you to award housing tax credits to Avanti Legacy Meadowbrook development.

If you have any questions, please contact me at (254) 756-7575

Sincerely,

John Alexander
Executive Director

P.O. Box 2124 • Waco, Texas 76703-2124
254-756-7575 • Fax 254-756-7578
www.wacohabitat.org

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 124

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

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

City of Pleasanton
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[ ] Application expects to receive QCP points. Points Requested 0

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 0

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

[X] Applicant has included one or more letters of support or opposition behind this tab. Points Requested 2

A. CASA of South Texas
Name of Community Organization
[X] Support [ ] Opposition

Joni Ebbs Garcia
Contact Name

B. Pleasanton Chamber of Commerce
Name of Community Organization
[X] Support [ ] Opposition

Cindy Mumm
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 NO. 330-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON, TEXAS EXPRESSING SUPPORT OF THE CONSTRUCTION OF THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING KNOWN AS ABBINGTON STATION LOCATED AT THE CORNER OF AUSTIN AVENUE AND 7TH STREET

WHEREAS, Pleasanton Abbington Station, LP has proposed the construction of the development of affordable rental housing known as Abbington Station located at the southwest corner of Austin Avenue and 7th Street, and being identified as Atascosa County Appraisal District parcel #16421, in the City of Pleasanton, Texas (the "Abbington Station Development"); and

WHEREAS, Pleasanton Abbington Station, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Housing Tax Credits for the Abbington Station Development; and

WHEREAS, Pleasanton Abbington Station, LP has requested a waiver of development/permit fees in the amount of $250.00 for the Abbington Station Development as a commitment of development funding from the City of Pleasanton, Texas; and

WHEREAS, the City of Pleasanton, Texas has the authority to defer development fees on the Abbington Station Development;

BE IT RESOLVED THAT,

The governing body of the City of Pleasanton, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of $250.00 to be provided to the Abbington Station Development in the form of a waiver of development/permit fees.

FURTHER RESOLVED, that the City of Pleasanton, acting through its governing body, hereby confirms that it supports the proposed Abbington Station Development to be located at the southwest corner of Austin Avenue and 7th Street and that this formal action has been taken to put on record the opinion expressed by the City on February 13, 2025; and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Ismael " JR" Gallegos, 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 13th day of February, 2025 at a regular meeting of the city council of the City of Pleasanton.

Ismael "JR" Gallegos, Jr., Mayor

Attest:

Andres Aguirre, City Secretary

CASA
Court Appointed Special Advocates
FOR CHILDREN
CASA OF SOUTH TEXAS

February 12, 2025

Rea Ventures
c/o Arx Advantage1305 Dusky Thrush Tr.
Austin, TX 78746

Re: Letter of Support
Abbington Station, SEC of 7th Street and Austin Street, Application # 25060

Dear Breck Kean,

CASA of South Texas understands that the Abbington Station apartments are looking to build at the proposed location in Pleasanton, Texas. While we are not directly affiliated with them, we support the mission of developing affordable housing for area residents. Our organization is a 501(c)3 non-profit organization that serves the community in which this development is located.

Respectfully,

Joni Ebbs Garcia
Executive Director
CASA of South Texas (Atascosa, Frio, La Salle, Karnes and Wilson Counties)
P.O. Box 343
Pleasanton, Texas 78064
Website: www.casasouthtx.org
Facebook: https://www.facebook.com/pages/CASA-of-South-Texas/285453890170
Phone: 830-569-4696
Cell: 830-570-2110
joni@casasouthtx.org

Every child has a chance - it's YOU!

February 26, 2025

Mr. Cody Campbell
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Abbington Station, TDHCA Application #25060
Pleasanton, TX

Dear Mr. Campbell,

The Pleasanton Chamber of Commerce is a tax-exempt organization whose mission is to invest in, promote and create opportunities for advancing economic success in the community and throughout the Atascosa County area.

Through our work and our members, The Chamber sees firsthand the need for high quality affordable housing in Pleasanton and surrounding Atascosa County. Therefore, we support the proposed Abbington Station Apartments located at the SEC of Austin Street and 7th Street, Pleasanton, Texas.

We also look forward to partnering with Abbington Station upon completion.

Sincerely,

Cindy Mumm

Cindy Mumm

Executive Director

Pleasanton Chamber of Commerce

Community Input Scoring Items

TDHCA#: 25112 | Self Score Total: 132

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

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

City of San Antonio
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[X] 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 February 28, 2025.** 8

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

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

A. Bernice's Room
Name of Community Organization
[X] Support [ ] Opposition

Traci Allen
Contact Name

B. Breathing Angels
Name of Community Organization
[X] Support [ ] Opposition

Johnny Rodriguez
Contact Name

C. THRU Project
Name of Community Organization
[X] Support [ ] Opposition

Erin Garcia
Contact Name

D. Adult & Teen Challenge of Texas
Name of Community Organization
[X] Support [ ] Opposition

Sarah Baughman
Contact Name

JYW
02/13/2025
Item No. 14

A RESOLUTION 2025-02-13-0012R

IN SUPPORT OF TX MEDINA 2025, LTD'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF HERITAGE ESTATES AT MEDINA, AN 86-UNIT MULTI- FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 4.

* * * * *

WHEREAS, TX Medina 2025, Ltd. (the "Applicant") has proposed an 86 unit affordable multi-family rental housing development named Heritage Estates at Medina (the "Development"), to be located at the SWC of I-410 & Medina Base Road in the City of San Antonio, Texas (the "City"); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2025 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

WHEREAS, notice of the Application 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 2025 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 §10.204(4), the City hereby certifies and finds that:

(i) Notice of TX Medina 2025, Ltd's ("Applicant") application ("Application") to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2025 Competitive 9 % Housing Tax Credits has been provided to the City in accordance with Texas Government Code §2306.67071(a); and

(ii) The City Council has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed86 unit affordable multi-family rental housing development named Heritage Estates at Medina (the "Development"), to be located at the SWC of I-410 & Medina Base Road in the City of San Antonio, Texas; and

(iii) The City Council has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.6707(b); and

(iv) After due consideration of the information provided by the Applicant and public comment, the City Council supports the Applicant's Application.

SECTION 2. The City hereby confirms that it supports the Applicant's Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed 86 unit affordable multi-family rental housing development named Heritage Estates at Medina (the "Development"), to be located at the SWC of I-410 & Medina Base Road 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 13th day of February, 2025.

M A Y O R
Ron Nirenberg

ATTEST:

Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

TEXAS HOUSE OF REPRESENTATIVES

PHILIP CORTEZ, Ph.D.
STATE REPRESENTATIVE
District 117

February 24, 2025

Texas Department of Housing and Community Affairs
Attn: Cody Campbell
Director, Multifamily Division
221 E. 11th St.
Austin, TX 78701
Email: Cody.Campbell@tdhca.state.tx.us

RE: Support for Heritage Estates at Medina – Elderly Development, TDHCA #25112 – SWC I-410 & Median Base Rd, San Antonio, TX 78227

Dear Mr. Campbell,

I would like to offer my support for the proposed development project, Heritage Estates at Medina in San Antonio, TX located in my House District 117. The senior-living community will bring additional housing and resources to our constituents.

Please do not hesitate to contact my office with any questions or concerns by calling my office at (512) 463-0269.

Respectfully,

Philip Cortez, Ph.D.

DISTRICT OFFICE: 2600 S.W. MILITARY, SUITE 211 • SAN ANTONIO, TEXAS 78224 • *phone* (210) 923-3638 • *fax* (210) 923-3646
CAPITOL OFFICE: GW.4 • P.O. BOX 2910 • AUSTIN, TEXAS 78768-2910 • *phone* (512) 463-0269 • *fax* (512) 463-1096
PHILIP.CORTEZ@HOUSE.TEXAS.GOV

February 12, 2025

TX Medina 2025, Ltd.
Attn: Adrian Iglesias
Authorized Representative
17440 Dallas Pkwy, Ste 120
Dallas, TX 75287
Email: aiglesias@ghdevelopment.com

RE: Support for Heritage Estates at Medina, TDHCA #25112 – SWC I-410 and Medina Base Road, San Antonio, TX 78227

Dear Mr. Iglesias,

Please accept this letter as my statement of support for Heritage Estates at Medina, a proposed housing development sponsored by TX Medina 2025, Ltd..

Bernice's Room is active in, and serves the area containing Heritage Estates at Medina development site and is a tax-exempt organization. Bernice's Room has the primary purpose of helping our community with the basic of needs. Whether that be thru food donations, hygiene items, clothes, or other necessities. We strive to help those who need an extra hand. We love partnering with housing communities to assist their residents. While they may have housing now, other needs may not be met. If we cannot meet those needs, we will connect them with other resources that can.

We are simply here to help!

Please feel free to contact me with any questions.

Sincerely,

Traci Allen
Founder

BREATHING ANGELS
Respiratory Services

11844 Bandera Rd Ste. 186
Helotes,Tx 78023
800-550-1748

February 24, 2025

TX Medina 2025, Ltd.
Attn: Adrian Iglesias
Authorized Representative
17440 Dallas Pkwy, Ste 120
Dallas, TX 75287
Email: aiglesias@ghdevelopment.com

RE: Support for Heritage Estates at Medina, TDHCA #25112 - SWC I-410 and Medina Base Road, San Antonio, TX 78227

Dear Mr. Iglesias,

Please accept this letter as my statement of support for Heritage Estates at Medina, a proposed housing development sponsored by TX Medina 2025, Ltd..

Breathing Angels is active in, and serves the area containing Heritage Estates at Medina development site and is a tax-exempt organization. Breathing Angels has a primary purpose of servicing patients in the San Antonio area needing respiratory equipment that are uninsured, under- insured or financially limited.

Please feel free to contact me with any questions.

Sincerely,

Johnny Rodriguez
Founder

THRU PROJECT®
FOSTERING HOPE AFTER FOSTER CARE

Board of Directors

Alex Moczygemba
President

Verina Palmer Martin
Vice President

Stacie Clark
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Jessica Odom
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Courtney Laverty, CFRE
CEO

Erin Garcia
Program Manager

Wendy Williams
Director of Development

Bridget Farrell
Occupational Therapist

Khristan Taylor
Intake Coordinator

Mari Sanchez
Housing Resource Coordinator

Baylee Holosmbach
Housing Resource Coordinator

Alexis Lara
Community Outreach & Development Manager

Chris Lopez
Director of Programs

February 27th, 2025

TX Medina 2025, Ltd.
Attn: Adrian Iglesias
Erin Garcia, Program Manager
4502 Centerview Dr, Ste 225
San Antonio, TX 78228

Dear Mr. Iglesias,

Please accept this letter as my statement of support for Heritage Estates at Medina, a proposed housing development sponsored by TX Medina 2025, Ltd. located at the southwest corner of I-410 and Medina Base Road in San Antonio.

THRU Project is active in and serves the area containing Heritage Estates at Medina development site and is a tax-exempt organization. Our mission is to empower youth with a history of foster care to build independent, successful futures. THRU Project serves as a beacon of hope for former foster youth, ensuring that they have access to stable housing, educational opportunities, career development, and emotional support. The organization's mentorship program connects youth with caring adults who provide guidance, encouragement, and practical advice, helping them build meaningful relationships and develop essential life skills. Additionally, THRU Project offers transportation assistance, housing support, and financial literacy programs to help these young adults achieve long-term stability and success.

If you need any further information from THRU Project, please feel free to contact me with any questions.

Sincerely,

Erin Garcia
512.553.2815
erin@thruproject.org

THRU Project is a 501(c)3 tax-exempt organization; EIN # 46-3961089.
No goods or services were exchanged for this contribution.

Adult & Teen Challenge
of Texas
Freedom from addiction starts here

Corporate Office
3850 S. Loop 1604 W.
San Antonio, TX 78264
Phone (210) 624-2075
findhope@tcexas.org
www.tctexas.org

February 27, 2025

TX Medina 2025, Ltd.
Attn: Adrian Iglesias
Authorized Representative
17440 Dallas Pkwy, Ste 120
Dallas, TX 75287
Email: aiglesias@ghdevelopment.com

RE: Support for Heritage Estates at Medina, TDHCA #25112 – SWC I-410 and Medina Base Road, San Antonio, TX 78227

Dear Mr. Iglesias,

Please accept this letter as my statement of support for Heritage Estates at Medina, a proposed housing development sponsored by TX Medina 2025, Ltd..

Adult & Teen Challenge of Texas is active in and serves the area containing Heritage Estates at Medina development site and is a tax-exempt organization. Adult & Teen Challenge of Texas has a primary purpose of providing faith-based, residential addiction recovery programs for men, women, families, and teens who are struggling with substance abuse.

Please feel free to contact me with any questions.

Sincerely,

Sarah Baughman,
Development Director

Community Input Scoring Items

TDHCA# 25070 | Self Score Total: 132

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

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

City of San Antonio
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[X] 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 February 28, 2025.** 8

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

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

A. Any Baby Can
Name of Community Organization
[x] Support [ ] Opposition

Jennifer Hixon
Contact Name

B. SMART
Name of Community Organization
[x] Support [ ] Opposition

Andy Benavides
Contact Name

C. Rey Feo Consejo Educational Foundation
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

JYW
02/13/2025
Item No. 11

A RESOLUTION 2025-02-13-0010R

IN SUPPORT OF 6802 MARBACH LOFTS, LTD.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF 6802 MARBACH LOFTS, A 78-UNIT MULTI- FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 6.

* * * * *

WHEREAS, 6802 Marbach Lofts, Ltd. (the "Applicant") has proposed a 78 unit affordable multi-family rental housing development named 6802 Marbach Lofts (the "Development"), to be located at 6832 Marbach Road in the City of San Antonio, Texas (the "City"); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2025 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

WHEREAS, notice of the Application 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 2025 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 §10.204(4), the City hereby certifies and finds that:

(i) Notice of 6802 Marbach Lofts, Ltd's ("Applicant") application ("Application") to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2025 Competitive 9 % Housing Tax Credits has been provided to the City in accordance with Texas Government Code §2306.67071(a); and

(ii) The City Council has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed 78 unit affordable multi-family rental housing development named 6802 Marbach Lofts (the "Development"), to be located at 6832 Marbach Road in the City of San Antonio, Texas (the "City"); and

(iii) The City Council has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.6707(b); and

(iv) After due consideration of the information provided by the Applicant and public comment, the City Council supports the Applicant's Application.

SECTION 2. The City hereby confirms that it supports the Applicant's Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed 6802 Marbach Lofts (the "Development"), to be located at 6832 Marbach Road in the City of San Antonio, Texas (the "City").

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 13th day of February, 2025.

M A Y O R
Ron Nirenberg

ATTEST:

Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

11. **2025-02-13-0010R**

Resolution of Support for 6802 Marbach Lofts, Ltd.'s application for 2025 Competitive 9% Housing Tax Credits from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of 6802 Marbach Lofts, a 78 unit affordable housing development, located at 6832 Marbach Road. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Alderete Gavito seconded the motion. The motion carried by the following vote:

Aye:	Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent:	Rocha Garcia

TEXAS HOUSE OF REPRESENTATIVES

JOSEY GARCIA

State Representative · District 124

February 14, 2025

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

RE: Letter of Support for 6802 Marbach Apartments | TDHCA ID #25070

Dear Mr. Wilkinson,

As the State Representative for House District 124, I am pleased to express my strong support for the proposed 6802 Marbach Apartments in San Antonio. This development, led by The NRP Group, represents an essential investment in our community, providing high-quality, affordable housing to local families in need.

6802 Marbach will offer approximately 78 units for families earning between 30% and 60% of the area median income, addressing the growing demand for affordable housing in our district. Located at the southwest corner of Marbach and Pinn, this site is strategically positioned near public transportation, retail, and employment opportunities, ensuring residents have access to essential services and economic mobility.

Beyond housing, this development is strengthened by meaningful partnerships that will enhance the well-being of its future residents. Community Housing Resources will provide vital services, including after-school programs, summer camps, financial literacy workshops, and health screenings. Additionally, the inclusion of a full-service Pre-K operated by the George Gervin Youth Center will provide critical early childhood education opportunities for families in the surrounding community.

With modern amenities such as a community center, fitness room, business center, playgrounds, and energy-efficient apartment features, 6802 Marbach will set a new standard for affordable housing in San Antonio. The project represents a $23 million investment in our city, reinforcing our commitment to sustainable growth and equitable housing solutions.

I strongly encourage the Texas Department of Housing and Community Affairs to support this application for financing. This project is a critical step toward ensuring that working families in our district have access to safe, affordable, and well-located housing. Thank you for your time and consideration. Please do not hesitate to reach out should you require any additional information.

Sincerely,

Josey Garcia
State Representative
Texas House District 124

CAPITOL OFFICE: P.O. BOX 2910 · AUSTIN, TEXAS 78768-2910 · (512) 463-0634 · JOSEY.GARCIA@HOUSE.TEXAS.GOV

oard of Directors:
ason rechiga, hair
ari itchell, ice hair
ri rederic , Treasurer
Sean Spar s, Secretary

Directors
Swapomthi Govindara u
ve Hernande
Dennis Huston II
lissa o oco
Dr. Rayford itchell
ay od ens i
ari a Rodrigue
atthew awrence
imberly ry
David anderhider
ecilia elas ue
ayla Wagner

resident s ouncil
Richard . yrd
raig Donegan, h.D
Gregory Hudspeth, h.D
raig . Stanich

enny Hixon, O

ABC of Southwest Texas

February 19, 2025

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 6802 Marbach Lofts TDHCA ID 25070
Approx 6832 Marbach Rd, San Antonio, TX 78227

Dear Mr. Campbell,

I am writing this letter to voice my support for 6802 Marbach Lofts, an affordable housing development to be located approximately at Approx 6832 Marbach Rd, San Antonio, TX 78227 in Bexar County.

ABC of Southwest Texas is a 501(c)(3) non-profit organization that is active in the San Antonio community. We serve this community by serving families with children with special healthcare needs through autism education services, bereavement services, and case management. 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 Marbach Lofts will serve our clients well and will promote a high quality of life for the underserved citizens of San Antonio and Bexar County.

If I can be of further help in this matter, please let me know. I can be reached at jhixon@abcsa.org or 210-514-2461.

Thank you for your consideration,

Jenny Hixon
President & CEO

United Way of San Antonio and Bexar County
United Way Comal County
United Way of Guadalupe County
United Way of Kerr County

Board of Directors

Nadia Botello

Sarah Christal

Samantha Demory

Greg Murray

Carlos Zapata

Directors

Andy Benavides
Executive Director

Yvette Benavides
Director

Tax Exempt No.
26-1206439

February 14, 2025

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

RE: Letter of Support for 6802 Marbach TDHCA ID #25070
6832 Marbach, San Antonio, Texas

I am writing on behalf of SMART, a 501(c)(3) non-profit organization dedicated to serving the City of San Antonio and Bexar County. Our mission is to encourage artistic creativity in young people through activities and interactive events with local artists. Our work throughout the community contributes to the overall betterment, development and improvement of the lives of children and their families. We provide the general population with the opportunity to experience the arts and culture as well as participate in educational programs. The proposed development will allow us to promote our message of the arts to future residents.

We are proud to express our strong support for the proposed 6802 Marbach, a 78-unit afforda ble housing development located at approximately 6832 Marbach Road, San Antonio, TX. Quality affordable housing is essential for supporting families in our community, and we believe this development will provide much-needed opportunities for those we aim to serve.

Access to safe, stable housing is a foundational element for any community, especially for working families facing rising living costs. By ensuring these families have access to affordable homes, we can help them build a secure future and promote their well-being.

Moreover, the 6802 Marbach will foster a vibrant community where residents can engage with the arts. Access to services that expose children to artistic expression is vital for creating a well-balanced life. This development aligns perfectly with our mission to promote creativity and cultural engagement among young people and families, allowing them to thrive both personally and creatively.

Together, by supporting initiatives like 6802 Marbach, we can create a synergistic relationship between housing and the arts, enriching our community and enhancing the quality of life for all residents.

Thank you for considering our strong support for this important project and for a resolution of support.

Sincerely,

Andy Benavides
Executive Director
S.M.A.R.T.

Rey Feo Consejo Educational Foundation

February 21, 2025

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

RE: Letter of Support for 6802 Marbach Apartments | TDHCA ID #25070
6832 Marbach, San Antonio, Texas

Dear Mr. Wilkinson,

On behalf of the Rey Feo Consejo Educational Foundation, a 501(c)(3) nonprofit organization dedicated to serving the City of San Antonio and Bexar County, I am pleased to submit this letter in support of the proposed 6802 Marbach Apartments. Our mission is to promote the transformative power of education by providing scholarships and engaging in meaningful community outreach.

The 6802 Marbach Apartments, an affordable housing development planned for 6832 Marbach in San Antonio, aligns with our commitment to fostering opportunities for local families. Through our advocacy and education programs, we are committed to supporting future residents of this community, ensuring they have access to the resources and support necessary for success.

We strongly encourage the Texas Department of Housing and Community Affairs to approve this application for financing, as affordable housing is a fundamental pillar of a thriving and equitable San Antonio. Thank you for your consideration, and please do not hesitate to contact me should you require any additional information.

Sincerely,

Jacob Valenzuela
Executive Director
Rey Feo Consejo Educational Foundation

Community Input Scoring Items

TDHCA App. Cove | Self Score Total: 132

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

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

City of San Antonio
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Any Baby Can
Name of Community Organization — [x] Support [ ] Opposition

Jennifer Hixon
Contact Name

B. SMART
Name of Community Organization — [x] Support [ ] Opposition

Andy Benavides
Contact Name

C. Rey Feo Consejo Educational Foundation
Name of Community Organization — [ ] Support [ ] Opposition

Jacob Valenzuela
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

JYW
02/13/2025
Item No. 15

A RESOLUTION 2025-02-13-0013R

IN SUPPORT OF TEZEL ROAD APARTMENTS, LTD.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF TEZEL ROAD APARTMENTS, A 78-UNIT MULTI- FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 6.

* * * * *

WHEREAS, Tezel Road Apartments, Ltd. (the "Applicant") has proposed a 78 unit affordable multi-family rental housing development named Tezel Road Apartments (the "Development"), to be located at 6054 Tezel Road in the City of San Antonio, Texas (the "City"); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2025 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

WHEREAS, notice of the Application 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 2025 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 §10.204(4), the City hereby certifies and finds that:

(i) Notice of Tezel Road Apartments, Ltd's ("Applicant") application ("Application") to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2025 Competitive 9 % Housing Tax Credits has been provided to the City in accordance with Texas Government Code §2306.67071(a); and

(ii) The City Council has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed78 unit affordable multi-family rental housing development named Tezel Road Apartments

(the "Development"), to be located at 6054 Tezel Road in the City of San Antonio, Texas;

(iii) The City Council has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.6707(b); and

(iv) After due consideration of the information provided by the Applicant and public comment, the City Council supports the Applicant's Application.

SECTION 2. The City hereby confirms that it supports the Applicant's Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed 78 unit affordable multi-family rental housing development named Tezel Road Apartments (the "Development"), to be located at 6054 Tezel Road 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 13th day of February, 2025.

M A Y O R
Ron Nirenberg

ATTEST:

Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

oard of Directors:
ason rechiga, hair
ari itchell, ice hair
ri rederic , Treasurer
Sean Spar s, Secretary

Directors
Swapomthi Govindara u
ve Hernande
Dennis Huston II
lissa o oco
Dr. Rayford itchell
ay od ens i
ari a Rodrigue
atthew awrence
imberly ry
David anderhider
ecilia elas ue
ayla Wagner

resident s ouncil
Richard . yrd
raig Donegan, h.D
Gregory Hudspeth, h.D
raig . Stanich

enny Hixon, O

February 19, 2025

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 Tezel Road Apartments TDHCA ID 25071
Approx 6054 Tezel Rd, San Antonio, TX 78250

Dear Mr. Campbell,

I am writing this letter to voice my support for Tezel Road Apartments, an affordable housing development to be located approximately at Approx 6054 Tezel Rd, San Antonio, TX 78250 in Bexar County.

ABC of Southwest Texas is a 501(c)(3) non-profit organization that is active in the San Antonio community. We serve this community by serving families with children with special healthcare needs through autism education services, bereavement services, and case management. 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 Tezel Road Apartments will serve our clients well and will promote a high quality of life for the underserved citizens of San Antonio and Bexar County.

If I can be of further help in this matter, please let me know. I can be reached at jhixon@abcsa.org or 210-514-2461.

Thank you for your consideration,

Jenny Hixon
President & CEO

Board of Directors

Nadia Botello

Sarah Christal

Samantha Demory

Greg Murray

Carlos Zapata

Directors

Andy Benavides
Executive Director

Yvette Benavides
Director

Tax Exempt No.
26-1206439

February 14, 2025

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

RE: Letter of Support for Tezel Road Apartments TDHCA ID #25071
Approximately 5562 Tezel Road, San Antonio, Texas

I am writing on behalf of SMART, a 501(c)(3) non-profit organization dedicated to serving the City of San Antonio and Bexar County. Our mission is to encourage artistic creativity in young people through activities and interactive events with local artists. Our work throughout the community contributes to the overall betterment, development and improvement of the lives of children and their families. We provide the general population with the opportunity to experience the arts and culture as well as participate in educational programs. The proposed development will allow us to promote our message of the arts to future residents.

We are proud to express our strong support for the proposed Tezel Road Apartments, a 78-86 unit affordable housing development located at approximately 5562 Tezel Road, San Antonio, TX. Quality affordable housing is essential for supporting families in our community, and we believe this development will provide much-needed opportunities for those we aim to serve.

Access to safe, stable housing is a foundational element for any community, especially for working families facing rising living costs. By ensuring these families have access to affordable homes, we can help them build a secure future and promote their well-being.

Moreover, the Tezel Road Apartments will foster a vibrant community where residents can engage with the arts. Access to services that expose children to artistic expression is vital for creating a well-balanced life. This development aligns perfectly with our mission to promote creativity and cultural engagement among young people and families, allowing them to thrive both personally and creatively.

Together, by supporting initiatives like Tezel Road Apartments, we can create a synergistic relationship between housing and the arts, enriching our community and enhancing the quality of life for all residents.

Thank you for considering our strong support for this important project and for a resolution of support.

Sincerely,

Executive Director

February 21, 2025

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

RE: Letter of Support for Tezel Road Apartments | TDHCA ID #25071
Approximately 5562 Tezel Road, San Antonio, Texas

Dear Mr. Wilkinson,

On behalf of the Rey Feo Consejo Educational Foundation, a 501(c)(3) nonprofit organization dedicated to serving the City of San Antonio and Bexar County, I am pleased to submit this letter in support of the proposed Tezel Road Apartments. Our mission is to promote the transformative power of education by providing scholarships and engaging in meaningful community outreach.

The Tezel Road Apartments, an affordable housing development planned for approximately 5562 Tezel Road in San Antonio, aligns with our commitment to fostering opportunities for local families. Through our advocacy and education programs, we are committed to supporting future residents of this community, ensuring they have access to the resources and support necessary for success.

We strongly encourage the Texas Department of Housing and Community Affairs to approve this application for financing, as affordable housing is a fundamental pillar of a thriving and equitable San Antonio. Thank you for your consideration, and please do not hesitate to contact me should you require any additional information.

Sincerely,

Jacob Valenzuela
Executive Director
Rey Feo Consejo Educational Foundation

Community Input Scoring Items

TDHCA# 25013 | Self Score Total: 138

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

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

City of Corpus Christi
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

[x] 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
[x] Support [ ] Opposition

Beatriz B. Hanson
Contact Name

B. Metro Ministries
Name of Community Organization
[x] Support [ ] Opposition

Patty Clark
Contact Name

C. YMCA of the Coastal Bend
Name of Community Organization
[x] Support [ ] Opposition

Estevan Guerra
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

Resolution in support of the proposed 9% Low-income Housing Tax Credits for an up to 75-unit affordable housing project known as Palo Verde Senior Apartments at 5501 Huntwick Avenue to be developed by Danco Communities

Whereas, Danco Communities (the "Applicant") has proposed a development project to construct an up to 75-unit senior development for renter households with incomes at or below 60% of the area median income. The proposed development is located at 5501 Huntwick Avenue. ("Palo Verde Senior Apartments");

Whereas, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2025 Housing Tax Credits for the Palo Verde Senior Apartments; and

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

Section 1. The City Council of the City of Corpus Christi hereby supports the proposed Palo Verde Senior Apartments.

Section 2. The City Council for the City of Corpus Christi hereby acknowledges support for the proposed Corpus Christi Project located at 5501 Huntwick Avenue.

Section 3. The City commits $500 in reduced fees and or other equivalent dollar value participation if the Palo Verde Senior Apartments Project is awarded low-income housing tax credits.

PASSED and APPROVED on the 11th day of February, 2025.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

033579

February 10, 2025

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 Palo Verde Senior Apartments TDHCA ID 25013
5501 Huntwick Ave, Corpus Christi, TX 78413

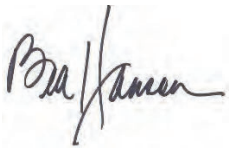
Dear Mr. Campbell,

I am writing this letter to voice my support for Palo Verde Senior Apartments, an affordable housing development to be located approximately at 5501 Huntwick Ave, Corpus Christi, TX 78413 in Nueces County.

Coastal Bend Food Bank is a 501(c)(3) non-profit organization that is active in the Corpus Christi community. We serve this community by fighting hunger and promoting wellness through food distribution and nutrition education. 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 Palo Verde Senior Apartments will serve our clients well and will promote a high quality of life for the underserved citizens of Corpus Christi and Nueces County.

Please let me know if I can further help in this matter. I can be reached at coastalbendfb@coastalbendfoodbank.org. Thank you for your consideration.

Sincerely,



Beatriz B. Hanson
Executive Director
coastalbendfb@coastalb

metro MINISTRIES

February 19, 2025

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 Palo Verde Senior Apartments TDHCA ID 25013
5501 Huntwick Ave, Corpus Christi, TX 78413

Dear Mr. Campbell,

I am writing this letter to voice my support for Palo Verde Senior Apartments, an affordable housing development to be located approximately at 5501 Huntwick Ave, Corpus Christi, TX 78413 in Nueces County.

Corpus Christi Metro Ministries, Inc. is a 501(c)(3) non-profit organization that has been serving the Corpus Christi community since 1983. Our five free integrated programs; Loaves and Fishes Cafeteria, Gabbard Medical Clinic, Rainbow House for homeless women and children, Rustic House for homeless men, and Vineyard Social Services, serve the poor, working poor, and homeless. 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 Palo Verde Senior Apartments will serve our clients well and will promote a high quality of life for the underserved citizens of Corpus Christi and Nueces County.

Please let me know if I can further help in this matter. I can be reached at 361/813-5530. Thank you for your consideration.

Sincerely,

Patty Clark

Patty Clark
CEO

FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

February 17, 2025
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 Palo Verde Senior Apartments (TDHCA ID 25013)
5501 Huntwick Ave, Corpus Christi, TX 78413

Dear Mr. Campbell,

I am writing this letter to voice my support for Palo Verde Senior Apartments, an affordable housing development to be located approximately at 5501 Huntwick Ave, Corpus Christi, TX 78413 in Nueces County.

YMCA of the Coastal Bend is a 501 (c)(3) non-profit organization that is active in the Corpus Christi community. We serve this community by community wellness for all ages and families. 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 Palo Verde Senior Apartments will serve our clients well and will promote a high quality of life for the underserved citizens of Corpus Christi and Nueces County.

Please let me know if I can further help in this matter. I can be reached at eguerra@ymca-cc.org. Thank you for your consideration.

Sincerely,

Estevan Guerra
Interim CEO
YMCA of the Coastal Bend

YMCA of the Coastal Bend
417 S. Upper Broadway, Corpus Christi, TX 78401
P 361-882-1741 F 361-882-1427 www.ymca-cc.org

Community Input Scoring Items

TDHCA#: 25055 | Self Score Total: 139

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

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

The City of Hidalgo
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[X] 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 February 28, 2025.** 8

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

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

A. The Food Bank of The Rio Grande Valley
Name of Community Organization
[X] Support [ ] Opposition

Libby Saenz
Contact Name

B. The Salvation Army of McAllen/Hidalgo County
Name of Community Organization
[X] Support [ ] Opposition

Major Frankie Zuniga
Contact Name

C. The United Way of South Texas
Name of Community Organization
[X] Support [ ] Opposition

Lilly Lopez-Killelea
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

Sergio Coronado, Mayor
Linda B. Ayala, Mayor Pro-Tem

COUNCILMEMBERS
Jose Luis Ayala Jr
Abram Ramirez
Augusto Contreras
Bertha Sosa

Julian J. Gonzalez, City Manager

RESOLUTION NO. 2025-03

A RESOLUTION OF THE HIDALGO CITY COUNCIL, HIDALGO, TEXAS SUPPORTING THE APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2025 COMPETITIVE 9% HOUSING TAX CREDITS FOR LANTANA VILLAS, TDHCA #25055, BY RST LANTANA VILLAS, LP.

WHEREAS, RST Lantana Villas, LP has proposed a development for affordable rental housing at approximately the 600 block of East Coma Avenue, Hidalgo, Texas 78557 to be named Lantana Villas in the City of Hidalgo, Hidalgo 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 2025 Competitive 9% Housing Tax Credits for Lantana Villas,

NOW, THEREFORE BE IT RESOLVED, that the City of Hidalgo, Hidalgo County, Texas acting through its governing body, hereby confirms that it supports the proposed Lantana Villas community located at approximately the 600 block of East Coma Avenue, Hidalgo, Texas 78557, TDHCA application #25055 and that this formal action has been taken to put on record the opinion expressed by the City of Hidalgo on February 3, 2025, and

FURTHER RESOLVED, the City of Hidalgo hereby commits to financial support of Lantana Villas by waiving fees in the amount of Five Hundred Dollars and Zero Cents ($500.00) in the form of building permits or other fees subject only to the condition of receipt of an award of 9% housing tax credits to RST Lantana Villas, LP, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Sergio Coronado, Mayor, City of Hidalgo, are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO

CITY OF HIDALGO

I, Julian Gonzalez, duly appointed City Manager of the City of Hidalgo, Texas, do hereby certify that the following constitutes a true and correct copy of Resolution 2025-03.

In witness whereof, I have hereunto subscribed my signature and impressed the official seal of the City of Hidalgo, Texas, this 03 day of February 2025.

NOTARY PUBLIC STATE OF TEXAS
Maria T. Hi
My Commission Expires
6/24/2026
Notary ID 133827714

Sergio Coronado
City of Hidalgo Mayor

ATTEST:

City Manager

CITY OF HIDALGO
HIDALGO, TEXAS

DISTRICT OFFICE
121 E. TOM LANDRY
MISSION, TEXAS 78572
956-584-8999
SERGIO.MUNOZ@HOUSE.TEXAS.GOV

State of Texas
House of Representatives

SERGIO MUÑOZ, JR.
STATE REPRESENTATIVE

CAPITOL OFFICE
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
512-463-0704
RM. 1W.3

February 26, 2025

Mr. Cody Campbell
Director, Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Lantana Villas, TDHCA #25055

Dear Mr. Campbell:

I am writing this letter to express my support for the Lantana Villas community, TDHCA Tax Credit Application #25055. Lantana Villas will be located at approximately the 600 block of East Coma Avenue, Hidalgo, Texas, 78557. This high-quality, new construction development will bring desperately needed affordable senior housing to House District 36 which I represent.

Thank you for the opportunity to express my support for this important housing development.

Sincerely,

Sergio Muñoz, Jr.
State Representative, District 36

FOOD BANK of the Rio Grande Valley, Inc.
724 N. Cage Blvd.
Pharr, Texas 78577
P.O. Box 6251
McAllen, TX 78502
Main: 956-682-8101
Fax: 956-682-7921
foodbankrgv.com

FEEDING AMERICA FEEDING TEXAS

Libby A. Saenz
CHIEF EXECUTIVE OFFICER
lsaenz@foodbankrgv.com
cell: 956-227-2886
ofc: 956-904-4506

/ foodbankrgv

Texas Department of Housing and Community Affairs
C/O Mercedez Acuna
1603 LBJ Freeway, Suite 860
Dallas, TX 75234

RE: Lantana Villas, TDHCA #25055
Approximately 600 block of E Coma Ave., Hidalgo, TX 78557

Dear Mrs. Acuna:

I am writing this letter on behalf of The Food Bank of Rio Grande Valley to voice our support for the Lantana Villas community, TDHCA Tax Credit Application #25055. As our community continues to grow, we believe this high-quality, 52 unit new construction development will bring desperately needed affordable senior housing to the City of Hidalgo.

Thank you for the opportunity to express my support for this important housing development. If our organization can be of further assistance, please do not hesitate to contact us. Thank you for your consideration.

Sincerely,

L Saenz

Libby Saenz - CEO
Name, Title

DOING THE MOST GOOD℠

WILLIAM BOOTH, *FOUNDER*
LYNDON BUCKINGHAM, *GENERAL*
COMMISSIONERS KELLY & DONNA IGLEHEART, *TERRITORIAL COMMANDERS*
LT. COLONELS ART & ANN PENHALE, *DIVISIONAL COMMANDERS*
MAJORS FRANKIE & JAN ZUNIGA, *CORPS OFFICERS*

February 8th 2025

C/O Mercedez Acuña
Texas Department of Housing and Community Affairs
1603 LBJ Freeway, Suite 860
Dallas TX 75234

RE: Lantana Villas TDHCA #25055
Approximately 600 Block of E Coma Ave Hidalgo TX 78557

Dear Mrs. Acuña,

I am writing this letter to voice my support for the Lantana Villas community, TDHCA Tax credit application #25055. The Lantana Villas Community is to be located at Approximately 600 Block of E Coma Ave Hidalgo TX 78557. As our community continues to grow, I believe this high-quality, 52 unit new construction development will bring desperately needed affordable senior housing to the City of Hidalgo.

Thank you for the opportunity to express my support for this important housing development. I believe that the primary purpose overall, is the betterment of our community.

May God Bless you!

Sincerely,

Major Frankie Zuniga, Commanding Officer
The Salvation Army McAllen Texas

The Salvation Army McAllen/Hidalgo County
1600 North 23rd Street McAllen, Texas 78501
PO Box 4766 • Phone (956) 682-1468

UNITED WAY
South Texas
Serving Hidalgo & Starr Counties

February 11, 2025

Texas Department of Housing and Community Affairs
C/O Mercedez Acuna
1603 LBJ Freeway, Suite 860
Dallas, TX 75234

RE: Lantana Villas, TDHCA #25055
Approximately 600 Block of E. Coma Ave., Hidalgo, TX 78557

Dear Mrs. Acuna:

I am writing this letter on behalf of United Way of South Texas to voice our support for the Lantana Villas community, TDHCA Tax Credit Application #25055. As our community continues to grow, we believe this high-quality, 52 unit new construction development will bring desperately needed affordable senior housing to the City of Hidalgo.

Thank you for the opportunity to express my support for this important housing development. If our organization can be of further assistance, please do not hesitate to contact us. Thank you for your consideration.

Sincerely,

Lilly Lopez-Killelea,
President/CPO

www.unitedwayofsotx.org
P.O. Box 187 • McAllen, TX 78505-0187
Tel. (956) 686-6331 • Fax (956) 686-8430

Community Input Scoring Items

TDHCA#: 25051 | Self Score Total: 139

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

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

The City of Palmview
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[X] 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 February 28, 2025.** 8

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

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

A. The Food Bank of The Rio Grande Valley
Name of Community Organization
[X] Support [ ] Opposition

Libby A. Saenz
Contact Name

B. Salvation Army of McAllen/Hidalgo County
Name of Community Organization
[X] Support [ ] Opposition

Major Frankie Zuniga
Contact Name

C. United Way of South Texas
Name of Community Organization
[X] Support [ ] Opposition

Lilly Lopez-Killelea
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

CITY OF PALMVIEW
TEXAS

Ricardo Villarreal, Mayor
Benito Hernandez, Mayor Pro-Tem
Javier Ramirez, Councilmember
Cesar Pena, Jr., Councilmember
Alexandra Flores, Councilmember

Michael Leo, City Manager

CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PALMVIEW

I, Annette Barrera, duly appointed City Secretary of the City of Palmview, Texas, do hereby certify that the following constitutes a true and correct copy of Resolution 2025-02-R.

In witness whereof, I have hereunto subscribed my signature and impressed the official seal of the City of Palmview, Texas, this 7th day of February 2025.

CITY OF PALMVIEW HIDALGO CO. TEXAS

Annette V. Barrera, CMC, CPM
City Secretary

RESOLUTION 2025-02-R

A RESOLUTION OF THE PALMVIEW CITY COUNCIL, PALMVIEW, TEXAS SUPPORTING THE APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2025 COMPETITIVE 9% HOUSING TAX CREDITS FOR MANDALAY, TDHCA #25051, BY RST MANDALAY, LP.

WHEREAS, RST Mandalay, LP has proposed a development for affordable rental housing at approximately the south side of the 600 block of West Veterans Boulevard, Palmview, Texas 78572 to be named Mandalay in the City of Palmview, Hidalgo County, Texas; and

WHEREAS, RST Mandalay, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Mandalay,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALMVIEW, TEXAS (Ricardo Villarreal, Mayor, Benito Hernandez, Mayor Pro-Tem, Council Members: Javier Ramirez, Cesar Pena Jr., and Alexandra Flores) that:

1. The City of Palmview hereby confirms that it supports the proposed Mandalay community located at approximately the south side of the 600 block of West Veterans Boulevard, Palmview, Texas 78572, TDHCA application #25051 and that this formal action has been taken to put on record the opinion expressed by the City of Palmview on February 4, 2025, and

2. The City of Palmview hereby commits to financial support of Mandalay by waiving fees in the amount of Five Hundred Dollars and Zero Cents ($500.00) in the form of building permits or other fees subject only to the condition of receipt of an award of 9% housing tax credits to RST Mandalay, LP, and

3. The City of Palmview hereby authorizes, empowers and directs City Secretary Annette Barrera to certify this resolution on behalf of the Governing Body, to the Texas Department of Housing and Community Affairs.

Approved this 4th day of February 2025.

CITY OF PALMVIEW HIDALGO CO. TEXAS

Ricardo Villarreal, Mayor

ATTEST:

Annette V. Barrera, CMC, CPM
City Secretary

APPROVED AS TO FORM:

Eric D. Flores, City Attorney

DISTRICT OFFICE
121 E. TOM LANDRY
MISSION, TEXAS 78572
956-584-8999
SERGIO.MUNOZ@HOUSE.TEXAS.GOV

State of Texas
House of Representatives

SERGIO MUÑOZ, JR.
STATE REPRESENTATIVE

CAPITOL OFFICE
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
512-463-0704
RM. 1W.3

February 26, 2025

Mr. Cody Campbell
Director, Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Mandalay, TDHCA #25051

Dear Mr. Campbell:

I am writing this letter to express my support for the Mandalay community, TDHCA Tax Credit Application #25051. The Mandalay will be located at approximately the south side of the 600 block of West Veterans Blvd., Palmview, Texas, 78572. This high-quality, new construction development will bring desperately needed affordable senior housing to House District 36 which I represent.

Thank you for the opportunity to express my support for this important housing development.

Sincerely,

Sergio Muñoz, Jr.
State Representative, District 36

FOOD BANK of the Rio Grande Valley, Inc.
724 N. Cage Blvd.
Pharr, Texas 78577
P.O. Box 6251
McAllen, TX 78502
Main: 956-682-8101
Fax: 956-682-7921
foodbankrgv.com

FEEDING AMERICA FEEDING TEXAS

Libby A. Saenz
CHIEF EXECUTIVE OFFICER
lsaenz@foodbankrgv.com
cell: 956-227-2886
ofc: 956-904-4506

/ foodbankrgv

Texas Department of Housing and Community Affairs
C/O Mercedez Acuna
1603 LBJ Freeway, Suite 860
Dallas, TX 75234

RE: Mandalay, TDHCA #25051
Approximately 600 W Veterans Blvd., Palmview TX 78572

Dear Mrs. Acuna:

I am writing this letter on behalf of The Food Bank of The Rio Grande Valley to voice our support for the Mandalay community, TDHCA Tax Credit Application #25051. As our community continues to grow, we believe this high-quality, 104 unit new construction development will bring desperately needed affordable senior housing to the City of Palmview.

Thank you for the opportunity to express my support for this important housing development. If our organization can be of further assistance, please do not hesitate to contact us. Thank you for your consideration.

Sincerely,

Libby Saenz - CEO
Name, Title

February 7th 2025

C/O Mercedez Acuña
Texas Department of Housing and Community Affairs
1603 LBJ Freeway, Suite 860
Dallas TX 75234

RE: Mandalay, TDHCA #25051
Approximately 600 W Veterans Blvd Palmview TX 78572

Dear Mrs. Acuña,

I am writing this letter to voice my support for the Mandalay community, TDHCA Tax credit application #25051. The Mandalay is to be located at approximately 600 W Veterans Blvd in Palmview TX 78572. As our community continues to grow, I believe this high-quality, 104 unit new construction development will bring desperately needed affordable senior housing to the City of Palmview.

Thank you for the opportunity to express my support for this important housing development. I believe that the primary purpose overall, is the betterment of our community.

May God Bless you!

Sincerely,

Major Frankie Zuniga, Commanding Officer
The Salvation Army McAllen Texas

UNITED WAY
South Texas
Serving Hidalgo & Starr Counties

February 11, 2025

Texas Department of Housing and Community Affairs
C/O Mercedez Acuna
1603 LBJ Freeway, Suite 860
Dallas, TX 75234

RE: Mandalay, TDHCA #25051
Approximately 600 W Veterans Blvd., Palmview, TX 78572

Dear Mrs. Acuna:

I am writing this letter on behalf of United Way of South Texas to voice our support for the Mandalay community, TDHCA Tax Credit Application #25051. As our community continues to grow, we believe this high-quality, 104 unit new construction development will bring desperately needed affordable senior housing to the City of Palmview.

Thank you for the opportunity to express my support for this important housing development. If our organization can be of further assistance, please do not hesitate to contact us. Thank you for your consideration.

Sincerely,

Lilly Lopez-Killelea,
President/CPO

www.unitedwayofsotx.org
P.O. Box 187 • McAllen, TX 78505-0187
Tel. (956) 686-6331 • Fax (956) 686-8430

Community Input Scoring Items

TDHCA# 25214 | Self Score Total: 139

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

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

City of McAllen
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[X] 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 February 28, 2025.** 8

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

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

A. Affordable Homes of South Texas, Inc.
Name of Community Organization
[X] Support [ ] Opposition

Robert A. Calvillo
Contact Name

B. Communities In Schools - Hidalgo County
Name of Community Organization
[X] Support [ ] Opposition

Dulce M. Aguilar
Contact Name

C. Sunny Glen Children's Home
Name of Community Organization
[X] Support [ ] Opposition

Chase Palmer
Contact Name

D. Rio Grande Habitat for Humanity, Inc.
Name of Community Organization
[X] Support [ ] Opposition

Mariano Ayala
Contact Name

E.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

CITY OF
McALLEN

JAVIER VILLALOBOS, Mayor
J. OMAR QUINTANILLA, Mayor Pro Tem and Commissioner District 3
TONY AGUIRRE JR., Commissioner District 1
JOAQUIN "J.J" ZAMORA, Commissioner District 2
RODOLFO "RUDY" CASTILLO, Commissioner District 4
VICTOR "SEBY" HADDAD, Commissioner District 5
PEPE CABEZA DE VACA, Commissioner District 6

ISAAC J. TAWIL, City Manager

CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

I, Perla Lara, City Secretary of the City of McAllen, do hereby certify that the following is a true and correct copy of Resolution No. 2025-17 which was approved by the McAllen Board of Commissioners at the Regular Meeting held February 10, 2025.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed the official seal of the City of McAllen, Texas, this 12th day of February 2025.

SEAL

Perla Lara, TRMC/CMC, CPM
City Secretary

RESOLUTION NO. 2025-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MCCALLEN, TEXAS SUPPORTING THE PROPOSED VILLAS AT PRIMROSE AFFORDABLE HOUSING COMMUNITY IN THEIR APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR NINE PERCENT HOUSING TAX CREDITS AND PROVIDING AN IN-KIND CONTRIBUTION TO ASSIST AND BENEFIT SUCH COMMUNITY.

WHEREAS, COM Housing Ware, LP, has proposed a development for affordable rental housing up to 105 units at the southeast quadrant of Buddy Owens Blvd. and N. Ware Rd. named Villas at Primrose in the City of McAllen; and

WHEREAS, COM Housing Ware, LP, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Villas at Primrose,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MCALLEN, TEXAS THAT

1. RESOLVED, The City Commission of the City of McAllen hereby confirms its support for the proposed Villas at Primrose and that this formal action has been taken to put on record the opinion expressed by the City on this date.

2. RESOLVED, The City Commission of the City of McAllen hereby approves the Applicants' application for Tax Credits from the Texas Department of Housing and Community Affairs (TDHCA) and supports the award of Tax Credits for the housing pursuant to the Qualified Allocation Plan of TDHCA.

3. RESOLVED, In accordance with 10 Texas Administrative Code §11.9(d)(2), the City hereby commits to an in-kind contribution to the Development in the form of a loan, grant, reduced fee of contribution of other value for the benefit of the Development in the amount of $500.00.

4. FURTHER RESOLVED, This Resolution shall become effective immediately upon its passage.

CONSIDERED PASSED and APPROVED this 10th day of February 2025, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 552 of the Texas Government Code.

CITY OF MCALLEN

Omar Quintanilla, Mayor Pro Tem

ATTEST:

Perla Lara, TRMC/CMC, CPM
City Secretary

APPROVED AS TO FORM:

Austin Stevenson, City Attorney

State of Texas
House of Representatives

CAPITOL OFFICE:
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
VOICE: (512) 463-0578
E-MAIL: bobby.guerra@house.texas.gov

DISTRICT OFFICE:
10213 NORTH 10TH STREET
MCALLEN, TEXAS 78504
VOICE: (956) 292-0407

R.D. "Bobby" Guerra
STATE REPRESENTATIVE
DISTRICT 41

February 27, 2025

Texas Department of Housing and Community Affairs
Multifamily Finance Division,
Attention: Joshua Goldberger
221 East 11th Street
Austin, Texas 78701

Re: Villas at Primrose to be located on +/- 4.23 acres at the SEQ of Buddy Owens Blvd. & N. Ware Rd., McAllen, Hidalgo County, Texas 78504

Dear Mr. Goldberger,

I would like to express my support for the application for housing tax credits concerning the proposed Villas at Primrose senior community. This project is in my district on +/- 4.23 acres at the SEQ of Buddy Owens Blvd. & N. Ware Rd., McAllen, Hidalgo County, Texas 78504.

I firmly believe that we need more affordable housing options in District 41. This development is sponsored by the Housing Authority of the City of McAllen and would greatly benefit the community by providing quality affordable housing to elderly families 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 Villas at Primrose community will provide seniors with high quality affordable housing near amenities important to improving their lives.

Citizens of McAllen deserve the opportunity to live in a safe and comfortable environment, and Villas at Primrose will provide this opportunity for elderly households in the McAllen area. For these reasons, I support the Villas at Primrose application for tax credits.

If I can be of further assistance, please do not hesitate to contact my office.

Respectfully,

R.D. "Bobby" Guerra
State Representative District 41

AFFORDABLE HOMES of SOUTH TEXAS, Inc.®
A NON-PROFIT HOUSING INITIATIVE SINCE 1976

McAllen Administration
1420 Erie Ave. McAllen, TX 78501
Ph: 956-687-6263 Fx: 956-682-9751
NMLS# 346848

Weslaco • McAllen

February 6, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Joshua Goldberger- Multifamily Division

RE:. COM Housing Ware, LP (TDHCA #25214)
SEQ of Buddy Owens Blvd. and N. Ware Rd.
McAllen, Texas 78504

Dear Mr. Goldberger,

I am writing to support the application for housing tax credits for COM Housing Ware, LP (TDHCA #25214). The proposed development will be a multi-family community for seniors in the City of McAllen located in Hidalgo County.

As a local nonprofit and the largest Community Development organization in Hidalgo County, Affordable Homes of South Texas is very aware of the rapid growth in the Rio Grande Valley and especially in the McAllen area. As a result, there is a great need for quality housing in good neighborhoods that is affordable to seniors. This need will be met by the development of Villas at Primrose Apartments. I look forward to seeing this apartment complex serving a huge need in our community.

Thank you for your consideration of the application and I urge you to award housing tax credits to the COM Housing Ware, LP for the Villas at Primrose development.

Sincerely,

Robert A. Calvillo
President & CEO

February 12, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Joshua Goldberger-Multifamily Division

RE: COM Housing Ware, LP (TDHCA #25214)
SEQ of Buddy Owens Blvd. and N. Ware Rd.
McAllen, TX 78504

Dear Mr. Goldberger,

We are writing to give our support to COM Housing Ware, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Villas at Primrose Apartments senior development (TDHCA #25214), located at the SEQ of Buddy Owens Blvd. and N. Ware Rd. in McAllen, Texas.

As a local nonprofit, our mission at Communities in Schools of Hidalgo County 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 for all in the City of Hidalgo. Villas at Primrose would help combat this issue by providing quality, affordable housing for the seniors of Hidalgo County, and will assist that growing community to age in place on a retirement income. We truly believe that the development of Villas at Primrose 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 COM Housing Ware, LP for the Villas at Primrose development.

Sincerely,

Dulce M. Aguilar

Dulce M. Aguilar
Executive Director
Communities in Schools of Hidalgo County

SUNNY GLEN
CHILDREN'S HOME
SINCE 1936

February 5, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Joshua Goldberger- Multifamily Division

RE: COM Housing Ware, LP (TDHCA #25214)
SEQ of Buddy Owens Blvd. and N. Ware Rd.
McAllen, TX 78504

Dear Mr. Goldberger,

Sunny Glen Children's Home would like to express our support for the award of Housing Tax Credits to COM Housing Ware, LP (TDHCA #25214), a senior housing community for the City of McAllen and Hidalgo County. We are a local non-profit that provides supportive services to children and families who reside in Hidalgo County and surrounding area.

Sunny Glen Children's Home is very aware of the rapid growth in the city of McAllen and Hidalgo 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 Villas at Primrose Apartments.

Again, we are very pleased to lend our support to the Villas at Primrose tax credit application. If you need additional information, please contact me at {956) 399-5356.

Sincerely,

Chase Palmer
CEO Sunny Glen Children's Home
chase@sunnyglen.org

Habitat for Humanity®
of the Rio Grande Valley

February 27, 2025

Texas Department of Housing and Community Affairs

221 East 11th Street

Austin, TX 78701

Attention: Joshua Goldberger – Multifamily Division

RE: Villas at Primrose, LP (TDHCA #25214)

SEQ of Buddy Owens Blvd. and N. Ware Rd.
McAllen, TX 78504

Dear Mr. Goldberger,

Habitat for Humanity Rio Grande Valley would like to express our support for the award of Housing Tax Credits for the Villas at Primrose (TDHCA #25214), a multifamily housing community for seniors proposed in the City of McAllen, Texas located in Hidalgo County. Our organization is a tax-exempt non-profit organization that provides services to the entire Hidalgo area.

This development will not only increase the availability of quality affordable housing and better living for the seniors of McAllen and Hidalgo County, but will also assist in adding to the tax base and creating jobs.

Again, we are very pleased to lend our support to the Villas at Primrose (TDHCA #25214) tax credit application. If you need additional information, please contact me at (956) 686-7455.

Sincerely,

Mariano Ayala

Mariano Ayala

Executive Director

EQUAL HOUSING LENDER

Rio Grande Habitat for Humanity, Inc.
412 W. Ash Ave., McAllen, TX 78501
PO Box 4885, McAllen, TX 78502
(956) 686-7455
www.habitatrgv.org

EQUAL HOUSING OPPORTUNITY

Community Input Scoring Items

TDHCA#: 25196 | Self Score Total: 124

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

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

City of Brownsville
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. BCFS Health and Human Services
Name of Community Organization
[x] Support [ ] Opposition

Jeff Wolpers
Contact Name

B. Friendship of Women, Inc.
Name of Community Organization
[x] Support [ ] Opposition

Gloria Ocampo
Contact Name

C. Proyecto Juan Diego
Name of Community Organization
[x] Support [ ] Opposition

Lidiana Ramirez
Contact Name

D. Revival of Cultural Arts
Name of Community Organization
[x] Support [ ] Opposition

Hilda Ledezma
Contact Name

E. Workforce Solution Cameron
Name of Community Organization
[x] Support [ ] Opposition

Rafael Vela
Contact Name

F. Brownsville Wellness Coalition
Name of Community Organization
[x] Support [ ] Opposition

Eduardo "Lalo" Garcia
Contact Name

RESOLUTION NO. 2025-014

A RESOLUTION OF THE CITY OF BROWNSVILLE, TEXAS EXPRESSING SUPPORT FOR THE VICTORIA GARDENS APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2025 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, BHOC VDC Victoria Gardens, LP, and its affiliates (the "Applicant") brought to the City of Brownsville (the "City") a proposal for the new construction for Victoria Gardens (the "Housing Community") at 1809 Grant St., 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. 25196) to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2025 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 Victoria Gardens provides 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 #25196, 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 for 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 Helen Ramirez, 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 4th day of February 2025.

John Cowen, Jr., Mayor
City of Brownsville, Texas

ATTEST:

Mayra A. Rios, City Secretary

CITY OF BROWNSVILLE, TEXAS INCORPORATED FEBRUARY 7 1853

BCFS
Health and Human Services • Est. 1944

1702 E. Tyler Street
Harlingen, Texas 78550
(956) 230-3849
www.DiscoverBCFS.net

February 21, 2025

Texas Department of Housing and Community Affairs
Cody Campbell, Director of Multifamily Programs
221 East 11th Street
Austin, Texas 78701

RE: Support of Victoria Gardens TDHCA Application Number 25196

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Victoria Gardens Apartments 9% low-income housing tax credit application number 25196 with the Texas Department of Housing and Community Affairs. The Victoria Gardens will be located at 1809 Grant St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC Victoria Gardens, LP; an LP created by the Brownsville Housing Opportunity Corporation, an Instrumentality of the Housing Authority of the City of Brownsville, and Versa Development the co-developer of this project.

As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. The Victoria Gardens apartments will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

BCFS Health and Human Services is a 501(c)(3) non-profit organization. Our primary purpose is to align our efforts and leverage our services to improve, develop, and increase the quality of life of the families in the Brownsville community. Our service area includes Cameron and Willacy Counties and the services we provide are parenting education, programming for foster youth, and a family resource center.

As part of the neighborhood and the community in which the Victoria Gardens Apartments will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need for affordable housing. I thank you in advance for your consideration and favorable review of the Victoria Gardens application.

Sincerely,

Jeff Wolpers

Jeff Wolpers
Director
BCFS Health and Human Services

Friendship Of Women, Inc.
A Center for the Prevention of
Family Violence & Sexual Assault

P. O. Box 3112
(95 E. Price Rd Ste. C)
Brownsville, TX 78523
(956) 544-7412
Fax: 541-7676

Board of Directors

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President
Business Owner

Paolina Vega
Vice-President
Hanson Professional Services

Amanda Sampayo
Secretary

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Trey Martinez
Martinez & Tijerina, PLLC

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Texas Southmost College

Lisa Mitchell-Bennett
UT Health of Public Health

Aida A. Montanaro
Montanaro Law Firm

Kimberly Vergara
Valley Regional Medical Center

Sandra Zermeño
Frost Bank

Gloria Ocampo
Executive Director

February 21, 2025

Texas Department of Housing and Community Affairs
Cody Campbell, Director of Multifamily Programs
221 East 11th Street
Austin, Texas 78701

RE: Support of Victoria Gardens TDHCA Application Number 25196

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Victoria Gardens Apartments 9% low-income housing tax credit application number 25196 with the Texas Department of Housing and Community Affairs. The Victoria Gardens will be located at 1809 Grant St. in Brownsville Texas, in Cameron County.

This application is being submitted by BHOC VDC Victoria Gardens, LP; an LP created by the Brownsville Housing Opportunity Corporation, an Instrumentality of the Housing Authority of the City of Brownsville, and Versa Development the co-developer of this project.

As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. The Victoria Gardens apartments will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

Friendship of Women, Inc. is a 501 c 3 non-profit organization. Our mission is to provide leadership and comprehensive services to empower and promote safety, health, and the overall well-being of adults and children impacted by family and sexual violence. We seek social change through advocacy, education, prevention, and provide a safe home for victims and their families.

As part of the neighborhood and the community in which the Victoria Gardens Apartments will be developed, we strongly support this application for a tax credit allocation.

PROYECTO JUAN DIEGO
Educating, Engaging & Empowering Families for the Future.

Proyecto Juan Diego
3910 Paredes Line Rd, Brownsville, TX., 78526
Tel: (956) 542-2488 | Fax: (956) 542-5055
www.proyecto-jd.org

February 20, 2025

Texas Department of Housing and Community Affairs
Cody Campbell, Director of Multifamily Programs
221 East 11th Street
Austin, Texas 78701

RE:Support of Victoria Gardens TDHCA Application Number 25196

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Victoria Gardens Apartments 9% low-income housing tax credit application number 25196 with the Texas Department of Housing and Community Affairs. The Victoria Gardens will be located at 1809 Grant St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC Victoria Gardens, LP; an LP created by the Brownsville Housing Opportunity Corporation, an Instrumentality of the Housing Authority of the City of Brownsville, and Versa Development the co-developer of this project.

As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. The Victoria Gardens apartments will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

Proyecto Juan Diego is a 501 (c)(3) non-profit organization. Our primary goal is to align our efforts and leverage our services to improve, develop, and increase the quality of life of families in the Brownsville community. Our areas of services are education, healthcare, and legal services, where we provide immigration process guidance, health prevention programs, civic engagement groups, family relationship classes, tutoring for kids, and GED education to the community.

As part of the neighborhood and the community in which the Victoria Gardens Apartments will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need for affordable housing. I thank you in advance for your consideration and favorable review of the Victoria Gardens application.

Sincerely,

Lidiana Ramirez
Executive Director, Proyecto Juan Diego
cc: BHOC VDC Victoria Gardens, LP

Board of Directors: Alberto G. Garcia (Chair), Nancy Reed (Vice-Chair), Jesus Cisneros (Secretary)

Members: Sister Carol Keehan DC, Carmen G. Nordyke, Perla Cepeda, Jose Pablo Canales Weigend, Robert S. Nelsen

Executive Director: Lidiana Rodriguez-Ramirez

February 21, 2025

Texas Department of Housing and Community Affairs
Cody Campbell, Director of Multifamily Programs
221 East 11th Street
Austin, Texas 78701

RE:Support of Victoria Gardens TDHCA Application Number 25196

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Victoria Gardens Apartments 9% low-income housing tax credit application number 25196 with the Texas Department of Housing and Community Affairs. The Victoria Gardens will be located at 1809 Grant St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC Victoria Gardens, LP; an LP created by the Brownsville Housing Opportunity Corporation, an Instrumentality of the Housing Authority of the City of Brownsville, and Versa Development the co-developer of this project.

As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. The Victoria Gardens apartments will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

The Revival of Cultural Arts is a 501 c 3 non-profit organization. Our primary goal is to align our efforts and leverage our services to improve, develop, and increase the quality of life of the families in the Brownsville community. Our service area includes youth and young adult development through the performing arts with an emphasis on education for everyone. Other services that we provide address food insecurity, youth homelessness and service learning.

As part of the neighborhood and the community in which the Victoria Gardens Apartments will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need for affordable housing. I thank you in advance for your consideration and favorable review of the Victoria Gardens application.

Sincerely,

Hilda Ledezma, CEO
RevivalOfCulturalArts

cc: BHOC VDC Victoria Gardens, LP

WORKFORCE SOLUTIONS CAMERON
americanjobcenter

February 14, 2025 Ref. No.: RV:016:24/25

Texas Department of Housing and Community Affairs
Cody Campbell, Director of Multifamily Programs
221 East 11th Street
Austin, Texas 78701

Board Officers:

Bea Lopez Juarez
Board Chair

Graham Sevier-Schultz
Vice-Chair

Leo Barrera
Secretary

Dr. Stella Garcia
Parliamentarian

Mission:

"Workforce Solutions Cameron is the local workforce partnership organization devoted to promoting and supporting a workforce structure that provides employers and individuals of Cameron County the opportunity to achieve and sustain economic prosperity."

RE: Support of Victoria Gardens TDHCA Application Number 25196

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Victoria Gardens Apartments 9% low-income housing tax credit application number 25196 with the Texas Department of Housing and Community Affairs. The Victoria Gardens will be located at 1809 Grant St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC Victoria Gardens, LP; an LP created by the Brownsville Housing Opportunity Corporation, an Instrumentality of the Housing Authority of the City of Brownsville, and Versa Development the co-developer of this project.

As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. The Victoria Gardens apartments will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

Workforce Solutions Cameron is a 501 c 3 non-profit organization. Our primary purpose is to align our efforts and leverage our services to improve, develop, and increase the quality of life of the families in the Brownsville community. Our service area includes Cameron County and the services we provide include employment services, training, and childcare.

As part of the neighborhood and the community in which the Victoria Gardens Apartments will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need for affordable housing. I thank you in advance for your consideration and favorable review of the Victoria Gardens application.

Sincerely,

Rafael Vela
Executive Director

Equal opportunity employer/program.
Auxiliary aids and services are available upon request to individuals with disabilities.
Relay Texas 1-800-735-2989(TTY)/711 (Voice)

BROWNSVILLE WELLNESS COALITION

Friday, February 21, 2025

Texas Department of Housing and Community Affairs
Cody Campbell, Director of Multifamily Programs
221 East 11th Street
Austin, Texas 78701

RE: Support of Victoria Gardens TDHCA Application Number 25196

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Victoria Gardens Apartments 9% low-income housing tax credit application number 25196 with the Texas Department of Housing and Community Affairs. The Victoria Gardens will be located at 1809 Grant St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC Victoria Gardens, LP; an LP created by the Brownsville Housing Opportunity Corporation, an Instrumentality of the Housing Authority of the City of Brownsville, and Versa Development the co-developer of this project.

As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. The Victoria Gardens apartments will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

The Brownsville Wellness Coalition is a registered 501 c 3 non-profit organization located in the southernmost tip of Texas. The Brownsville Wellness Coalition's mission is to cultivate healthy food and lifestyles. Our work includes strengthening the local food system, improving access to nutritious affordable food, educating the public to produce, cook, and eat healthy local food, promoting healthy lifestyle choices, and providing opportunities to engage in physical activity. As

As part of the neighborhood and the community in which the Victoria Gardens Apartments will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need for affordable housing. I thank you in advance for your consideration and favorable review of the Victoria Gardens application.

Sincerely,

Eduardo "Lalo" Garcia
Executive Director

BROWNSVILLE WELLNESS COALITION
1 W University Blvd, Brownsville, Texas 78520
admin@brownsvillewellnesscoalition.com
956-465-4178

TEXAS HOUSE *of* REPRESENTATIVES

Joe Moody
SPEAKER PRO TEMPORE
DISTRICT 78 • EL PASO COUNTY

May 30th 2025

Joshua Goldberger
Competitive Housing Tax Credit Manager
TDHCA
P.O. Box 13941
Austin, TX 78711-3941

RE: Rosie Development Number 25270

Mr. Goldberger,

I write to you today to support a housing tax credit development proposed in my district by Satish Bhasker. This development will greatly benefit the people of District 78 by providing additional affordable housing options for families in our community.

As the Representative for District 78, I strongly urge you to consider the approval of the Rosie Housing Development to be awarded the approval of the 9% housing tax credit. Your support of this development will have multiple positive effects in our community by lessening the shortage of affordable housing, creating jobs for residents of our community, and serving as additional economic stimulus in our area.

I appreciate your service to the agency and the State of Texas. If I may be of further assistance, please do not hesitate to contact my office.

Respectfully,

Representative Joe Moody

P.O. BOX 2910 • AUSTIN, TEXAS 78768-2910 • *phone* (512) 463-0728 • *fax* (512) 463-0397 • JOE.MOODY@HOUSE.TEXAS.GOV

Community Input Scoring Items

TDHCA# 25270 | Self Score Total: 91

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

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

City of Vinton
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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 No. 2025-2-4-1 Regarding Village of Vinton, Texas Support For The Proposed Tax Credit Application for Construction and Development of a New Affordable Housing Rental Community [The Rosie Community]

Whereas, the Housing Authority of the City of El Paso d/b/a Housing Opportunity Management Enterprises, a Texas municipal housing authority ("**HOME**"), in conjunction with its affiliated entities, Paisano Housing Redevelopment Corporation, a Texas nonprofit public facility corporation ("**PHRC**") and to-be-formed Texas limited partnership, EP The Rosie LP (the "**Owner**"), are collectively acting to finance, develop, and construct an approximate 40 unit +/- affordable housing rental community consisting of duplexes to be located in the Village of Vinton, Texas ("**Vinton**");

Whereas, HOME and its affiliates, through the Owner, have proposed the foregoing development to be located at the intersection of Doniphan Drive and Cap Carter Road, as outlined on the attached Exhibit A, in Vinton with the name of the development to be "The Rosie" (the "**Community**");

Whereas, HOME and the Owner intend to submit an application on behalf of the Owner to the Texas Department of Housing and Community Affairs ("**TDHCA**") for 2025 Housing Tax Credits for the Community;

Having reviewed HOME's proposal and the Owner's preliminary plans for the development Community, it is hereby resolved by the Village Council of Vinton (the "**Governing Body**") as follows:

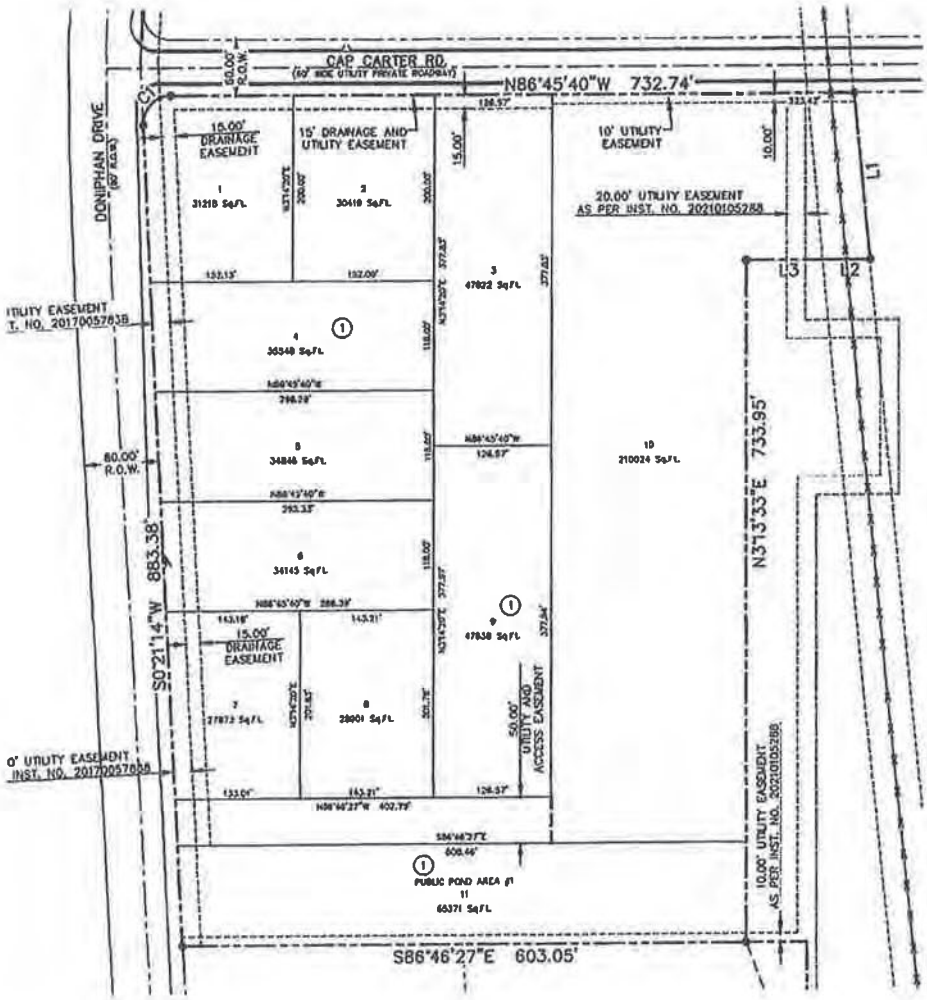
Resolved, that as provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that Vinton has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

Further resolved, that Vinton hereby supports the proposed Community, and confirms that the Governing Body of Vinton has voted specifically to approve the application by HOME and the Owner for the construction and development of the Community; and to authorize an allocation of Housing Tax Credits for the Community pursuant to Tex. Gov't Code §2306.6703(a)(4), and

Further resolved, that for and on behalf of the Governing Body, the Mayor of Vinton or her designee is hereby authorized, empowered, and directed to certify these resolutions and transmit them to TDHCA.

EXHIBIT A

The Land



ADOPTED by the Village of Vinton, Texas, this ____ day of February, 2025.

Village of Vinton

By: _____
Rachel Quintana, Mayor

ATTEST:

By: _____
Andrea Carrillo, Village Administrator

APPROVED AS TO FORM:

_____
Shane English, Municipal Attorney

LETTER NOT SCORED

TEXAS HOUSE *of* REPRESENTATIVES

Joe Moody
SPEAKER PRO TEMPORE
DISTRICT 78 • EL PASO COUNTY

May 30th 2025

Joshua Goldberger
Competitive Housing Tax Credit Manager
TDHCA
P.O. Box 13941
Austin, TX 78711-3941

RE: Rosie Development Number 25270

Mr. Goldberger,

I write to you today to support a housing tax credit development proposed in my district by Satish Bhasker. This development will greatly benefit the people of District 78 by providing additional affordable housing options for families in our community.

As the Representative for District 78, I strongly urge you to consider the approval of the Rosie Housing Development to be awarded the approval of the 9% housing tax credit. Your support of this development will have multiple positive effects in our community by lessening the shortage of affordable housing, creating jobs for residents of our community, and serving as additional economic stimulus in our area.

I appreciate your service to the agency and the State of Texas. If I may be of further assistance, please do not hesitate to contact my office.

Respectfully,

Representative Joe Moody

P.O. BOX 2910 • AUSTIN, TEXAS 78768-2910 • *phone* (512) 463-0728 • *fax* (512) 463-0397 • JOE.MOODY@HOUSE.TEXAS.GOV

www.totfo.org

February 24, 2025

Texas Department of Housing and Community Affairs
Cody Campbell, Director of Multifamily Programs
221 East 11th Street
Austin, Texas 78701

RE: Support of Victoria Gardens TDHCA Application Number 25196

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Victoria Gardens Apartments 9% low-income housing tax credit application number 25196 with the Texas Department of Housing and Community Affairs. The Victoria Gardens will be located at 1809 Grant St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC Victoria Gardens, LP; an LP created by the Brownsville Housing Opportunity Corporation, an Instrumentality of the Housing Authority of the City of Brownsville, and Versa Development the co-developer of this project.

As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. The Victoria Gardens apartments will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

The Tip of Texas Family Outreach is a 501 c 3 non-profit organization. Our primary purpose is to align our efforts and leverage our services to improve, develop and increase the quality of life of the families in the Brownsville community. Our service area includes Cameron County and the services that we provide are parenting skills classes, free counseling and other supportive services.

As part of the neighborhood and the community in which the Victoria Gardens Apartments will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need for affordable housing. I thank you in advance for your consideration and favorable review of the Victoria Gardens application.

Sincerely,

Alma Herrera
Executive Director

cc: BHOC VDC Victoria Gardens, LP

Competitive Housing Tax Credit Waiting List Applications

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 133

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

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

City of Sabinal
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Sabinal Public Library
Name of Community Organization
[X] Support [ ] Opposition

Marijane Counselman
Contact Name

B. Sabinal Methodist Church (Sponsors Local Food Bank)
Name of Community Organization
[X] Support [ ] Opposition

Rev E. Dale White Jr.
Contact Name

C. Sabinal Little League
Name of Community Organization
[X] Support [ ] Opposition

Felisha Tinker
Contact Name

D. Sabinal EMS, Inc
Name of Community Organization
[X] Support [ ] Opposition

Cecilia Reyes
Contact Name

E.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

RESOLUTION NO. 10 02-25

A RESOLUTION OF THE CITY OF SABINAL CITY COUNCIL SUPPORTING THE APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2025 COMPETITIVE TAX CREDITS FOR COUNTRY VILLAGE LOCATED AT 606 E KENNEDY AVENUE AND SETTING AN EFFECTIVE DATE.

WHEREAS, HVM 2025 SABINAL, LLC (the "Applicant") has proposed the rehabilitation of affordable rental housing units that will be located at 606 E Kennedy Avenue, named Country Village in the City of Sabinal, Texas; and

WHEREAS, the Applicant has briefed the City Council of the City of Sabinal on its plan for the redevelopment of Country Village in City of Sabinal, Uvalde County; and

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Country Village.

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

SECTION 1. The findings and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted by the city council and made a part hereof for all purposes.

SECTION 2. In accordance with the requirements of Tex. Gov't Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the City Council in accordance with Tex. Gov't Code, §2306.67071(a); and
2. The City Council has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. The City Council has held a hearing at which public comment may be made on the proposed Development in accordance with Tex. Gov't Code, §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the City Council does not object to the proposed Application; and

SECTION 3. The City of Sabinal hereby supports the proposed Country Village rehabilitation, and confirms that its governing body has voted specifically to approve the rehabilitation of Country Village and to authorize an allocation of Housing Tax Credits in the amount of $250.00 for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4); and

SECTION 4. The City Council further directs the City Secretary to send a certified and true copy of this Resolution to representatives of HVM 2025 SABINAL, LLC, for inclusion in its TDHCA Application to the Texas Department of Housing and Community Affairs.

SECTION 5. This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this 10th day of February 2025 at a regular meeting of the city council of the City of Sabinal.

Eric Gomez, Mayor

Amanda Schmidt, City Secretary

Sabinal Public Library
305 N. Center Street
Sabinal, TX 78881
(830) 988-2911
main@sabinalpubliclibrary.org

13th February 2025

Dennis Hoover
HVM 2025 Sabinal, LLC
606 E. Kennedy Ave
Sabinal, TX 78881

RE:25040 Country Village

Dear Mr. Hoover,

I am writing on behalf of the Sabinal Public Library to provide support for the proposed acquisition and rehabilitation application for the Country Village Apartments located at 606 E. Kennedy Avenue in Sabinal, TX. Our 501c3 nonprofit organization (EIN# 74-2873071) serves not just the Sabinal Community but also many of the residents of this housing development. We sincerely hope you are able to revamp and provide all the residents with new/updated residences.

Sincerely,

Marijane Counselman
Sabinal Public Library Director

James Bailey
Sabinal Public LIbrary Board President

SABINAL
METHODIST CHURCH
A Global Methodist Community of Faith

Box 327
Sabinal, TX 78881
(830) 988-2535

February 19, 2025

Dennis Hoover
HVM 2025 Sabinal, LLC
606 E. Kennedy Avenue
Sabinal, TX 78881

RE: 25040 Country Village

Dear Mr. Hoover,

The Sabinal Methodist Church supports the proposed acquisition / rehabilitation application for the Country Village Apartments located at 606 E. Kennedy Avenue, Sabinal, Texas. Our organization is a non-profit organization that serves the Sabinal community in which this development is located.

Sincerely,

Rev. E. Dale White, Jr., M.Div.
Community Pastor

Church sponsors local food bank open to public

Sabinal EMS, Inc.
501 N Center St, Sabinal, Tx, 78881
PO Box 104, Sabinal, Tx, 78881
Phone: (830) 988-2233

February 26, 2025

Dennis Hoover
HVM 2025 Sabinal, LLC
606 E. Kennedy Avenue
Sabinal, TX 78881

RE: 25040 Country Village

Dear Mr. Hoover,

Sabinal EMS, Inc. supports the proposed acquisition / rehabilitation application for the Country Village Apartments located at 606 E. Kennedy Avenue, Sabinal, Texas. Our organization is a non-profit organization that serves the Sabinal community in which this development is located.

Sincerely,

Cecilia Reyes
Interim President

Community Input Scoring Items

TDHCA# 25183 | Self Score Total: 129

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

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

City of Cleveland
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[ ] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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. Cleveland Senior Citizens Organization
Name of Community Organization
[X] Support [ ] Opposition

Lynette Jackson
Contact Name

B. Operation Refuge
Name of Community Organization
[X] Support [ ] Opposition

Paige Bostwick
Contact Name

C. The Rotary Club of Cleveland
Name of Community Organization
[X] Support [ ] Opposition

James West Smith
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 2025-01-28- 01

GardenWalk of Cleveland (Formerly Cleveland Plaza Apartments)

WHEREAS, Belmont Development Company, LLC has proposed the rehabilitation of affordable rental housing at 915 E HANSON ST, currently named Cleveland Plaza Apartments in the City of Cleveland, Liberty County, Texas; and

WHEREAS, Belmont Development Company, LLC has advised that it intends to rename Cleveland Plaza Apartments to **GardenWalk of Cleveland** as part of the rehabilitation project, and

WHEREAS, Belmont Development Company, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for the GardenWalk of Cleveland; and

WHERAS, Belmont Development Company, LLC has requested a credit of development/permit fees in the amount of $250.00 for the GardenWalk of Cleveland development as a commitment of development funding from the City of Cleveland, Texas; and

WHEREAS, the City Council of the City of Cleveland, Texas has the authority to deviate from adopted development/permit fees on the property located at 915 E HANSON ST;

IT IS HEREBY RESOLVED, THAT

The governing body of the City of Cleveland, 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 credit of development/permit fees; and

The governing body of the City of Cleveland, Texas, hereby confirms that it supports the rehabilitation of the GardenWalk of Cleveland located at 915 E HANSON Street, and that this formal action has been taken to put on record the opinion expressed by the City on January ,28,2025, and

FURTHER RESOLVED, that for and on behalf of the Governing Body, **Danny Lee, 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 28 day of January 2025 at a regular meeting of the City Council of Cleveland.

[*SEAL*]

Danny Lee, Mayor

ATTEST:

Juanita Limon, City Secretary

Cleveland Senior Citizens Organization

P.O. Box 1095 220 Peach Street
Cleveland,Texas 77327
(281)592-1174

02/19/2025

Cooper Wilguess
Belmont Development Company, LLC
222 E Main Street, First Floor,
Oklahoma City, OK 73104

Re: Letter of Support
GardenWalk of Cleveland, 915 E Hanson St, Cleveland, TX 77327
Application #25183

Cleveland Senior Citizens Organization supports the acquisition and rehabilitation of GardenWalk of Cleveland (currently Cleveland Plaza Apartments), located at 915 E Hanson St, Cleveland, TX 77327. Our organization is a 501(c)(3) non-profit that serves the community in which the development is located.

We recognize the importance of rehabilitating quality housing for low-income residents and the positive impact this project will have on the local community. We fully support this effort and encourage TDHCA to award the necessary funding to make this rehabilitation a success.

Sincerely,

T. Lynette Jackson
Executive Director
Cleveland Senior Citizens Organization
Email: seniorteens@sbcglobal.net
Phone: 281-592-1174

Cleveland Senior Citizens Organization is a 501(c)3 non-profit organization providing services to area seniors over 60 years of age to keep them living independently in their homes as long as possible.

OPERATION REFUGE, INC.

Providing Resources for Those Less Fortunate

2-26-25

Cooper Wilguess

Belmont Development Company, LLC

222 E. Main Street, First Floor

Oklahoma City, OK

RE: Letter of Support for GardenWalk of Cleveland

To Whom It May Concern,

Operation Refuge expressly supports the acquisition and rehabilitation of **GardenWalk of Cleveland**, located at **915 E Hanson St, Cleveland, Texas 77327**.

As a 501(c)(3) nonprofit organization, **Operation Refuge** is committed to supporting individuals and families in need by providing essential resources. Affordable housing is a critical component of our community's well-being, and the rehabilitation of **GardenWalk of Cleveland** will help ensure that residents have access to safe and quality housing.

Thank you for considering our letter of support. Please feel free to contact us if you need further information.

Sincerely,

Paige Bostwick

Vice-President

Operation Refuge

281-806-4227

paige@lccleveland.com

February 26, 2025

To whom it may concern,

I am writing to express my strong support for the rehabilitation of Garden Walk Apartments of Cleveland, located at 915 E Hanson St, Cleveland, TX 77327. This 48-unit multifamily development, currently known as Cleveland Plaza Apartments, serves as a vital housing resource for low-income families and individuals in our community.

As a long-standing member of the Cleveland community, I have witnessed firsthand the critical need for safe, decent, and affordable housing. Garden Walk of Cleveland is home to many residents and for many, it is the only affordable housing option available in the area. The property has not undergone any significant renovations since its construction some 34 years ago, and it is in dire need of updating. Without renovation, the building's deteriorating condition will continue to place undue strain on its residents, who depend on these units for stability and security.

The planned improvements to Garden Walk of Cleveland will not only address immediate physical deficiencies but will also ensure the long-term viability of these affordable units for the benefit of current and future residents. The planned improvements will make a significant difference in the quality of life for the families who call this development home.

I wholeheartedly support the efforts of Garden Walk, as it will directly contribute to enhancing the lives of Cleveland's most vulnerable residents. The development of safe, affordable housing is a cornerstone of a thriving community, and this project will undoubtedly have a lasting, positive impact. The rehabilitation of Garden Walk of Cleveland is not just an investment in buildings; it is an investment in people, stability, and the future of our community.

Thank you for considering this important project. I encourage you to support the Housing application for the rehabilitation of Garden Walk of Cleveland.

Sincerely,

James Smith

J. West Smith

President
The Rotary Club of Cleveland

Community Input Scoring Items

TDHCA# 25017 | Self Score Total: 103

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

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

City of Corsicana
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Compassion Corsicana
Name of Community Organization
[x] Support [ ] Opposition

Melissa Castillo
Contact Name

B. Corsicana & Navarro County Chamber of Commerce
Name of Community Organization
[x] Support [ ] Opposition

Ken Higdon
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

RESOLUTION NO. 4544

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, REGARDING THE RESERVE AT CORSICANA FOR SUPPORT AND LOCAL POLITICAL SUBDIVISION FUNDING.

WHEREAS, Pivotal Housing Partners has proposed a development for a Multi-Family Housing Project located near the 200 Block of North 45th Street named the Reserve at Corsicana, in the City of Corsicana, Texas; and

WHEREAS, Pivotal has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Competitive Housing Tax Credits for The Reserve at Corsicana; 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; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, THAT the City of Corsicana, acting through its governing body, hereby confirms that it supports the proposed development of the Reserve at Corsicana, located near the 200 block of 45th Street in the City of Corsicana, Texas, and its application to the TDHCA.

BE IT FURTHER RESOLVED, that the City of Corsicana, acting through its Governing Body for the purposes of Local Political Subdivision Funding, will grant a reduction of $250 toward permit fees.

BE IT FUTHER RESOLVED, that for and on behalf of the Governing Body, the City Manager 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 Corsicana, Texas on the 10th day of February, 2025.

PASSED and **APPROVED** by majority vote of the City Council of the City of Corsicana, Texas this **10th** day of **February, 2025**.

Michael Fletcher, Mayor

ATTEST:

Val Rich, City Secretary

CITY OF CORSICANA OFFICE OF SECRETARY

APPROVED AS TO FORM:

Kerri Anderson Donica, City Attorney

COMPASSION
Corsicana

February 20, 2025

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 Reserve at Corsicana TDHCA ID 25017
300 N 45th St, Corsicana, TX 75110

Dear Mr. Campbell,

I am writing this letter to voice my support for Reserve at Corsicana, an affordable housing development to be located approximately at 300 N 45th St, Corsicana, TX 75110 in Navarro County.

Family Service Association, dba Compassion Corsicana is a 501(c)(3) non-profit organization that is active in the Corsicana community. We serve this community by helping our neighbors in need of temporary financial assistance, food, transitional housing for women and their children. 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 Corsicana will serve our clients well and will promote a high quality of life for the underserved citizens of Corsicana and Navarro County.

If I can be of further help in this matter, please let me know. I can be reached at melissa@compassioncorsicana.org or 903-874-4971. Thank you for your consideration.

Sincerely,

Melissa Castillo, MS
Executive Director

corsicana & navarro county
chamber of commerce
advocate • elevate • facilitate

February 26, 2025

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 Reserve at Corsicana TDHCA ID 25017
300 N 45th St, Corsicana, TX 75110

Dear Mr. Campbell,

I am writing this letter to voice my support for Reserve at Corsicana, an affordable housing development to be located approximately at 300 N 45th St, Corsicana, TX 75110 in Navarro County.

The Corsicana & Navarro County Chamber is a 501(c)(6) non-profit organization that is active in the Corsicana community. We serve this community by championing the needs of business and industry and support a favorable environment in which to live , work and do business. 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 Corsicana will serve our clients well and will promote a high quality of life for the underserved citizens of Corsicana and Navarro County.

If I can be of further help in this matter, please let me know. I can be reached at ken@corsicana.org or our phone number is 903-874-4731. Thank you for your consideration.

Sincerely,

Ken Higdon
President
ken@corsicana.org
903-874-4731

Our Mission

To champion the needs of business and industry and support a favorable environment in which to live, work and do business.

Goals

- *Provide a value service product for our membership*
- *Be a major contributor/collaborator to the economic development of Navarro County*
- *Be a sound business model for others to emulate*

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 139

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

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

City of Dallas
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. North Texas Fair Housing
Name of Community Organization
[x] Support [ ] Opposition

Frances Espinoza
Contact Name

B. Shared Housing
Name of Community Organization
[x] Support [ ] Opposition

Maria Machado
Contact Name

C. VNA Meals on Wheels
Name of Community Organization
[x] Support [ ] Opposition

Chris Culak
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

250276

February 12, 2025

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

WHEREAS, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) to replace the CHP by Resolution No. 23-0443 and the Dallas Housing Resource Catalog (DHRC) to include the approved programs from the CHP by Resolution No. 23-0444; and

WHEREAS, the DHRC 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, Sphinx Development Corporation and/or its affiliate(s) (Applicant) has proposed the development of a mixed income multifamily complex to be known as Eagle Ford Townhomes at 6000 Eagle Ford Drive, Dallas, Texas 75249 (Project); and

WHEREAS, the Applicant proposes to develop a 90-unit one and two-story, townhome development comprised of 72 two-bedroom, and 18 three-bedroom units; and will include amenities; and

WHEREAS, upon completion of the development, the Applicant proposes to make of nine of the 90 units available to households earning 0.00%-30.00% of Area Median Income (AMI), 34 of the 90 units available to households earning between 31.00%-50.00% of AMI, 39 of the 90 units available to households earning between 51.00%-60.00% of AMI, and nine of the 90 units being non-income-restricted; and

WHEREAS, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2025 9% Low Income Competitive HTC (9% HTC) for the proposed development of a property to be known as Eagle Ford Townhomes (TDHCA No. 25131); and

WHEREAS, the expenditure of the City local general funds supporting this development project is consistent with the City's DHP33 and DHRC 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 2025 9% HTC application for Eagle Ford Townhomes located at 6000 Eagle Ford Drive Dallas, TX 75249.

Now, Therefore,

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

250276

February 12, 2025

SECTION 1. That the City of Dallas, acting through its Governing Body, hereby confirms that it supports the proposed development by Sphinx Development Corporation and/or its affiliate(s), to be located at Eagle Ford Townhomes at 6000 Eagle Ford Drive the development's application for 2025 9% HTC, and any allocation by the TDHCA of 2025 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 Sphinx Development Corporation, and/or its affiliate(s), 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. Sphinx Development Corporation and/or its affiliate(s) must be awarded 2025 9% HTC by TDHCA; and
b. The line of credit will have an interest rate of 1%. Interest will not be incurred or accrue until and unless funds are drawn; and
c. The line of credit must be repaid in full on expiration or termination of the Land Use Restriction Agreement recorded by TDHCA.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in 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-2025-00026896; Vendor No. VS0000022391.

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 847H, 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 12, 2025, and that for and on behalf of the Governing Body, the Mayor or City Manager, or their designee, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

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

APPROVED BY
CITY COUNCIL

FEB 12 2025

CITY SECRETARY

NORTH TEXAS
FAIR HOUSING CENTER

February 5, 2025

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

RE: Bryson Senior Villas (TDHCA # 25130), Eagle Ford Townhomes (TDHCA #25131), Elerson Townhomes (TDHCA #25132)

Dear Mr. Campbell:

I am writing this letter to voice our support for:

1. TDHCA Tax Credit Application #25130 Bryson Senior Villas to be located at 8640 Bryson Ln Fort Worth Tx.
2. TDHCA Tax Credit Application #25131 Eagle Ford Townhomes to be located at 6000 Eagle Ford Dr Dallas TX.
3. TDHCA Tax Credit Application #25132 Elerson Townhomes to be located at 1116 W Belt Line Rd Desoto Tx.

The North Texas Fair Housing Center (NTFHC) is a 501(c)(3) non-profit organization that provides fair housing services to residents of Fort Worth, Dallas, Tarrant County, and Dallas County. Our services include counseling, education, and advocacy. Our goal is to improve neighborhoods and communities for everyone.

We assist people every day that are in desperate need of affordable housing. The proposed **Bryson Senior Villas, Eagle Ford Townhomes, and Elerson Townhomes** are much needed in the Cities of Fort Worth, Dallas, and Desoto. These developments will meet the housing needs of residents of modest means by providing affordable housing for these residents.

If I can be of further assistance in this matter, please let me know. I can be reached at fespinoza@northtexasfairhousing.org. Thank you for your consideration.

Respectfully,

Frances Espinoza

Frances Espinoza
Executive Director

SHARED HOUSING CENTER, INC.

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

RE: Eagle Ford Townhomes (TDHCA #25131)
Elerson Townhomes (TDHCA #25132)

Dear Mr. Campbell:

I am writing this letter to voice my support for:

1. TDHCA Tax Credit Application #25131 Eagle Ford Townhomes to be located at 6000 Eagle Ford Dr Dallas TX.
2. TDHCA Tax Credit Application #25132 Elerson Townhomes to be located at 1116 W Belt Line Rd Desoto Tx.

Shared Housing Center 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.

We are of the opinion that **Eagle Ford Townhomes, and Elerson Townhomes** are much needed in the City of Dallas, and Desoto. The development will assist in meeting the housing needs of residents of modest means by providing affordable housing for these residents.

Sincerely,

Maria Machado
Executive Director

Visiting Nurse Association
Meals on Wheels
Hospice & Palliative Care

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

RE: Eagle Ford Townhomes (TDHCA # 25131)
Elerson Townhomes (TDHCA # 25132)

Dear Mr. Campbell:

I am writing this letter to voice my support for the housing tax credit application submitted to the Texas Department of Housing and Community Affairs with Application#: 25131 to be located at 6000 Eagle Ford Dr Dallas 75249 & Application#: 25132 to be located at 1116 W Belt Line Rd 75115.

VNA Texas Meals on Wheels 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.

We are of the opinion that Eagle Ford Townhomes and Elerson Townhomes, both a family housing project is much needed in the City of Desoto and Dallas. The development will assist in meeting the housing needs of residents of modest means by providing affordable housing for these residents.

Sincerely,

Chris Culak
Vice President, Chief of Strategy and Development

Matthew Griego

From: Darryl Baker <darryldallas@yahoo.com>
Sent: Tuesday, May 13, 2025 11:21 PM
To: Matthew Griego
Cc: Jesseca Lightbourne; Raymond Crawford; Sandra Alridge; Ron Stinson; Ellen Taft; Susan Vlach
Subject: OPPOSITION to the Eagle Ford Townhomes -- TDHCA Application #25131

You don't often get email from darryldallas@yahoo.com. Learn why this is important

OPPOSITION to the Eagle Ford Townhomes
TDHCA Application #25

Dallas City Council District 3 currently has 28 Low Income Housing Tax Credit sites and does not need any more.. MOST are 100% low income with NO MARKET RATE UNITS and are located in census tracts that have 20% or higher poverty rates. Many are in or near Crime Hot Spots, and most have no access to reliable public transit, and most are served by public schools that are classified as "LOW PERFORMING". What we need is MORE HOME OWNERSHIP!

The **agle ord To nho es pro ect** will merely **ADD T** the concentration of TAX-EXEMPT, rent subsidized sites in District 3 and will continue to make us one of the LOWEST contributors to the City's property tax base.

The infection of the Tra eling H C s has co e to Dallas There are 2 of these that e can account for throughout the cit The proliferation of these C TR D R RT S T R T R TA AS pose a onu ental pro le for ta ing entities here and State ide

We also support TIMELY and ROBUST Community Engagement **as a condition of su ittal of these applications** to these corporations for their consideration and action since there are **T M or effecti e** local or State monitoring and oversight bodies to INSURE that abuses of the HTC programs STOP. **en orse there are no penalties for the AD ACT RS ho pre upon our ta ase and ta ing entities**

The Dallas City Council approved a Resolution of Support for **The agle ord To nho es** with NO PRIOR COMMUNITY ENGAGEMENT IN ADVANCE to the surrounding areas, who did not have any knowledge of this application until months later!

The problems with Public Facility and Housing Finance Corporations in Texas are myriad -- so much so that the Legislature has been investigating them for the past two

years. In the case of Dallas, reforms are past due, **if not T AT** We support abolishing the loopholes that allow the **Tra eling H C s to e ist**.

This is h e need ou to D application #25 for the agle ord To nho es

Thank you for your service to our communities and to the State of Texas!

Kind regards,

Darryl Baker
6306 Elder Grove Drive
Dallas TX 75232
214-333-0645

Matthew Griego

From: robynlea@earthlink.net
Sent: Thursday, May 15, 2025 11:00 AM
To: Matthew Griego
Subject: OPPOSITION to the Eagle Ford Townhomes

You don't often get email from robynlea@earthlink.net. Learn why this is important

OPPOSITION to the Eagle Ford Townhomes
TDHCA Application #25

Dallas City Council District 3 currently has 28 Low Income Housing Tax Credit sites and does not need any more.. MOST are 100% low income with NO MARKET RATE UNITS and are located in census tracts that have 20% or higher poverty rates. Many are in or near Crime Hot Spots, and most have no access to reliable public transit, and most are served by public schools that are classified as "LOW PERFORMING". What we need is MORE HOME OWNERSHIP!

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The Dallas City Council approved a Resolution of Support for **The agle ord To nho es** with NO PRIOR COMMUNITY ENGAGEMENT IN ADVANCE to the surrounding areas, who did not have any knowledge of this application until months later! They also did not honor the terms of PD521!

The problems with Public Facility and Housing Finance Corporations in Texas are myriad -- so much so that the Legislature has been investigating them for the past two years. In the case of Dallas, reforms are past due, **if not T AT** We support abolishing the loopholes that allow the **Tra eling H C s to e ist**.

This is h e need ou to D application #25 for the agle ord To nho es

Thank you for your service to our communities and to the State of Texas!

From: ELLEN TAFT
To: joshua.Goldberger@tdhca.gov; Dominic DeNiro; Wendy.Quackenbush@tdhca.gov; info
Subject: Application #25131 Eagle Ford Townhomes discrepancies in application with PD-521 zoning
Date: Friday, April 25, 2025 11:40:22 PM

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

You don't often get email from ejtaft@sbcglobal.net. Learn why this is important

Good morning,

Mr. Agumadu is applying for financial assistance for 90 Townhome Rental units. How can these be considered when the PD clearly states **Rentals are NOT ALLOWED in S-5**?
Please help us get this discrepancies request to the correct Texas Department of Housing and Community Affairs staff member, Competitive 9% Housing tax Credit application.

City Councilmember Zarin Gracey (Dallas, TX) introduced developer Mr. Joseph Agumadu at a meeting for Harmony School's SUP back on 1-30-25, but we did not received any information on these townhome Rentals from him at that time or since. We e-mailed CM Gracey's office but received no reply, so the neighbors have taken it upon themselves to research Mr. Agumadu's Application for Multifamily Uniform Application Version 2025, #MF25131. Online we found 338 pages of information in his Application and we found many inaccuracies but first and foremost want to call your attention with the zoning of this 18.3 acres in PD-521.

The City of Dallas clearly states in their letter to Mr. Agumadu that this full lot is covered by PD-521. Yet Mr. Agumadu's application says they already have the correct zoning. We disagree. Their Application page 52.

"The above property is currently located in the **Planned Development District 521 (S-5)** (partially S-6) (South Zone) (PD 521) as shown on the enclosed zoning map.

Enclosed for your review are the Zoning Regulations for the Planned Development District PD 521 (S-5) (partially S-6) (South Zone) (PD 521). You may view the

Planned Development Regulations and/or its exhibits' online at https://dallascityhall.com/departments/city-attorney/Pages/articles-data.aspx , read the disclaimer, click

on the appropriate PD range at the bottom, scroll down and choose "Article 521" and/or its "Exhibits".

PD-521 quoted:

1. Sec.51P-521.118 (b) Subsections **S-5** - The following main uses are permitted in Subsections **S-5**. Their Application page 63.

(7) Residential uses:

- Multifamily is only allowed in subdistricts 2-2a, S-2b, S-9 and E ONLY.

- Single family.
- Duplex (Subdistrict E **only**).

Mr. Agumadu is applying for financial assistance for 90 Townhome Rental units. How can these be considered when the PD clearly states **they are NOT ALLOWED in S-5**?

2.. Sec.51P-521.102 (d) **subdistricts S-5 and E are considered to be non-business zoning districts.** (Ord. Nos.24425;24914;25481). Their Application Page 55.

3. Sec. 51P-521.109 (b) Yard, lot and space regulations.
(b) for S-5
- (1) minimum front yard 15 feet. Their Application page 72.
- (3) **Maximum dwelling unit density and minimum lot size for S-5 is 7.5 units per acre and minimum lot size is 2,000.** Their Application page 73.
- (7) Maximum lot coverage is 60%. Their Application page 74.

Mr. Agumadu's site plan does not meet any of the yard requirements.
Mr. Agumadu is asking for 12 units per acre and does not subtract for slope or drainage acres as called for in PD-521.

4. Sec.51P-521.117. Net Development area calculations. Their Application page 74.
All residential densities and all floor area ratios are calculated by using the "net development area". The net development area is **calculated by subtracting** the following
from the gross acreage of each subarea: (2) Land areas where slopes exceed a 25 percent grade. and (3) Drainage ways. Site Plan on page 210.

Mr. Agumadu's site plan shows the middle acres are not buildable because of the steep grade (escapement) and the water flowing down from Prayer Mt. Church's 82
acres, Summit Park's single-family homes, Emerald Lake Park marsh land and Emerald Lake which wraps around 2 sides of this entire lot.

5. Sec.51P-521.112. Landscaping. Their Application page 76.
(b) (1) A landscape buffer, a minimum of 35-feet in width, is required along the entire length of lot frontage adjacent to a divided thoroughfare, excluding points of ingress
and egress.

Mt. Creek Parkway is a divided 4 lane thoroughfare and so is Eagle Ford Dr. but their site plan does not show this required buffer zone, but both streets will have main ingress and egress entrances.

6. Sec.51P-521.117.1 Sidewalks. Except as otherwise provided in this article, the standards, provisions, and requirements of the Dallas City Code apply to all sidewalks.
Their Application page 85.

Mr. Agumadu's site plan does **not show any sidewalk along Eagle Ford Dr.** We need these sidewalks, so our children don't have to walk in the weeds or in the street
when going to and from their homes to the Public Library or to school, or to the church on Eagle Ford.

7. The Site Plan on their Application page 50 shows 1/2 the 18-acres being built upon, but their Site Plan on page 53 shows the whole 18-acres for these townhome
RENTALS? Which are they proposing? Neither Site Plan is acceptable because these are both proposing RENTAL townhomes.

The neighbors would also like clarification on why no Community Meeting was held on these proposed townhome RENTALS.

ForwardDallas 2.0 does not override a Planned Development District or change the zoning on this piece of land from single-family home ownership to RENTAL property.

The 2,500 homeowners and 8 HOAs (non of which were contacted) surrounding the 18.3 acres of Zina land at 6000 Eagle Ford Dr, Dallas, TX 75249 are asking for your clarification on Application #MF25131.
We look forward to hearing from many of you soon.

Respectfully,
Ellen J Taft
Mt. Creek Neighborhood Alliance President
469-859-7772

Community Input Scoring Items

TDHCA#: 25115 | Self Score Total: 139

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

[X] 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 February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

[X] 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
[X] Support [ ] Opposition

Frances Espinoza
Contact Name

B. National Shared Housing Resource Center
Name of Community Organization
[X] Support [ ] Opposition

Maria Machado
Contact Name

C. Denton County MHMR Center
Name of Community Organization
[X] Support [ ] Opposition

Pamela Gutierrez
Contact Name

D. United Way of Denton County
Name of Community Organization
[X] Support [ ] Opposition

Gary Henderson
Contact Name

E.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

RESOLUTION NO. 25-104

A RESOLUTION OF THE CITY OF DENTON SUPPORTING PALLADIUM FALLMEADOW DENTON, LTD.'S 9% HOUSING TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE PROPOSED NEW CONSTRUCTION OF THE PALLADIUM DENTON WEST LIVING APARTMENTS TO PROVIDE AFFORDABLE RENTAL HOUSING; COMMITTING TO PROVIDE FEE REDUCTIONS IN AN AMOUNT OF $500.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Palladium Fallmeadow Denton, Ltd. ("Applicant") is proposing the new construction of a multi-family affordable rental housing development to be located at approximately NEQ of Fallmeadow Street and Gardenview Street, Denton, TX 76207 to be named Palladium Denton West Living 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 ("HTC") funding to provide equity financing for the Project (the "Application"); and

WHEREAS, pursuant to 10 Texas Administrative Code Rule §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, on May 8th, 2018, City Council adopted the Housing Tax Credit Request for Support Policy by Resolution No. 18-756, which provides criteria and procedures for the evaluation of requests for support for HTC projects; and

WHEREAS, the Project satisfies the evaluation criteria in the Housing Tax Credit Request for Support Policy and the provision of supportive funding to the Project advances the public purpose of the development of decent, safe, sanitary, and affordable housing options in the City of Denton; and

WHEREAS, pursuant to 10 Texas Administrative Code Rule §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 TAC §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 for in Gov't Code §2306.6703(a)(4), it is hereby acknowledged that the proposed Project is located in a municipality that has more than twice the state average of units per capita supported by Housing Tax Credits.

SECTION 3. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §11.204(4), it is hereby found that:

1. Notice has been provided to the City in accordance with Texas Government Code, §2306.67071(a); and

2. The City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Application; and

3. The City has held a hearing at which public comment may be made on the proposed Application in accordance with Texas Government Code, §2306.67071(b); and

4. After due consideration of the information provided by the Applicant and public comment, the City supports the proposed Application; and

SECTION 4. The City affirms its commitment to provide Applicant with fee reductions in a total amount not to exceed $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. The City Manager is hereby authorized to execute and deliver to Applicant the Fee Reduction Letter, and to provide fee reductions consistent herewith.

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 Brandon Chase McGee and seconded by Vicki Byrd, the Resolution was passed and approved by the following vote [5 - 2]:

	Aye	**Nay**	**Abstain**	**Absent**
Mayor Gerard Hudspeth:	_____	**X**	_____	_____
Vicki Byrd, District 1:	**X**	_____	_____	_____
Brian Beck, District 2:	**X**	_____	_____	_____

Paul Meltzer, District 3:	X			
Joe Holland, District 4:		X		
Brandon Chase McGee, At Large Place 5:	X			
Jill Jester, At Large Place 6:	X			

PASSED AND APPROVED this the 18th day of February, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
LAUREN THODEN, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____ Scott Bray
Deputy City Attorney

NORTH TEXAS
FAIR HOUSING CENTER

February 5, 2025

Mr. Cody Campbell
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support Letter for 2025 9% Applications – TDHCA #25115 NEQ of Fallmeadow Street and Gardenview Street, Denton, Denton County, Texas, 76207

Mr. Campbell,

Please accept this letter of support for the 2025 Housing Tax Credit application Palladium Denton West Living located at NEQ of Fallmeadow Street and Gardenview Street, Denton, Denton County, Texas, 76207. The proposed development site is within our service area.

The North Texas Fair Housing Center (NTFHC) is a 501(c)(3) non-profit organization that provides fair housing advocacy, counseling and education services to residents of Denton County. Our goal is to improve neighborhoods and communities for everyone. We assist people every day that are in desperate need of affordable housing. The proposed Palladium Denton West Living would help fill some of that need. Attached I have provided a brochure about our organization and its services.

If I can be of further help in this matter, please let me know. I can be reached at fespinoza@northtexasfairhousing.org. Thank you for your consideration.

Sincerely,

Frances Espinoza

Frances Espinoza
Executive Director
North Texas Fair Housing Center

Enclosures:

1. Proof of tax-exempt status
2. Brochure

NATIONAL SHARED HOUSING
RESOURCE CENTER

February 1, 2025

Mr. Cody Campbell
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support Letter for 2025 9% Applications – TDHCA # 25115, NEQ of Fallmeadow Street and Gardenview Street, Denton, Denton County, Texas, 76207

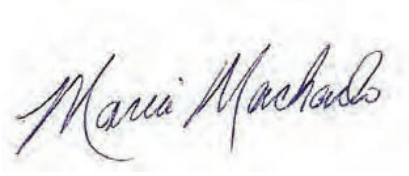
Mr. Campbell,

Please accept this letter of support for the 2025 Housing Tax Credit application Palladium Denton West Living located at NEQ of Fallmeadow Street and Gardenview Street, Denton, Denton County, Texas, 76207. The proposed development site is within our service area.

The National Shared Housing Resource Center is a non-profit organization that provides advocacy, counseling and education services to social service agencies throughout the country. We have tax-exempt status and we are not a government entity. Our goal is to improve neighborhoods and communities for everyone. We assist agencies and programs interested in affordable housing. The proposed Palladium Denton West Living would help fill some of that need. For additional information on our services, please visit www.nationalsharedhousing.org.

If you have any questions, please feel free to contact me.

Sincerely,



Maria Machado
Executive Director
National Shared Housing Resource Center

DENTON COUNTY MHMR CENTER

February 17, 2025

Mr. Cody Campbell
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support Letter for 2025 9% Applications – TDHCA #25115 3300 Fallmeadow St, Denton, TX, Denton County, Texas, 76207

Mr. Campbell,

Please accept this letter of support for the 2025 Housing Tax Credit application Denton West located at 3300 Fallmeadow St, Denton County, Texas 76207. The proposed development site is within our service area.

Denton County MHMR Center is a non-profit organization that provides Mental Health Services, Substance Use Services, and Intellectual and Developmental Disability Services to residents of Denton 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 proposed Denton West would help fill some of that need. Attached I have provided a brochure about our organization and its services.

If you have any questions, please feel free to contact me.

Sincerely,

Pamela Gutierrez

Pamela Gutierrez
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i e
Ce

Enclosures:

1. Proof of tax-exempt status
2. Brochure

UNITED WAY
Denton County

February 3, 2025

Mr. Cody Campbell
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support Letter for 2025 9% Applications – TDHCA #25115 NEQ of Fallmeadow Street and Gardenview Street, Denton, Denton County, Texas, 76207

Mr. Campbell,

Please accept this letter of support for the 2025 Housing Tax Credit application Palladium Denton West Living located at NEQ of Fallmeadow Street and Gardenview Street, Denton, Denton County, Texas 76207. The proposed development site is within our service area.

The United Way of Denton County is a non-profit organization that provides advocacy, counseling and education services to residents of Denton 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 proposed Palladium Denton West Living would help fill some of that need. Attached I have provided a brochure about our organization and its services.

If you have any questions, please feel free to contact me.

Sincerely,

Gary Henderson
President and CEO
United Way of Denton County

Enclosures:

1. Proof of tax-exempt status
2. Brochure

February 4, 2025

Mr. Cody Campbell
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support Letter for 2025 9% Applications – TDHCA #25115 NEQ of Fallmeadow Street and Gardenview Street, Denton, TX, Denton County, Texas, 76207

Mr. Campbell,

Please accept this letter of support for the 2025 Housing Tax Credit application Palladium Denton West Living located at NEQ of Fallmeadow Street and Gardenview Street, Denton County, Texas 76207. The proposed development site is within our service area.

Serve Denton is a non-profit organization that provides advocacy, counseling and education services to residents of Denton 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 proposed Palladium Denton West Living would help fill some of that need. Attached I have provided a brochure about our organization and its services.

If you have any questions, please feel free to contact me.

Sincerely,

Patrick Smith
Chief Executive Officer
Serve Denton

Enclosures:

1. Proof of tax-exempt status
2. Brochure

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: FEB 09 2012

DENTON ASSISTANCE CENTER INC
821 NORTH ELM
DENTON, TX 76201

Employer Identification Number:
75-2946412
DLN:
17053340366011
Contact Person:
KEVIN W PAYTON ID# 31454
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
509(a)(2)
Form 990 Required:
Yes
Effective Date of Exemption:
May 15, 2010
Contribution Deductibility:
Yes
Addendum Applies:
Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

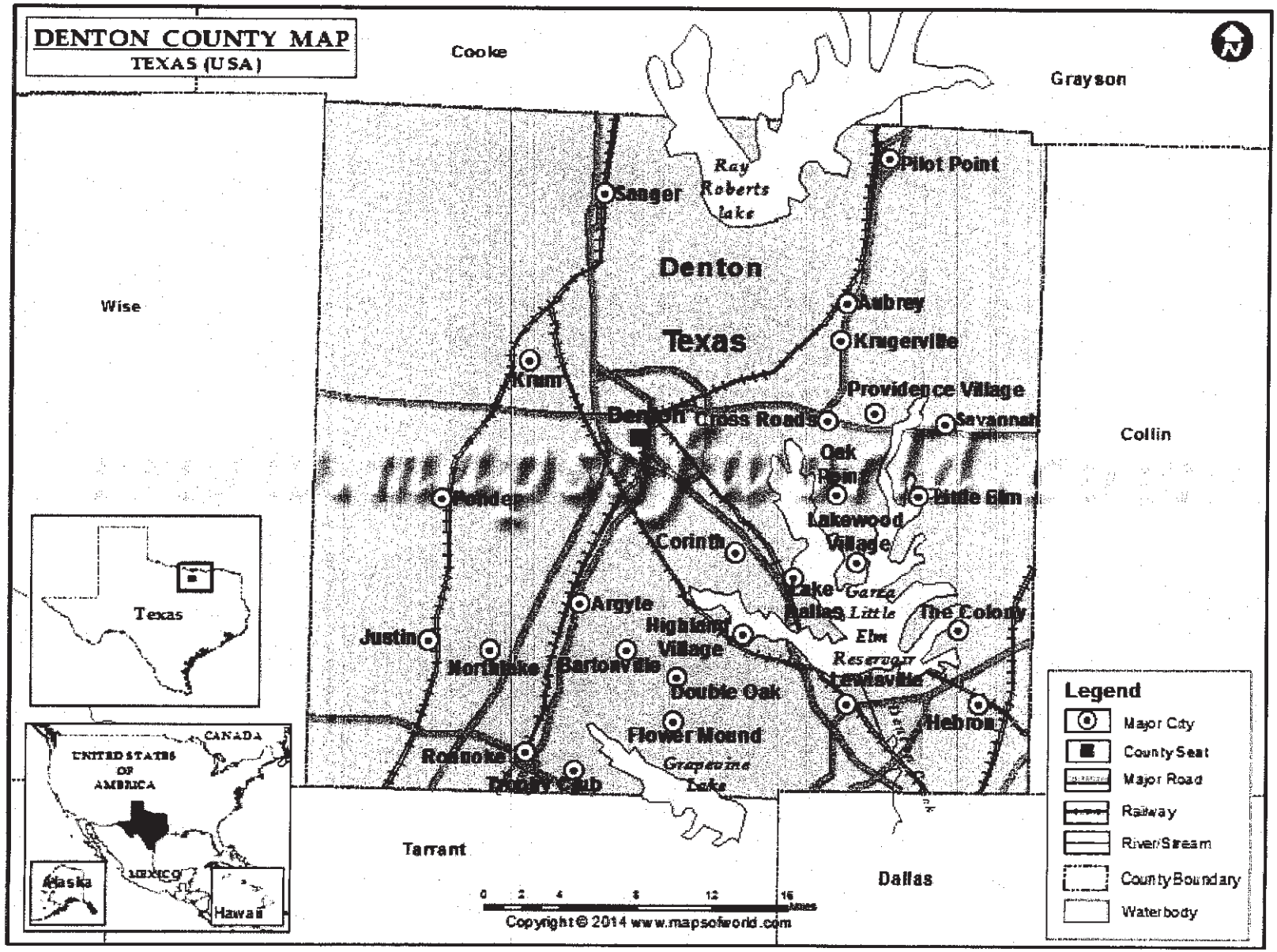
Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Sincerely,

Lois G. Lerner
Director, Exempt Organizations

Enclosure: Publication 4221-PC

Letter 947 (DO/CG)


DENTON COUNTY MAP
TEXAS (USA)
Cooke
Grayson
Wise
Collin
Tarrant
Dallas
Denton
Texas
Ray Roberts lake
Sanger
Pilot Point
Aubrey
Krugerville
Krum
Providence Village
Savannah
Oak Point
Little Elm
Lakewood Village
Corinth
Lake Dallas
Lake Garza Little Elm Reservoir
The Colony
Argyle
Highland Village
Justin
Northlake
Bartonville
Double Oak
Lewisville
Hebron
Flower Mound
Roanoke
Grapevine Lake
Texas
CANADA
UNITED STATES OF AMERICA
MEXICO
Alaska
Hawaii
0 2 4 8 12 16
Miles
Copyright © 2014 www.mapsofworld.com
Legend
Major City
County Seat
Major Road
Railway
River/Stream
County Boundary
Waterbody

Community Input Scoring Items

TDHCA# 25133 | Self Score Total: 138

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

[X] 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 February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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. Southeast Texas Food Bank
Name of Community Organization

Jimmy Sparks
Contact Name

[X] **Support** [ ] **Opposition**

B. RISE Center
Name of Community Organization

Seth Wells
Contact Name

[X] **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. 25-033

BE IT RESOLVED BY THE CITY COUNCIL OF THE

CITY OF BEAUMONT:

WHEREAS, KCG Development LLC, of Indianapolis, Indiana, has proposed a development for affordable rental housing at SEQ Concord Road and Gober Road, also known as 5695 Concord Road, Beaumont, Texas, named Riva Ridge in the City of Beaumont, County of Jefferson;

WHEREAS, KCG Development LLC, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Riva Ridge;

WHEREAS, the City Council of City of Beaumont finds there is a need for such affordable housing for citizens within the boundaries of the City of Beaumont;

WHEREAS the City Council of City of Beaumont confirms that KCG Development LLC, with the development of Riva Ridge has committed $50,000.00 for parks improvement; and,

WHEREAS the City Council acknowledges and confirms, are required by TDHCA, 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;

NOW, THEREFORE BE IT RESOLVED BY THE

CITY COUNCIL OF THE CITY OF BEAUMONT:

THAT the City of Beaumont, acting through its governing body, hereby confirms that it supports the proposed development of Riva Ridge, located at SEQ Concord Road and Gober Road, also known as 5695 Concord Road, Beaumont, Texas; and,

THAT this formal action has been taken to put on record the opinion expressed by the City on the 18th of February 2025; and,

THAT the City Council hereby confirms that the City of Beaumont will provide a reduced fee for the benefit of Riva Ridge development in the amount of $500.00; and

BE IT FURTHER RESOLVED THAT as provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that the City of Beaumont, County of Jefferson 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 for and on behalf of the Governing Body, Roy West, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

The meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 18th day of February, 2025.

THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS
BEAUMONT, TEXAS

- Mayor Roy West -

RiseCenter
Inspiring Independence

January 24, 2025

Mr. Joshua Goldberg
Multifamily Finance -- Administrator for 9% Competitive Housing Tax Credit Program
Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Riva Ridge – TDHCA Application #25133 – Beaumont, TX

Dear Mr. Goldberg,

This correspondence serves as support of Riva Ridge – TDHCA Application #25133, with the proposed location of SEQ Concord Rd & Gober Rd, Beaumont, TX 77708

The RISE Center is a federally authorized, private, non-profit organization serving the Beaumont 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 serve individuals with disabilities in fulfilling their goals of independence and self-sufficiency. Services are offered, most without cost, to individuals of all ages who live in Jefferson, Orange, and Hardin Counties.

We believe that there is a need for housing that is integrated, accessible, and affordable for our citizens, and this development will help meet that need. Riva Ridge 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.

With this in mind, I am fully supportive of the aforementioned development. Enclosed is our determination letter that recognizes RISE as a tax-exempt nonprofit organization. Please feel free to contact me if you need any further information about RISE.

Respectfully Submitted,

Jim Brocato

Jim Brocato
Acting Executive Director
RISE Center
jbrocato@risecil.org
(409) 832-2599

Southeast Texas foodbank
Ending Hunger^ Feeding Hope.

FEEDING AMERICA

February 17th, 2025

Mr. Joshua Goldberg
Multifamily Finance – Administrator for 9% Competitive Housing Tax Credit Program
Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Riva Ridge -TDHCA Application #25133 – Beaumont, TX

Mr. Goldberg:

This correspondence serves as support of Riva Ridge – TDHCA Application #25133, with the proposed location of SEQ Concord Rd & Gober Rd, Beaumont, TX 77708

Southeast Texas Food Bank is a federally authorized, private, non-profit organization serving the Beaumont 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 lead the fight against hunger in Southeast Texas. We serve the counties of Jefferson, Orange, Hardin, Jasper, Newton, Polk, Sabine, and Tyler. Our partner agencies preparing meals provide approximately 90,000 meals to people in need each month.

We believe that there is a need for housing that is integrated, accessible, and affordable for our citizens, and this development will help meet that need. Riva Ridge 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 Southeast Texas Food Bank, please feel free to contact me using the information below.

Respectfully Submitted,

Jimmy Sparks

Jimmy Sparks
Chief Administrative Officer
Southeast Texas Food Bank
jsparks@setxfoodbank.org
(409) 839-8777

NORTH END NEIGHBORHOOD ASSOCIATION

1067 Wiess Street - Beaumont, Texas 77703 - Email: nena.2023@yahoo.com

January 30, 2025

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

Subject: Letter of Support for Riva Ridge Project

Dear Texas Department of Housing and Community Affairs,

On behalf of the Northend Neighborhood Association, I am writing to express our strong support for the proposed Riva Ridge Project, which is seeking funding through the Low-Income Housing Tax Credit (LIHTC) program. Our association represents the residents and stakeholders of the Northend community, and we recognize the critical need for high-quality, affordable housing that enhances the well-being of our neighborhood.

The Riva Ridge Project aligns with our community goals of promoting safe, stable, and affordable housing opportunities for families, seniors, and individuals in need. This development will provide much-needed housing options while contributing to the revitalization and sustainability of our neighborhood. Furthermore, the project will support economic growth, improve local infrastructure, and create opportunities for residents to thrive.

We appreciate the efforts of Mr. C. J. Lintner and KCG Companies in engaging with the Northend Neighborhood Association and ensuring that community input is incorporated into the planning and design of this development. Their commitment to fostering a collaborative relationship with the neighborhood has been evident throughout the process.

The Northend Neighborhood Association fully supports the Riva Ridge application and urges the Texas Department of Housing and Community Affairs to award the necessary funding to bring this vital project to fruition. We believe this development will have a positive and lasting impact on our community, and we look forward to seeing its completion.

Thank you for your consideration. Please feel free to contact me at 409.835.0721 if further information or discussion is needed.

Sincerely,

Katherine Ann Campbell

Katherine Ann Campbell, President
Northend Neighborhood Association

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 132

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

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

City of San Antonio
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. MOVE Texas Action Fund
Name of Community Organization
[X] Support [ ] Opposition

Claudia Yoli Ferla
Contact Name

B. form communities
Name of Community Organization
[X] Support [ ] Opposition

Eric Estrada
Contact Name

C. Family Violence Prevention Services
Name of Community Organization
[X] Support [ ] Opposition

Marta Prada Pelaez
Contact Name

D. AARP Texas
Name of Community Organization
[X] Support [ ] Opposition

Ismael Herrera
Contact Name

E.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

JYW
02/13/2025
Item No. 17

A RESOLUTION 2025-02-13-0015R

IN SUPPORT OF THE LEGACY AT LACKLAND, LP'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF THE LEGACY AT LACKLAND, A 78-UNIT MULTI- FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 4.

* * * * *

WHEREAS, The Legacy at Lackland, LP (the "Applicant") has proposed a 78-unit affordable multi-family rental housing development named The Legacy at Lackland (the "Development"), to be located South of SW Loop 410 & Medina Base Road in the City of San Antonio, Texas (the "City"); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2025 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 2025 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 §10.204(4), the City hereby certifies and finds that:

(i) Notice of The Legacy at Lackland, LP's ("Applicant") application ("Application") to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2025 Competitive 9 % Housing Tax Credits has been provided to the City in accordance with Texas Government Code §2306.67071(a); and

(ii) The City Council has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed 78-unit affordable multi-family rental housing development named The Legacy at Lackland (the Development"), to be located South of SW Loop 410 & Medina Base Road in the City of San Antonio, Texas; and

(iii) The City Council has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.6707(b); and

(iv) After due consideration of the information provided by the Applicant and public comment, the City Council supports the Applicant's Application.

SECTION 2. The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (TDHCA) Housing Tax Credits for the Development.

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 13th day of February, 2025.

M A Y O R
Ron Nirenberg

ATTEST:

Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

Docusign Envelope ID: AC8DB24C-0791-4A62-B836-A40865AB10D9

February 21, 2025

Cody Campbell, Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: The Legacy at Lackland (TDHCA Application #25021)
To be located South of SW Loop 410 and Medina Base Rd, San Antonio, TX 78227

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of The Legacy at Lackland, an affordable senior 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 The Legacy at Lackland's Housing Tax Credit application. If you need additional information, please feel free to email at claudia@movetexas.org.

Respectfully,

Claudia Yoli Ferla

Claudia Yoli Ferla
Executive Director
MOVE Texas Action Fund

form communities WHERE WELLNESS BEGINS

February 14, 2025

Cody Campbell, Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: The Legacy at Lackland (TDHCA Application #25021)
To be located South of SW Loop 410 and Medina Base Rd, San Antonio, TX 78227

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of The Legacy at Lackland, an affordable senior housing community proposed in San Antonio. *f*orm communities, is a 501(c)3 non-profit organization whose mission is to remove barriers to mental health in our communities.

We are in desperate need for affordable housing in the City of San Antonio and Bexar County. The population in our community and surrounding areas is growing rapidly, and elderly San Antonians are at the center of this housing crisis. I know this area well. It is a prime location for our seniors as it has a library next door and a robust senior center about 2 miles away. This is in addition to shopping, parks, and other accessible resources. The proposed development would provide quality, affordable housing to seniors in need.

Again, we are very pleased to offer our support to The Legacy at Lackland's Housing Tax Credit application. If you need additional information, please feel free to contact me. My info is below.

Respectfully,

Eric Estrada
Executive Director
Eric@formcommunities.org
210-646-4657

Family Violence Prevention Services, Inc.

The Battered Women and Children's Shelter

Marta Prada Peláez, MA
President/CEO
Mark A. Jimenez
Chair
Christy Prescott
Chair-Elect
Joseph Bieniek
Treasurer
Erin D. Bley
Secretary
Angelica "Meli" Powers, J.D.
Parliamentarian
Wayne Terry
Past Board Chair
Nancy Wagner
Past Board Chair

Board Members
Maria Elena "Lena" Camarillo
Roger L. Conant
Letty George
Chief William P. McManus
Jennifer Mitchell
Suzanne Peterson
JR Trevino

Honorary Board
Joyce H. Coleman
Diana M. Geis, J.D.
Patricia J. Smothers

Advisory Board
Dianna Burns-Banks, MD
Graciela Alarcon-Cigarroa, J.D.
Elizabeth Cox
Yolanda Delgado
Kevin C. Dinnin
Javier Ruiz Galindo
M. Antonieta González, MD
Peggy Anawaty Karam
Lori A. Krieger
Sylvia Romo, CPA
Thomas J. Smith, J.D.
AnaPaula Watson
Debra J. Williams, MD

February 14, 2025

Cody Campbell, Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: The Legacy at Lackland (TDHCA Application #25021)
To be located South of SW Loop 410 and Medina Base Rd, San Antonio, TX 78227

Dear Mr. Campbell,

This letter is written in support of the Housing Tax Credit application of the Legacy at Lackland, an affordable senior 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 The Legacy at Lackland 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. I wholeheartedly support The Legacy at Lackland Housing Tax Credit application proposal.

Respectfully,

Marta Prada Pelaez, M. A.
President/CEO

7911 Broadway • San Antonio, Texas • 78209
Tel.(administrative) 210•930•3669 •(hotline/shelter) 210•733•8810
Fax:(administration)210•821•6194 • (counseling)210•930•3669 ext.2201
FVPS-CEO@fvps.org • www.fvps.org

1 14 20 A 20
1 22 44 : 210 2 101
/ :
/

February 24, 2025

Cody Campbell, Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: The Legacy at Lackland (TDHCA Application #25021)
To be located South of SW Loop 410 and Medina Base Rd, San Antonio, TX 78227

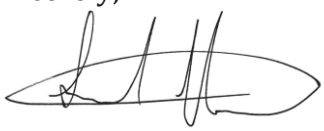
Dear Mr. Campbell,

I am writing to support the application for housing tax credits for The Legacy at Lackland, 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. These needs will be met by the development of The Legacy at Lackland. 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 Legacy at Lackland.

If you have any questions, please contact me at (210) 707- 4188.

Sincerely,



Ismael Herrera
AARP
Associate State Director Outreach & Advocacy
iherrera@aarp.org
210-707-4188

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 132

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

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

City of San Antonio
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. AARP
Name of Community Organization
[X] Support [ ] Opposition

Ismael Herrera
Contact Name

B. MOVE Texas Action Fund
Name of Community Organization
[X] Support [ ] Opposition

Claudia Yoli Ferla
Contact Name

C. form Communities
Name of Community Organization
[X] Support [ ] Opposition

Eric Estrada
Contact Name

D. Family Violence Prevention Services, Inc./The Battered Women and Children's She
Name of Community Organization
[X] Support [ ] Opposition

Marta Prada Pelaez
Contact Name

E.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

JYW
02/13/2025
Item No. 24

A RESOLUTION 2025-02-13-0021R

IN SUPPORT OF VISTA PALMS, LP'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF VISTA PALMS, A 78-UNIT MULTI- FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 4 AND ALLOWING THE CONSTRUCTION OF THE DEVELOPMENT TO BE LOCATED WITHIN ONE LINEAR MILE OR LESS FROM ANOTHER DEVELOPMENT.

* * * * *

WHEREAS, Vista Palms, LP (the "Applicant") has proposed a 78 unit affordable multi-family rental housing development named Vista Palms (the "Development"), to be located SE of Old Pearsall Road and Five Palms Drive in the City of San Antonio, Texas (the "City"); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2025 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

WHEREAS, notice of the Application 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' 2025 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 Development, regardless of whether the Development serves families, elderly individuals, or another type of household; and

(B) has received an allocation of Housing Tax Credits or private activity bonds for any New Construction at any time during the three-year period preceding the date the Application Round begins; and

(C) has not been withdrawn or terminated from the Housing Tax Credit Program; and

(D) does not meet one of the other exceptions listed in §11.3(d)(2)(A) – (F) of the QAP, shall be considered ineligible, unless the Governing Body of the appropriate

1 14 20 A 20
1 22 44 : 210 2 101
/ :
/

February 24, 2025

Cody Campbell, Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Vista Palms (TDHCA Application #25027)
To be located Southeast of Old Pearsall Rd and Five Palms Dr, San Antonio, TX 78242

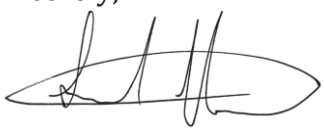
Dear Mr. Campbell,

I am writing to support the application for housing tax credits for Vista Palms, 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 Vista Palms. 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 Palms.

If you have any questions, please contact me at (210) 707- 4188.

Sincerely,



Ismael Herrera
AARP
Associate State Director Outreach & Advocacy
iherrera@aarp.org
210-707-4188

Docusign Envelope ID: AC8DB24C-0791-4A62-B836-A40865AB10D9

February 21, 2025

Cody Campbell, Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Vista Palms (TDHCA Application #25027)
To be located Southeast of Old Pearsall Rd and Five Palms Dr, San Antonio, TX 78242

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Vista Palms, an affordable 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 gladly offer our support to Vista Palms' application. If you need additional information, please feel free to email at claudia@movetexas.org.

Respectfully,

Claudia Yoli Ferla

Claudia Yoli Ferla
Executive Director
MOVE Texas Action Fund

form communities WHERE WELLNESS BEGINS

February 14, 2025

Cody Campbell, Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Vista Palms (TDHCA Application #25027)
To be located Southeast of Old Pearsall Rd and Five Palms Dr, San Antonio, TX 78242

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Vista Palms, an affordable housing community proposed in San Antonio. *f*orm communities, is a 501(c)3 non-profit organization whose mission is to remove barriers to mental health in our communities.

There is a desperate need for affordable housing in the City of San Antonio and Bexar County. The population in our community and surrounding areas is growing rapidly. I was stationed less than 3 miles from this site when I was a Lieutenant at Lackland AFB and I know the area well. The site is very close to schools, shopping, community centers, and about a mile from an incredible public park. The proposed development would provide quality, affordable housing to those in need in our community.

For these reasons, we are very pleased to offer our support to Vista Palms' Housing Tax Credit application. If you need additional information, please feel free to contact me. My contact info is below.

Respectfully,

Eric Estrada
Executive Director
Eric@formcommunities.org
210-646-4657

Family Violence Prevention Services, Inc.

The Battered Women and Children's Shelter

Marta Prada Peláez, MA
President/CEO
Mark A. Jimenez
Chair
Christy Prescott
Chair-Elect
Joseph Bieniek
Treasurer
Erin D. Bley
Secretary
Angelica "Meli" Powers, J.D.
Parliamentarian
Wayne Terry
Past Board Chair
Nancy Wagner
Past Board Chair

Board Members
Maria Elena "Lena" Camarillo
Roger L. Conant
Letty George
Chief William P. McManus
Jennifer Mitchell
Suzanne Peterson
JR Trevino

Honorary Board
Joyce H. Coleman
Diana M. Geis, J.D.
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Kevin C. Dinnin
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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 14, 2025

Cody Campbell, Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Vista Palms (TDHCA Application #25027)
To be located Southeast of Old Pearsall Rd and Five Palms Dr, San Antonio, TX 78242

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Vista Palms, 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 Palms 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. We are very pleased to offer our support to Vista Palms' Housing Tax Credit application. If you need additional information, please feel free to contact me.

Respectfully,

Marta Prada Pelaez, M. A.
President/CEO

7911 Broadway • San Antonio, Texas • 78209
Tel.(administrative) 210•930•3669 •(hotline/shelter) 210•733•8810
Fax:(administration)210•821•6194 • (counseling)210•930•3669 ext.2201
FVPS-CEO@fvps.org • www.fvps.org

Community Input Scoring Items

TDHCA#: 25218 | Self Score Total: 133

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

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

City of Corpus Christi
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested: 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Communities in Schools of The Coastal Bend
Name of Community Organization

Gloria Taylor
Contact Name

[X] Support [ ] Opposition

B. Women's Shelter of South Texas dba The Purple Door
Name of Community Organization

Frances Wilson
Contact Name

[X] Support [ ] Opposition

C. Big Brothers Big Sisters of South Texas, Inc.
Name of Community Organization

Tony Elizondo
Contact Name

[X] Support [ ] Opposition

D. Corpus Christi Metro Ministries, Inc.
Name of Community Organization

Patty Clark
Contact Name

[X] Support [ ] Opposition

E. Foster Angels of South Texas Foundation
Name of Community Organization

Trista M. McGinnis
Contact Name

[X] Support [ ] Opposition

F.
Name of Community Organization

Contact Name

[ ] Support [ ] Opposition

Resolution in support of the proposed 9% Low-income Housing Tax Credits for an up to 75-unit affordable housing project known as Bayside Apartments at 5409 Lipes Boulevard to be developed by Madhouse Development Services and Avanti Legacy Bayside LP.

Whereas, Madhouse Development Services, (the "Applicant") has proposed a development project to construct an up to 75-unit multifamily development for renter households with incomes at or below 60% of the area median income. The proposed development is located at 5409 Lipes Boulevard. ("Bayside Apartments");

Whereas, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2025 Housing Tax Credits for the Bayside Apartments; and

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

Section 1. The City Council of the City of Corpus Christi hereby supports the proposed Bayside Apartments.

Section 2. The City Council for the City of Corpus Christi hereby acknowledges support for the proposed Corpus Christi Project located at 5409 Lipes Boulevard.

Section 3. The City commits $500 in reduced fees or other equivalent dollar value participation if the Bayside Apartments Project is awarded low-income housing tax credits.

PASSED and APPROVED on the 11th day of February, 2025.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

033580

SCANNED

Communities In Schools
The Coastal Bend

January 25, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Joshua Goldberger – Multifamily Division

RE: Avanti Bayside, LP (TDHCA #25218)
5409 Lipes Blvd.
Corpus Christi, TX 78413

Dear Mr. Goldberger,

We are writing to give our support to Avanti Bayside, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Avanti Bayside, LP (TDHCA #25218) development, located at the 5409 Lipes Blvd. in Corpus Christi, Texas.

As a local nonprofit, our mission at Communities in Schools of the Coastal Bend 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 Corpus Christi. Bayside Apartments would help combat this issue by providing quality, affordable housing for our citizens of Nueces County, and will assist in adding to the tax base and creating jobs. We truly believe that the development of Bayside Apartments 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 Bayside, LP development.

Sincerely,

Gloria Taylor
Chief Executive Officer

Communities In Schools of The Coastal Bend
PO Box 331203 Corpus Christi TX 78463
Phone: 361-696-4030
ciscostalbend.org

The Purple Door

4444 Corona Drive, Suite 139 Corpus Christi, TX 78411 ● 361- 884-2900 ● 361-884-2006 fax

www.purpledoortx.org

January 25, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Joshua Goldberger – Multifamily Division

RE: Avanti Bayside, LP (TDHCA #25218)
5409 Lipes Blvd.
Corpus Christi, TX 78413

Dear Mr. Goldberger,

We are writing to support the application for housing tax credits for Avanti Bayside, LP (TDHCA #25218). It is an approximately 75-unit multifamily community for families proposed in the City of Corpus Christi. The population in Corpus Christi, Nueces 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 Bayside Apartments.

Our organization, The Purple Door is a tax-exempt non-profit organization that serves the City of Corpus Christi and the entire Nueces County area. Our organization was founded to offer support to battered women and their children and has served the community over 40 years. We believe that the development of Bayside Apartments assists our mission by providing affordable housing for those in need of stable reasonably priced places to call home.

Thank you for your consideration of the application and I urge you to award housing tax credits to Avanti Bayside, LP development.

If you have any questions, please contact me at 361-884-2900.

Sincerely,

Frances Wilson

Frances Wilson
President and CEO

Big Brothers Big Sisters.
OF THE TEXAS COASTAL BEND

3833 S Staples St, #N229
Corpus Christi, TX 78411
T (361) 813-9791
bigmentor.org

February 13, 2025

BOARD OF DIRECTORS
OFFICERS
Melina Gosa
Chair
Vice Chair
Veronica Longoria
Treasurer
Gilbert Gonzalez
Secretary
Denise Barkhurst
President & CEO

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Erica Bhakta
Hope Rangel
Jimmy Fulbright
Kimberly Shick
Larry Elizondo, Jr
Lori Galan-Garcia
Mark Scott
Maria Karaca
Rob Leon
Yvonne Farrell
Steve Barrera

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Joshua Goldberger – Multifamily Division

RE: Avanti Bayside, LP (TDHCA #25218)
5409 Lipes Blvd.
Corpus Christi, TX 78413

Dear Mr. Goldberger,

I am pleased to give my support to Avanti Bayside, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for Avanti Bayside, LP (TDHCA #25218) development, located at 5409 Lipes Blvd. in Corpus Christi, Texas. We are a tax-exempt non-profit organization that serves the Corpus Christi and the entire Nueces County area.

Big Brothers Big Sisters of South Texas-Coastal Bend focuses on providing children facing adversity with strong and enduring, professionally supported one-to-one mentoring relationships that change their lives for the better, forever. We believe that our mission aligns with the proposed development as we all believe in improving the lives of those in our community.

This development will not only increase the availability of quality affordable housing and better living for the families of Corpus Christi and Nueces County but also will assist in adding to the tax base and creating jobs.

Sincerely,

Tony Elizondo
Director

metro MINISTRIES

February 24, 2025

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Joshua Goldberger – Multifamily Division

RE: Avanti Bayside, LP (TDHCA #25218)
5409 Lipes Blvd.
Corpus Christi, TX 78413

Dear Mr. Goldberger,

Metro Ministries is a local, tax-exempt non-profit whose focus is feeding the hungry, sheltering the homeless and building futures, thusly transforming the lives of thousands of individuals and families in the Coastal Bend area. We actively assist the citizens of the City of Corpus Christi, Nueces County, and the Coastal Bend. I am writing today to provide our support to Avanti Bayside, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Avanti Bayside, LP (TDHCA #25218) development, located at the 5409 Lipes Blvd. in Corpus Christi, Texas.

Given the affordable housing crisis ongoing across the country, there is a great need for affordable housing in the City of Corpus Christi. Bayside Apartments would help combat this issue by providing quality, affordable housing for our citizens of Corpus Christi. This proposed apartment community for families will be contiguous to Avanti Legacy Bayside Apartments, a community that is focused on seniors. We believe that the inter-generational aspect of this development will be a boon to all those that call these communities home.

Thank you for your consideration and we strongly encourage you to award housing tax credits to Avanti Bayside, LP.

Sincerely,

Patty Clark

Patty Clark
CEO

/pc

3758 Denver Avenue | Corpus Christi, Texas | 78411
info@fosterangelsstx.org | www.fosterangelsstx.org
(361) 949-1670

February 20, 2025

Board of Directors

Sally Wallace
Board President

Elizabeth Owens
Board Vice-President

Courtney Bechtol
Treasurer

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Secretary

Ted Oakley
Chairman Emeritus

Luis Alaniz
Patricia Bates
Chase Carlisle
Anne Dobson
Ben A. Donnell
Cherry Donnell
Tesha Goodman
Mandy Hagy
Sarah Jones
Richard L. Leshin
Leslie McClanahan
Dr. Nikki Nisbet
Courtney Sanchez
Michael Sasser
Marcus Veazey
Lilia Bruni Wetsel

Hilary Jackson
Executive Director

Trista M. McGinnis
Development Director

Jennifer Kremer-Oliva
Heart Gallery Director

Lucy Ann Wolthoff
Rio Grande Valley Director

Heather Tijerina
Program Manager

Texas Department of Housing and Community Affairs
Attention: Joshua Goldberger – Multifamily Division
221 East 11th Street
Austin, TX 78701

RE: Avanti Bayside, LP (TDHCA #25218)
5409 Lipes Blvd.
Corpus Christi, TX 78413

Dear Mr. Goldberger,

Foster Angels of South Texas would like to express our support for Housing Tax Credits for Avanti Bayside, LP (TDHCA #[14285]), a multifamily housing community for families proposed in the City of Corpus Christi, Texas.

Our organization is a tax-exempt non-profit organization that provides services to the City of Corpus Christi and the entire Nueces County area. Our mission is 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.

There is a tremendous need for affordable housing for families in Corpus Christi as the population in our city and Nueces County is growing rapidly. Avanti Bayside, LP would provide quality, affordable housing to those in need. We believe that this proposed development complements our mission by building a quality, safe and stable community.

Again, we are very pleased to lend our support to Avanti Bayside, LP tax credit application. If you need additional information, please feel free to reach me at (361) 876-5560 or trista@fosterangelsstx.org.

Sincerely,

Trista M. McGinnis
Development Director

Community Input Scoring Items

TDHCA# 25069 App. Cove | Self Score Total: 138

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

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

City of Eagle Pass
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[X] 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 February 28, 2025.** 8

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

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

A. Eagle Pass Heroes
Name of Community Organization
[x] Support [ ] Opposition
Catrina Longoria
Contact Name

B. Eagle Pass Rotary Club
Name of Community Organization
[x] Support [ ] Opposition
Jesus Olivares
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 NO. 2025-06R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS, APPROVING THE EAGLE PASS TXHP, LP FOR A PROPOSED DEVELOPMENT OF AN AFFORDABLE RENTAL HOUSING DEVELOPMENT LOCATED AT 2520 N. VETERANS BLVD TO BE KNOWN AS EAGLE PASS APARTMENTS

WHEREAS, Eagle Pass TXHP LP has proposed a development for affordable rental housing at 2520 N. Veterans Blvd., Eagle Pass, TX 78852 named Eagle Pass Apartments in the City of Eagle Pass, Maverick County, Texas and

WHEREAS, Eagle Pass TXHP LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2024 Competitive 9% Housing Tax Credits for Eagle Pass Apartments.

WHEREAS, the City of Eagle Pass confirms it will provide reduced fees in the amount of $250.00 for the benefit of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS, that:

SECTION 1. That the City, acting through its governing body, hereby confirms that it supports the proposed Eagle Pass Apartments development located at 2520 N. Veterans, Eagle Pass, TX 78852.

SECTION 2. That the City Manager is authorized to grant a Two Hundred Fifty Dollars and No Cents ($250.00) reduction in fees for Bibb Senior Living to meet all program criteria.

SECTION 3. That for and on behalf of the Governing Body, Homero Balderas, City Manager, or designee are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

READ, PASSED, AND APPROVED, this 11th Day of February, A.D., 2025.

ATTEST:

Rolando Salinas
Mayor

Erika Rodriguez
City Secretary

Ana S Garcia

Ana Sophia Garcia
City Attorney

TEXAS HOUSE OF REPRESENTATIVES

EDDIE MORALES, JR.

District 74

December 30, 2024

DELIVERED VIA REGULAR MAIL

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

SUBJECT: Eagle Pass Apartments
2520 N Veterans Blvd
Eagle Pass, TX 78852

Dear Mr. Wilkinson:

I received the Public Notification for Eagle Pass Apartments located at 2520 N. Veterans Blvd, Eagle Pass, TX 78852 in Texas House District 74, of which I represent.

As our border communities continue to grow, I am please to offer and extend my support for this Development in Eagle Pass. Please do not hesitate to contact my office if needed. I can be reached at (512)-463-0566 or at Eddie.Morales@House.Texas.Gov.

Sincerely yours,

Eddie Morales, Jr.
State Representative
House District 74

P.O. Box 2910 · Austin, Texas 78768-2910 · phone (512) 463-0566
EDDIE.MORALES@HOUSE.TEXAS.GOV

February 14, 2025

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 Eagle Pass Apartments TDHCA ID 25069
2520 N Veterans Blvd, Eagle Pass, TX 78852

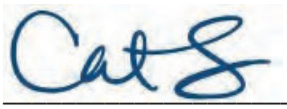
Dear Mr. Campbell,

I am writing this letter to voice my support for Eagle Pass Apartments, an affordable housing development to be located approximately at 2520 N Veterans Blvd, Eagle Pass, TX 78852 in Maverick County.

Eagle Pass Heroes is a 501(c)(3) non-profit organization that is active in the Eagle Pass community. We serve this community by providing resources to individuals with disabilities in our community. 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 Eagle Pass Apartments will serve our clients well and will promote a high quality of life for the underserved citizens of Eagle Pass and Maverick County.

If I can be of further help in this matter, please let me know. I can be reached at clongoria@lklawtx.com or 830-776-7644. Thank you for your consideration.

Sincerely,



Catrina Longoria, Executive Director

February 6, 2025

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 Eagle Pass Apartments TDHCA ID 25069
2520 N Veterans Blvd, Eagle Pass, TX 78852

Dear Mr. Campbell,

I am writing this letter to voice my support for Eagle Pass Apartments, an affordable housing development to be located approximately at 2520 N Veterans Blvd, Eagle Pass, TX 78852 in Maverick County.

Eagle Pass Rotary Club is a non-profit organization that is active in the Eagle Pass community. We serve this community by providing service to others, promoting integrity, and advancing world understanding, goodwill, and peace through our fellowship of business, professional, and community leaders. 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 Eagle Pass Apartments will serve our clients well and will promote a high quality of life for the underserved citizens of Eagle Pass and Maverick County.

If I can be of further help in this matter, please let me know. I can be reached at jesusolivares@ibc.com. Thank you for your consideration.

Sincerely,

Jesus Olivares
Eagle Pass Rotary Club President

February 18, 2025

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 Eagle Pass Apartments TDHCA ID 25069

2520 N Veterans Blvd, Eagle Pass, TX 78852

Dear Mr. Campbell,

I am writing to support Eagle Pass Apartments, an affordable housing development located approximately at 2520 N Veterans Blvd, Eagle Pass, TX 78852, in Maverick County.

The Eagle Pass Public Health Coalition is an active coalition in the Eagle Pass community dedicated to improving access to care for individuals that are uninsured or underinsured to improve quality of life. We are thrilled to share our commitment to enhancing our community through the Eagle Pass Apartments! We truly believe this initiative will empower our clients and uplift the quality of life for the underserved residents of Eagle Pass and Maverick County. By offering affordable housing opportunities, we are excited to foster health and well-being for everyone, creating a positive ripple effect on the social determinants of health in our vibrant area. Together, we can make a lasting difference!

Please let me know if I can further help in this matter. I can be reached at e.diaz@mchdep.org. I appreciate your consideration.

Sincerely,

Elias Diaz

Eagle Pass Public Health Coalition Steering Committee Member

February 18, 2025

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 Eagle Pass Apartments TDHCA ID 25069

2520 N Veterans Blvd, Eagle Pass, TX 78852

Dear Mr. Campbell,

I am writing to support Eagle Pass Apartments, an affordable housing development located approximately at 2520 N Veterans Blvd, Eagle Pass, TX 78852, in Maverick County.

The Support Hub is an active coalition in the Eagle Pass community dedicated to providing mental health resources and peer support services to teens aged 12 to 16. As an organization that frequently works in this area and aims to improve the community, we believe that the Eagle Pass Apartments will effectively serve our clients and enhance the quality of life for the underserved citizens of Eagle Pass and Maverick County. We are firm believers that affordable housing opportunities will contribute to the health and well-being of all of our residents and improve our area's social determinants of health.

Please let me know if I can further help in this matter. I can be reached at e.diaz@mchdep.org. I appreciate your consideration.

Sincerely,

Elias Diaz

The Support Hub Steering Committee Member

Community Input Scoring Items

TDHCA#: 25053 | Self Score Total: 139

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

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

The City of Mission
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[X] 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 February 28, 2025.** 8

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

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

A. The Food Bank of The Rio Grande Valley
Name of Community Organization
[X] Support [ ] Opposition

Libby A. Saenz
Contact Name

B. The Salvation Army of McAllen/Hidalgo County
Name of Community Organization
[X] Support [ ] Opposition

Frankie Zuniga
Contact Name

C. United Way of South Texas
Name of Community Organization
[X] Support [ ] Opposition

Lilly Lopez-Killelea
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 NO. 1958

A RESOLUTION OF THE MISSION CITY COUNCIL, MISSION, TEXAS SUPPORTING THE APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2025 COMPETITIVE 9% HOUSING TAX CREDITS FOR LAS FUENTES, TDHCA #25053, BY RST LAS FUENTES, LP.

WHEREAS, RST Las Fuentes, LP has proposed a development for affordable rental housing at 2801 Leonor Street, Mission, Texas 78572 to be named Las Fuentes in the City of Mission, Hidalgo County, Texas; and

WHEREAS, RST Las Fuentes, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Las Fuentes,

NOW, THEREFORE BE IT RESOLVED, that the City of Mission, Hidalgo County, Texas acting through its governing body, hereby confirms that it supports the proposed Las Fuentes community located at 2801 Leonor Street, Mission, Texas 78572, TDHCA application #25053 and that this formal action has been taken to put on record the opinion expressed by the City of Mission on February 10, 2025, and

FURTHER RESOLVED, the City of Mission hereby commits to financial support of Las Fuentes by waiving fees in the amount of Five Hundred Dollars and Zero Cents ($500.00) in the form of building permits or other fees subject only to the condition of receipt of an award of 9% housing tax credits to RST Las Fuentes, LP, and

FURTHER RESOLVED that for and on behalf of the Governing Body of the City of Mission are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

READ, CONSIDERED AND APPROVED on this, the 10th day of February 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

DISTRICT OFFICE
121 E. TOM LANDRY
MISSION, TEXAS 78572
956-584-8999
SERGIO.MUNOZ@HOUSE.TEXAS.GOV

State of Texas
House of Representatives

SERGIO MUÑOZ, JR.
STATE REPRESENTATIVE

CAPITOL OFFICE
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
512-463-0704
RM. 1W.3

February 26, 2025

Mr. Cody Campbell
Director, Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Las Fuentes, TDHCA #25053

Dear Mr. Campbell:

I am writing this letter to express my support for the Las Fuentes community, TDHCA Tax Credit Application #25053. Las Fuentes will be located at 2801 Leonor Street, Mission, Texas, 78572. This high-quality, new construction development will bring desperately needed affordable senior housing to House District 36 which I represent.

Thank you for the opportunity to express my support for this important housing development.

Sincerely,

Sergio Muñoz, Jr.
State Representative, District 36

FOOD BANK of the Rio Grande Valley, Inc.
724 N. Cage Blvd.
Pharr, Texas 78577
P.O. Box 6251
McAllen, TX 78502
Main: 956-682-8101
Fax: 956-682-7921
foodbankrgv.com

FEEDING AMERICA FEEDING TEXAS

Libby A. Saenz
CHIEF EXECUTIVE OFFICER

lsaenz@foodbankrgv.com
cell: 956-227-2886
ofc: 956-904-4506

/foodbankrgv

Texas Department of Housing and Community Affairs
C/O Mercedez Acuna
1603 LBJ Freeway, Suite 860
Dallas, TX 75234

RE: Las Fuentes, TDHCA #25053
2801 Leonor St., Mission, TX 78572

Dear Mrs. Acuna:

I am writing this letter on behalf of The Food Bank of The Rio Grande Valley to voice our support for the Las Fuentes community, TDHCA Tax Credit Application #25053. As our community continues to grow, we believe this high-quality, 105 unit new construction development will bring desperately needed affordable senior housing to the City of Mission.

Thank you for the opportunity to express my support for this important housing development. If our organization can be of further assistance, please do not hesitate to contact us. Thank you for your consideration.

Sincerely,

L Saenz

Libby Saenz - CEO
Name, Title

DOING THE MOST GOOD℠

WILLIAM BOOTH, *FOUNDER*
LYNDON BUCKINGHAM, *GENERAL*
COMMISSIONERS KELLY & DONNA IGLEHEART, *TERRITORIAL COMMANDERS*
LT. COLONELS ART & ANN PENHALE, *DIVISIONAL COMMANDERS*
MAJORS FRANKIE & JAN ZUNIGA, *CORPS OFFICERS*

February 8th 2025

C/O Mercedez Acuña
Texas Department of Housing and Community Affairs
1603 LBJ Freeway, Suite 860
Dallas TX 75234

RE: Las Fuentes TDHCA #25053
2801 Leonor St. Mission TX 78572

Dear Mrs. Acuña,

I am writing this letter to voice my support for the Las Fuentes community, TDHCA Tax credit application #25053. The Las Fuentes Community is to be located at 2801 Leonor St. Mission TX 78572. As our community continues to grow, I believe this high-quality, 105 unit new construction development will bring desperately needed affordable senior housing to the City of Mission.

Thank you for the opportunity to express my support for this important housing development. I believe that the primary purpose overall, is the betterment of our community.

May God Bless you!

Sincerely,

Major Frankie Zuniga, Commanding Officer
The Salvation Army McAllen Texas

The Salvation Army McAllen/Hidalgo County
1600 North 23rd Street McAllen, Texas 78501
PO Box 4766 • Phone (956) 682-1468

UNITED WAY
South Texas
Serving Hidalgo & Starr Counties

February11, 2025

Texas Department of Housing and Community Affairs
C/O Mercedez Acuna
1603 LBJ Freeway, Suite 860
Dallas, TX 75234

RE: Las Fuentes, TDHCA #25053
2801 Leonor St., Mission, TX 78572

Dear Mrs. Acuna:

I am writing this letter on behalf of United Way of South Texas to voice our support for the Las Fuentes community, TDHCA Tax Credit Application #25053. As our community continues to grow, we believe this high-quality, 105 unit new construction development will bring desperately needed affordable senior housing to the City of Mission.

Thank you for the opportunity to express my support for this important housing development. If our organization can be of further assistance, please do not hesitate to contact us. Thank you for your consideration.

Sincerely,

Lilly Lopez-Killelea
President/CPO

www.unitedwayofsotx.org
P.O. Box 187 • McAllen, TX 78505-0187
Tel. (956) 686-6331 • Fax (956) 686-8430

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 132

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

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

City of Pharr
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Food Bank of the Rio Grande Valley, Inc
Name of Community Organization
[X] Support [ ] Opposition

Connie Ramos
Contact Name

B. Pharr Chamber of Commerce
Name of Community Organization
[X] Support [ ] Opposition

Carlos Sanchez
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 R-2025-13

RESOLUTION OF SUPPORT FOR THE DEVELOPMENT OF MEADOW HEIGHTS APARTMENTS

WHEREAS, Meadow Heights, LP has proposed the new construction of affordable rental housing Proposed to be located at 1120 W. Gore Avenue, Pharr, TX, named Meadow Heights in the City of Pharr, Texas; and

WHEREAS, Meadow Heights, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Meadow Heights.

WHEREAS, Meadow Heights, LP has requested a waiver of development/permit fees in the amount of $500.00 for the Meadow Heights development as a commitment of development funding from the city of Pharr, Texas; and

WHEREAS, the city of Pharr, Texas has the authority to defer development fees on the property proposed to be located at 1120 W. Gore Avenue, Pharr, TX.

IT IS HEREBY RESOLVED, THAT

The governing body of the city of Pharr, 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; and

FURTHER RESOLVED, that the governing body of the city of Pharr, Texas, hereby confirms that it supports the proposed development of Meadow Heights proposed to be located at 1120 W. Gore Avenue, Pharr, TX, and that this formal action has been taken to put on record the opinion expressed by the City on February 25, 2025; and

FURTHER RESOLVED, that for and on behalf of the Governing Body, **Dr. Ambrosio Hernandez, 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 AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 25th day of FEBRUARY, 2025.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST

Imelda Perez, City Clerk

FOOD BANK of the Rio Grande Valley, Inc.
Fighting Hunger, Feeding Hope

Board of Directors
2024-2025

Chief Executive Officers
Connie Ramos
Libby Saenz

President
Kirsten Vinson
Vantage Bank Texas

Vice President
Norma Guevara
Radisson McAllen

Treasurer
Aissa I. Garza, JD MBA CPA CFE
Forensic Accounting & Litigation Law Firm

Secretary
Jeana R. Laguna
Laguna Law

Dr. Miguel Castillo III, DDS
Beautiful Smiles RGV

Thays Fernandez
Whataburger

Erica Ann Perez
Ph.D., LP Bluebonnet Counseling

Jennifer Perez
Southwest Key Programs

Sandra Lopez-Langley
First Community Bank

Advisory Committee

Dr. Carlos Margo

Markus Villanueva

Cynthia Esquivel

Natasha Martinez

02/26/2025

Pharr Housing Authority
c/o Arx Advantage
1305 Dusky Thrush Tr.
Austin, TX 78746

Re: Letter of Support
Meadow Heights, 1120 W Gore Ave, Application # 25065

Dear Lazaro Guerra,

The Food Bank of the Rio Grande Valley, Inc. supports the development of the Meadow Heights Housing Development in its proposed location in Pharr, TX. We support their mission of developing affordable housing for area residents. Our organization is a 501(c)3 non-profit organization that serves the community in which this development is located.

Sincerely,

CRamos

Connie Ramos
Chief Executive Officer

The Greater Pharr
Chamber of Commerce

BOARD OF DIRECTORS MARIO LIZCANO | SONIA FALCON | DR. ANNABELLE PALOMO | LAURA WARREN | ALMACASO | JOHNNY RODRIGUEZ| JOSE DELGADO
CARLOS J. SANCHEZ PRESIDENT/CEO

02/21/2025
Pharr Housing Authority
c/o Arx Advantage
1305 Dusky Thrush Tr.
Austin, TX 78746

Re: Letter of Support
Meadow Heights, 1120 W Gore Ave, Application # 25065

Dear Lazaro Guerra,

The Greater Pharr Chamber of Commerce, supports the development of the Meadow Heights Housing Development in its proposed location in Pharr, TX. We support their mission of developing affordable housing for area residents. Our organization is a 501(c)3 non-profit organization that serves the community in which this development is located.

Sincerely,

CJ Sanchez (Feb 26, 2025 10:45 CST)

Carlos "CJ" Sanchez,
Greater Pharr Chamber President/CEO

Community Input Scoring Items

TDHCA# 25194 | Self Score Total: 132

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

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

City of Big Spring
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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.**

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

Points Requested 8

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 8

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

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

A. Keep Big Spring Beautiful
Name of Community Organization

[x] Support [ ] Opposition

Susan McLellan
Contact Name

B. Howard County Seniors
Name of Community Organization

[x] Support [ ] Opposition

Becky Letz
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 NO. 001-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS SUPPORTING THE PROPOSED PROJECT FOR THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2025 COMPETITIVE 9% HOUSING TAX CREDITS FOR THE BIG SPRING LOFTS PROJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Big Spring Lofts LLC has proposed a development for affordable Senior (55+) rental housing at approx.. NWC of Sunset Ave. & Birdwell Lane named Big Spring Lofts in the City of Big Spring, Howard County; and

WHEREAS, Big Spring Lofts LLC has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Big Spring Lofts;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS, AS FOLLOWS, THAT:

SECTION 1. The City of Big Spring, acting through its governing body, hereby confirms that it supports the proposed Big Spring Lofts located at approximately NWC of Sunset Avenue & Birdwell Lane and that this formal action has been taken to put on record the opinion expressed by the City of Big Spring on January 28, 2025.

SECTION 2. The City of Big Spring, acting through its governing body, hereby confirms that, upon successful award of 2025 Competitive 9% Housing Tax Credits, the city commits to providing reduced fees or a contribution of other value that equals a minimum of $250.00 for the benefit of Big Spring Lofts.

SECTION 3. On behalf of the Governing Body the City Manager is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

SECTION 4. This Resolution shall become effective immediately upon its second passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Council on the **14th** day of **January**, **2025** with all members of the Council present voting "aye" for the passage of same.

PASSED AND APPROVED on second and final reading at a regular meeting of the City Council on the **28th** day of **January**, **2025** with all members of the Council present voting "aye" for the passage of same.

Robert H. Moore, III, Mayor

ATTEST:

Tami L. Davis, City Secretary

2-10-2025

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

Re: Big Spring Lofts - TDHCA #25194
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 #25194, Big Spring Lofts, a proposed affordable housing development to be located at approximately 130 ft. North of NWC of Sunset Ave. and Birdwell Ln., Big Spring, TX 79720.

Keep Big Spring Beautiful serves the community, and we believe that there is a need for affordable elderly housing in Big Spring and Howard County for our citizens of moderate-income levels and Big Spring Lofts will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (432) 816-1966 any time.

Sincerely,

Susan McLellan

Past President KBSB

2/12/25

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

Re: Big Spring Lofts – TDHCA #25194
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 #25194, Big Spring Lofts, a proposed affordable housing development to be located at approximately 130 ft. North of NWC of Sunset Ave. and Birdwell Ln., Big Spring, TX 79720.

Howard County Seniors serves the community, and we believe that there is a need for affordable elderly housing in Big Spring and Howard County for our citizens of moderate-income levels and Big Spring Lofts will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 432-517-4070 any time.

Sincerely,

Becky Letz
Director

Community Input Scoring Items

TDHCA#	25271	Self Score Total:	79

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

☐ Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 0

Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

☒ Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 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 0

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2025.** 0

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

Community Input Scoring Items

TDHCA# 25016 | Self Score Total: 137

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

[x] Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested: 14

City of El Paso
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[x] Application expects to receive QCP points. Points Requested: 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[X] 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 February 28, 2025.** 8

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

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

A. El Paso Coalition for the Homeless
Name of Community Organization — [x] Support [ ] Opposition

Camille Castillo
Contact Name

B. Ayuda Inc
Name of Community Organization — [x] Support [ ] Opposition

Miguel Chacon
Contact Name

C. Boys and Girls Clubs of El Paso
Name of Community Organization — [X] Support [ ] Opposition

Anthony Tomasheski
Contact Name

D. Drowning Prevention
Name of Community Organization — [X] Support [ ] Opposition

Wayne Thornton
Contact Name

E.
Name of Community Organization — [ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization — [ ] Support [ ] Opposition

25-142
29

RESOLUTION

WHEREAS, Green Mills Holdings, LLC has proposed a development for 80 affordable rental housing units at N Zaragoza Rd & Pebble Hills Blvd, El Paso, TX 79938, named Pebble Hills Place in the City of El Paso, Texas; and

WHEREAS, Green Mills Holdings, LLC has committed to a minimum 45-year affordability period for those additional 80 units at N Zaragoza Rd & Pebble Hills Blvd., named Pebble Hills Place in the City of El Paso, Texas; and

WHEREAS, Green Mills Holdings, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Competitive 9% Housing Tax Credits for Pebble Hills Place.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has **no objection** to the proposed **Pebble Hills Place** development located at N Zaragoza Rd & Pebble Hills Blvd, El Paso, TX (TDHCA Application number 24157) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 04, 2025.

2. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

APPROVED this 4th day of February, 2025.

THE CITY OF EL PASO

Renard U. Johnson
Mayor

(Signatures Continue on Following Page)

ATTEST:

Laura D. Prine

Laura Prine
City Clerk

APPROVED AS TO FORM:

Russell T. Abeln

Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

Abraham Gutierrez
for Araceli Guerra

Araceli Guerra
Interim Director
Community and Human Development

TEXAS HOUSE OF REPRESENTATIVES
EDDIE MORALES, JR.
District 74

January 22, 2025

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

RE: Pebble Hills Place TDHCA ID 25016
SWC of N. Zaragoza Road and Pebble Hills Boulevard
El Paso, TX 79938

Dear Mr. Wilkinson,

I received the Public Notification for Pebble Hills Place located at the above address in Texas State House District 74 which I represent.

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

Sincerely yours,

Eddie Morales, Jr.
State Representative
House District 74

P.O. Box 2910 · Austin, Texas 78768-2910 · phone (512) 463-0566
EDDIE.MORALES@HOUSE.TEXAS.GOV

February 6, 2025

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 Pebble Hills Place TDHCA ID 25016
SWC of N Zaragoza Rd and Pebble Hills Blvd, El Paso, TX 79938

Dear Mr. Campbell,

I am writing this letter to voice my support for Pebble Hills Place, an affordable housing development to be located approximately at SWC of N Zaragoza Rd and Pebble Hills Blvd, El Paso, TX 79938 in El Paso County.

The El Paso City & County CoC is a community-based coalition that addresses the needs of homeless persons in order to help them reach maximum self-sufficiency. Our mission is to organize community agencies and streamline access to services. As an organization that regularly works within the area and has a primary purpose of bettering the community that this development will serve, we believe that Pebble Hills Place will serve our clients well and will promote a high quality of life for the underserved citizens of El Paso and El Paso County.

If I can be of further help in this matter, please let me know. I can be reached at ccastillo.epch@elp.twcbc.com or 915-843-2170. Thank you for your consideration.

Sincerely,

Respectfully,

Camille Castillo
Executive Director

A.Y.U.D.A. INC

1325 Beverly Ann. P.O. Box 2017 San Elizario, TX 79849 (915) 851-02723627 / 1528 E. Yandell Dr. El Paso, TX. 79902 (915) 584-2875

February 25, 2025

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 Pebble Hills Place TDHCA ID 25016
SWC of N Zaragoza Rd and Pebble Hills Blvd, El Paso, TX 79938

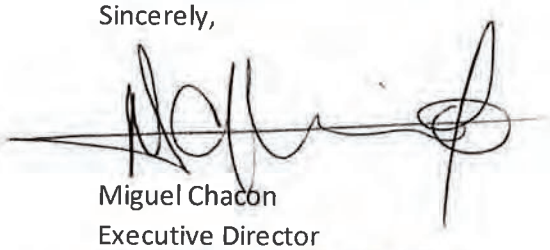
Dear Mr. Campbell,

I am writing this letter to voice my support for Pebble Hills Place, an affordable housing development to be located approximately at SWC of N Zaragoza Rd and Pebble Hills Blvd, El Paso, TX 79938 in El Paso County.

Adult & Youth United Development Association, Inc. (AYUDA) is a 501(c)(3) non-profit organization that is active in the El Paso community. We serve this community by tirelessly working towards advancing and bettering the quality of life of El Paso County's low-income individuals and families, by advocating for self-sufficiency and positive change through the building of stronger, healthier, civically-engaged communities; and providing direct services that are designed to eliminate the many obstacles to affordable and decent housing. 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 Pebble Hills Place will serve our clients well and will promote a high quality of life for the underserved citizens of El Paso and El Paso County.

If I can be of further help in this matter, please let me know. I can be reached at mchacon@ayudaelpaso.org, (915) 584-2875. Thank you for your consideration.

Sincerely,



Miguel Chacon
Executive Director
mchacon@ayudaelpaso.org
(915) 584-2875

GREAT FUTURES START HERE.

BOYS & GIRLS CLUBS
OF EL PASO

Feb. 26, 2025

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 Pebble Hills Place TDHCA ID 25016
SWC of N Zaragoza Rd and Pebble Hills Blvd, El Paso, TX 79938

Dear Mr. Campbell,

On behalf of the Boys & Girls Clubs of El Paso, we proudly support the Pebble Hills Place affordable housing development and its mission to provide quality housing for our community. Many of our Boys & Girls Clubs of El Paso families live in affordable housing, so we know the critical need and benefit to our community.

Since 1929, BGCEP has provided thousands of El Paso youth with free, quality afterschool programming designed to empower youth to excel in school and lead healthy, productive lives. We do whatever it takes to ensure all kids – especially those who need us most – have a great future.

We take great pride in providing impactful programs and opportunities to enrich the lives of underserved children and their families in our community. This project will provide young families with one of the most essential elements for success – stable housing – along with access to quality schools and recreational opportunities, such as those available at the Pebble Hills Place.

Should you have any questions, please contact me at 915-532-7410.

Sincerely,

Anthony Tomasheski
CEO

Our Mission: *To enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens.*

February 15, 2025

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 Pebble Hills Place TDHCA ID 25016
SWC of N Zaragoza Rd and Pebble Hills Blvd, El Paso, TX 79938

Dear Mr. Campbell,

I am writing this letter to voice my support for Pebble Hills Place, an affordable housing development to be located approximately at SWC of N Zaragoza Rd and Pebble Hills Blvd, El Paso, TX 79938 in El Paso County.

The Drowning Coalition of El Paso is a 501 © (3) non-profit organization that has been established since 2008 by Laura and Eddie Castle after the loss of their young son through a drowning.

The Coalition has tirelessly promoted water safety, raised funds for Learn to Swim lessons for children and adults, while establishing scholarships for area lifeguards as well as promoting CPR Lessons.

We are very focused on the family concept along with those underserved and are proud to support efforts that better our great community.

Even though El Paso, Texas is quite a large community we work actively on Fort Bliss and Las Cruces and surrounding communities to stress the importance of "Respect the Water".

We look forward to the opportunities that Pebble Hills Place will serve the citizens in this great community and continue to enhance the quality of life for all ages.

Should we be of further assistance please contact me at (915) 373-6708 or wlegend007@gmail.com.

Respectfully Yours,
Wayne Thornton
Wayne Thornton, President
President, Drowning Coalition of El Paso, Texas
(915) 373-6708

The Drowning Prevention Coalition of El Paso's mission is to promote, develop and support training and community education efforts that prevent drowning, near drowning and other water related incidents in El Paso County and the surrounding areas.

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 135

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

[X] Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 14

City of El Paso
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[X] 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 February 28, 2025.** 8

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

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

A. Better Texans Foundation
Name of Community Organization
[X] Support [ ] Opposition

Aubrea Hance
Contact Name

B. Tierra Del Sol Housing Corporation
Name of Community Organization
[X] Support [ ] Opposition

Rose Garcia
Contact Name

C. El Pasoans Fighting Hunger
Name of Community Organization
[X] Support [ ] Opposition

Susan Goodell
Contact Name

D. Opportunity Center for the Homeless
Name of Community Organization
[X] Support [ ] Opposition

John W Martin
Contact Name

E.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

25 142
29

RESOLUTION

WHEREAS, Investment Builders, Inc. has proposed a development for 64 affordable rental housing units at SWC of Augusta Dr. and Zaragoza Rd. El Paso, TX 79938, named Villas at Augusta Ltd. in the City of El Paso, Texas; and

WHEREAS, Investment Builders, Inc. has committed to a minimum 45-year affordability period for those additional 64 units at SWC of Augusta Dr. and Zaragoza Rd. El Paso, TX 79938, named Villas at Augusta Ltd., in the City of El Paso, Texas; and

WHEREAS, Investment Builders, Inc. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Competitive 9% Housing Tax Credits for Villas at Augusta Ltd..

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has **no objection** to the proposed Villas at Augusta Ltd. development located at SWC of Augusta Dr. and Zaragoza Rd. El Paso, TX 79938 (TDHCA Application number 24077) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 04, 2025.

2. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

APPROVED this 4th day of February, 2025.

THE CITY OF EL PASO

Renard U. Johnson
Mayor

(Signatures Continue on Following Page)

ATTEST:

Laura D. Prine
Laura Prine
City Clerk

APPROVED AS TO FORM:

Russell T. Abeln
Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Abraham Gutierrez
for Araceli Guerra

Araceli Guerra
Interim Director
Community and Human Development

TEXAS HOUSE *of* REPRESENTATIVES

Mary E. González, PhD
State Representative, District 75

February 26, 2025

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78711

Re: The Villas at Augusta, 9% Low Income House Tax Credits, Application No. 25042

Dear Director Wilkinson:

El Paso County faces a critical shortage of affordable housing, and the problem is increasing rapidly in the eastern part of the county. From 2010 to 2020 the population of eastern El Paso County grew by 73,198, while the population in the western part of the county declined by 8,188 people.

The reasons people and businesses have selected eastern El Paso County are varied, but the population increase has exacerbated an affordable housing crisis that previously existed in the area. Eastern El Paso County is home to thousands of people living in colonias without basic services, primarily because they cannot afford to live anywhere else. As you can imagine, the influx of so many people has put upward pressure on rent and other associated housing costs.

The Villas at Augusta, which is applying for Low Income Housing Tax Credits in Region 13's Urban category, will be in the heart of the area that has seen the greatest population increase in the county. From 2010 to 2020, the census tract where the Villas at Augusta will be located grew by more than 35,000 people. The population increases of the census tracts immediately adjacent to that tract grew by another 24,500 people. When combined these census tracts account for 81 percent of the growth in eastern El Paso County.

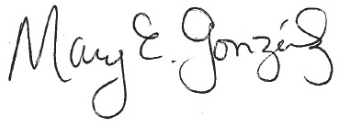
It is also important to understand that this growth is occurring in the area where the lowest income families have historically lived. In the same census tract, the Texas Water Development Board (TWDB) spent almost $13 million to bring wastewater service to about one-third of the 2,400 homes in Montana Vista colonia. Recently TWDB approved another $28.9 million to serve another one-third of the homes there. In the future, it is likely that TWDB will spend millions more to serve the last one-third.

P.O. Box 2910 · Austin, Texas 78768-2910 · phone (512) 463-0613 · mary.gonzalez@house.texas.gov
District Office: 1498 Main Street · San Elizario, Texas 79849 · phone (915) 851-6632

TDHCA has a rare opportunity to leverage the good work of the TWDB and greatly improve housing affordability and conditions in a historically low-income area. Therefore, I strongly urge you to approve the tax credits requested for the Villas at Augusta development. Failing to do so will only compound a very difficult housing situation and make it more costly to address in the future.

Thank you for your attention to this matter and your service to Texas. If I can be of further assistance, please do not hesitate to contact me at your convenience.

Sinceramente,



Mary E. González, PhD
Texas State Representative
District 75

BETTER TEXANS FOUNDATION

February 11, 2025

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (#25042), Pebble Hills Estates (#25043), and Ridgestone Seniors (#25044)

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 Dr and N. Zaragoza Rd, El Paso, El Paso County, Texas 79938);
- Pebble Hills Estates (NWC Charles Foster Ave and John Hayes St, El Paso, El Paso County, Texas 79938); and
- Ridgestone Seniors (11040 Montana Ave, El Paso, El Paso County, Texas 79936).

In addition to increasing the availability of quality affordable housing and improving the living conditions for the hard-working families of El Paso, these developments will also assist in creating jobs and adding to the tax base.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Villas at Augusta, Pebble Hills Estates and Ridgestone Seniors.

Sincerely,

Aubrea Hance
President
Better Texans

P.O. BOX 101295, FORT WORTH, TX 76185
T. 817.585.1195

EL PASOANS FIGHTING HUNGER FOOD BANK

EPFH Board Members

Board Chair
Robert Moore
El Paso Matters

Board Chair Elect
Richard Lange M.D., M.B.A
TTUHSC El Paso

Board Vice-Chair
Carlos Cardenas
Cardenas Law Firm

Board Vice-Chair
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Thunderbird Management Consulting, LLC

Board Vice-Chair
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Immediate Past Chair
Brad Dubow
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Lisa Bielamowicz
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Edward Jones Financial Advisors

Vincent Castro
VinRich Enterprises

Ruben Hernandez
JP Morgan Chase Bank, NA

Kassi Foster-Nava
Franklin Mountain Investments

Annabell Perez
Elected Judge, 41st Judicial District Court of Texas

Stuart R. Schwartz
Scott Hulse, PC

Bishop Mark J. Seitz
Catholic Diocese of El Paso

Peter A. Spier
Avanta Residential

Cindy A. Stout
El Paso Children's Hospital

Kelly Tomblin
El Paso Electric Company

Chief Executive Officer
Susan E. Goodell
El Pasoans Fighting Hunger

February 11, 2025

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (#25042), Pebble Hills Estates (#25043), and Ridgestone Seniors (#25044)

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 Dr and N. Zaragoza Rd, El Paso, El Paso County, Texas 79938);
- Pebble Hills Estates (NWC Charles Foster Ave and John Hayes St, El Paso, El Paso County, Texas 79938); and
- Ridgestone Seniors (11040 Montana Ave, El Paso, El Paso County, Texas 79936).

In addition to increasing the availability of quality affordable housing and improving the living conditions for the hard-working families of El Paso, these developments will also assist in creating jobs and adding to the tax base.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Villas at Augusta, Pebble Hills Estates and Ridgestone Seniors.

Sincerely,

Susan Goodell

Susan Goodell
Chief Executive Officer

Tierra Del Sol
HOUSING CORPORATION

February 12, 2025

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (#25042), Pebble Hills Estates (#25043), and Ridgestone Seniors (#25044)

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 Dr and N. Zaragoza Rd, El Paso, El Paso County, Texas 79938);
- Pebble Hills Estates (NWC Charles Foster Ave and John Hayes St, El Paso, El Paso County, Texas 79938); and
- Ridgestone Seniors (11040 Montana Ave, El Paso, El Paso County, Texas 79936).

In addition to increasing the availability of quality affordable housing and improving the living conditions for the hard-working families of El Paso, these developments will also assist in creating jobs and adding to the tax base.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Villas at Augusta, Pebble Hills Estates and Ridgestone Seniors.

Sincerely,

Rose Garcia
Executive Director

February 26, 2025

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (25042), Pebble Hills Estates (#25043), and Ridgestone Seniors (#25044)

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 Dr and N. Zaragoza Rd, El Paso, El Paso County, Texas 79938);
- Pebble Hills Estates (NWC Charles Foster Ave and John Hayes St, El Paso, El Paso County, Texas 79938); and
- Ridgestone Seniors (11040 Montana Ave, El Paso, El Paso County, Texas 79936).

In addition to increasing the availability of quality affordable housing and improving the living conditions for the hard-working families of El Paso, these developments will also assist in creating jobs and adding to the tax base.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Villas at Augusta, Pebble Hills Estates and Ridgestone Seniors.

Respectfully submitted,

John W. Martin
Deputy Director

Community Input Scoring Items

TDHCA# pp. Cove | Self Score Total: 133

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

[X] Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 14

City of El Paso
Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due February 28, 2025.**

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

[X] Application expects to receive QCP points. Points Requested 4

**** Note that QCP Packets are due February 28, 2025 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

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

[X] 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 February 28, 2025.** 8

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

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

A. Better Texans Foundation
Name of Community Organization
[X] Support [ ] Opposition

Aubrea Hance
Contact Name

B. Tierra Del Sol Housing Corporation
Name of Community Organization
[X] Support [ ] Opposition

Rose Garcia
Contact Name

C. El Pasoans Fighting Hunger
Name of Community Organization
[X] Support [ ] Opposition

Susan Goodell
Contact Name

D. Opportunity Center for the Homeless
Name of Community Organization
[X] Support [ ] Opposition

John W Martin
Contact Name

E.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

F.
Name of Community Organization
[ ] Support [ ] Opposition

Contact Name

25-142
29

RESOLUTION

WHEREAS, Investment Builders, Inc. has proposed a development for 64 affordable rental housing units at NWC Charles Foster Ave and John Hayes St, El Paso, TX 79938 named Pebble Hills Estates in the City of El Paso, Texas; and

WHEREAS, Investment Builders, Inc. has committed to a minimum 45-year affordability period for those additional 64 units at NWC Charles Foster Ave and John Hayes St. El Paso, TX named Pebble Hills Estates, in the City of El Paso, Texas; and

WHEREAS, Investment Builders, Inc. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Competitive 9% Housing Tax Credits for Pebble Hills Estates.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has **no objection** to the propose **Pebble Hills Estates** development located at NWC Charles Foster Ave and John Hayes St. El Paso, TX (TDHCA Application number 24157) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 04, 2025.

2. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

APPROVED this 4th day of February, 2025.

THE CITY OF EL PASO

Renard U. Johnson
Mayor

(Signatures Continue on Following Page)

ATTEST:

Laura D. Prine
Laura Prine
City Clerk

APPROVED AS TO FORM:

Russell T. Abeln
Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Abraham Gutierrez
for Araceli Guerra

Araceli Guerra
Interim Director
Community and Human Development

TEXAS HOUSE *of* REPRESENTATIVES

Mary E. González, PhD
State Representative, District 75

February 26, 2025

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78711

Re: Pebble Hills Estates, 9% Low Income House Tax Credits, Application No. 25043

Dear Director Wilkinson:

El Paso County faces a critical shortage of affordable housing, and the problem is increasing rapidly in the eastern part of the county. From 2010 to 2020 the population of eastern El Paso County grew by 73,198, while the population in the western part of the county declined by 8,188 people.

The reasons people and businesses have selected eastern El Paso County are varied, but the population increase has exacerbated an affordable housing crisis that previously existed in the area. Eastern El Paso County is home to thousands of people living in colonias without basic services, primarily because they cannot afford to live anywhere else. As you can imagine, the influx of so many people has put upward pressure on rent and other associated housing costs.

The Pebble Hills Estates development, which is applying for Low Income Housing Tax Credits in Region 13's Urban category, will be in the heart of the area that has seen the greatest population increase in the county. From 2010 to 2020, the census tract where Pebble Hills Estates will be located has grown by more than 35,000 people. The population increases of the census tracts immediately adjacent to that tract grew by another 24,500 people. When combined these census tracts account for 81 percent of the growth in eastern El Paso County.

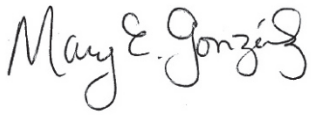
It is also important to understand that this growth is occurring in areas where the lowest income families have historically lived. In the same census tract, the Texas Water Development Board (TWDB) spent almost $13 million to bring wastewater service to about one-third of the 2,400 homes in the Montana Vista colonia. Recently TWDB approved another $28.9 million to serve another one-third of the homes there. In the future, it is likely that TWDB will spend millions more to serve the last one-third.

P.O. Box 2910 · Austin, Texas 78768-2910 · phone (512) 463-0613 · mary.gonzalez@house.texas.gov
District Office: 1498 Main Street · San Elizario, Texas 79849 · phone (915) 851-6632

TDHCA has a rare opportunity to leverage the good work of the TWDB and greatly improve housing affordability and conditions in a historically low-income area. Therefore, I strongly urge you to approve the tax credits requested for the Pebble Hills Estates development. Failing to do so will only compound a very difficult housing situation and make it more costly to address in the future.

Thank you for your attention to this matter and your service to Texas. If I can be of further assistance, please do not hesitate to contact me at your convenience.

Sinceramente,



Mary E. González, PhD
Texas State Representative
District 75

BETTER TEXANS FOUNDATION

February 11, 2025

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (#25042), Pebble Hills Estates (#25043), and Ridgestone Seniors (#25044)

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 Dr and N. Zaragoza Rd, El Paso, El Paso County, Texas 79938);

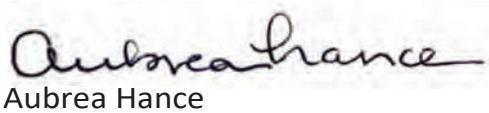
- Pebble Hills Estates (NWC Charles Foster Ave and John Hayes St, El Paso, El Paso County, Texas 79938); and

- Ridgestone Seniors (11040 Montana Ave, El Paso, El Paso County, Texas 79936).

In addition to increasing the availability of quality affordable housing and improving the living conditions for the hard-working families of El Paso, these developments will also assist in creating jobs and adding to the tax base.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Villas at Augusta, Pebble Hills Estates and Ridgestone Seniors.

Sincerely,



Aubrea Hance
President
Better Texans

P.O. BOX 101295, FORT WORTH, TX 76185
T. 817.585.1195

EL PASOANS FIGHTING HUNGER FOOD BANK

EPFH Board Members

Board Chair
Robert Moore
El Paso Matters

Board Chair Elect
Richard Lange M.D., M.B.A
TTUHSC El Paso

Board Vice-Chair
Carlos Cardenas
Cardenas Law Firm

Board Vice-Chair
Richard Dayoub
Thunderbird Management Consulting, LLC

Board Vice-Chair
Carol Smallwood
El Paso Health

Secretary
Kristi Marcum
Merrill Lynch/ Bank of America

Treasurer
Brad Kuykendall
Western Technical College

Immediate Past Chair
Brad Dubow
Townsquare Media of El Paso

Lisa Bielamowicz
Marathon Petroleum

Bradley V. Byers
Edward Jones Financial Advisors

Vincent Castro
VinRich Enterprises

Ruben Hernandez
JP Morgan Chase Bank, NA

Kassi Foster-Nava
Franklin Mountain Investments

Annabell Perez
Elected Judge, 41st Judicial District Court of Texas

Stuart R. Schwartz
Scott Hulse, PC

Bishop Mark J. Seitz
Catholic Diocese of El Paso

Peter A. Spier
Avanta Residential

Cindy A. Stout
El Paso Children's Hospital

Kelly Tomblin
El Paso Electric Company

Chief Executive Officer
Susan E. Goodell
El Pasoans Fighting Hunger

February 11, 2025

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (#25042), Pebble Hills Estates (#25043), and Ridgestone Seniors (#25044)

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 Dr and N. Zaragoza Rd, El Paso, El Paso County, Texas 79938);
- Pebble Hills Estates (NWC Charles Foster Ave and John Hayes St, El Paso, El Paso County, Texas 79938); and
- Ridgestone Seniors (11040 Montana Ave, El Paso, El Paso County, Texas 79936).

In addition to increasing the availability of quality affordable housing and improving the living conditions for the hard-working families of El Paso, these developments will also assist in creating jobs and adding to the tax base.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Villas at Augusta, Pebble Hills Estates and Ridgestone Seniors.

Sincerely,

Susan Goodell

Susan Goodell
Chief Executive Officer

Tierra Del Sol
HOUSING CORPORATION

February 12, 2025

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (#25042), Pebble Hills Estates (#25043), and Ridgestone Seniors (#25044)

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 Dr and N. Zaragoza Rd, El Paso, El Paso County, Texas 79938);
- Pebble Hills Estates (NWC Charles Foster Ave and John Hayes St, El Paso, El Paso County, Texas 79938); and
- Ridgestone Seniors (11040 Montana Ave, El Paso, El Paso County, Texas 79936).

In addition to increasing the availability of quality affordable housing and improving the living conditions for the hard-working families of El Paso, these developments will also assist in creating jobs and adding to the tax base.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Villas at Augusta, Pebble Hills Estates and Ridgestone Seniors.

Sincerely,

Rose Garcia
Executive Director

February 26, 2025

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (25042), Pebble Hills Estates (#25043), and Ridgestone Seniors (#25044)

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 Dr and N. Zaragoza Rd, El Paso, El Paso County, Texas 79938);
- Pebble Hills Estates (NWC Charles Foster Ave and John Hayes St, El Paso, El Paso County, Texas 79938); and
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In addition to increasing the availability of quality affordable housing and improving the living conditions for the hard-working families of El Paso, these developments will also assist in creating jobs and adding to the tax base.

We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Villas at Augusta, Pebble Hills Estates and Ridgestone Seniors.

Respectfully submitted,

John W. Martin
Deputy Director

The following letters were submitted by elected officials after the deadline for public comment of June 3, 2025. They are being included in the Board Book as a courtesy to those officials.

TEXAS HOUSE OF REPRESENTATIVES

PHILIP CORTEZ, Ph.D.
STATE REPRESENTATIVE
District 117

July 16, 2025

Michael Lyttle
Director of External Affairs
Texas Department of Housing and Community Affairs
221 East 11th Street Austin, Texas 78701-2410
michael.lyttle@tdhca.state.tx.us

Re: 9% HTC Applications near the Southwest corner of I-410 and Medina Base Road, San Antonio

Dear Mr. Lyttle:

It has come to my attention that there are two 9% HTC applications on contiguous sites in my district, District 117 in San Antonio, and that the lower scoring of the two applications, based on TDHCA's QAP, may be recommended for award because that applicant made a mistake. Specifically, the two developments differ materially in their proximity to their respective elementary schools of attendance, which is incentivized by §11.7 of the QAP relating to Tie Breaker Factors, and the lower scoring application received an incorrect letter from an ISD for which it is not zoned.

Heritage Estates at Medina, located off I-410 and Medina Base Road, may be recommended for an award over The Legacy at Lackland, which is located on the parcel contiguous to Heritage Estates at Medina. While both sites will provide future residents with similar locations, amenities and units, the residents of The Legacy at Lackland will be able to attend Sun Valley Elementary in the Southwest ISD, which is located directly across the street. Meanwhile, the residents of Heritage Estates at Medina will attend Valley Hi Elementary in the Northside ISD which is located 2,055 feet or a 10-minute walk away. Elementary school students living at Heritage Estates at Medina would have to walk 5 blocks and cross Medina Base Road to reach their elementary school of attendance.

My understanding is that although TDHCA staff has already acknowledged that the lower scoring application, Heritage Estates at Medina, committed an error in evaluating

DISTRICT OFFICE: 2600 S.W. MILITARY, SUITE 211 • SAN ANTONIO, TEXAS 78224 • *phone* (210) 923-3638
CAPITOL OFFICE: 4N.3 • P.O. BOX 2910 • AUSTIN, TEXAS 78768-2910 • *phone* (512) 463-0269
PHILIP.CORTEZ@HOUSE.TEXAS.GOV

TEXAS HOUSE OF REPRESENTATIVES

PHILIP CORTEZ, Ph.D.
STATE REPRESENTATIVE
District 117

independent school district boundaries, the applicant is being given the benefit of a better tiebreaker because they obtained an erroneous letter from the SWISD by the application deadline. The SWISD has gone on record to state that the letter was obtained based on misinformation and has since retracted the letter (see attached). As I understand it, the applicant submitted an incorrect letter from SWISD, but also included contradictory maps in their application, which showed the correct ISD boundary locations. While I can understand the Department's desire to avoid terminating applications for "gotchas", awarding the development only because they technically obtained an erroneous letter by the deadline, despite having the correct information, is resulting in an application with an inferior location being awarded. This is not a "gotcha" wherein the applicant should be awarded despite a small mistake, but rather ***the applicant is being awarded because they made a mistake.***

I am requesting, on behalf of my constituents in District 117, including the children that will be adversely affected by this anomalous result, that TDHCA's board review these issues and prioritize evaluating applications based on the characteristics and merits of the sites themselves over any of the circumstances surrounding the developer's errors. TDHCA's policies are very thoughtfully crafted by staff and vetted through a public engagement process. Low-income Texans should enjoy the benefits of TDHCA's carefully considered location priorities. Respectfully, I only ask that you uphold the Tie Breaker Factors outlined in the QAP.

Please distribute this to the members of TDHCA's governing board and do not hesitate to contact my office at (210) 923-3638 if you have any questions.

Yours in service,

Philip Cortez, Ph.D.

DISTRICT OFFICE: 2600 S.W. MILITARY, SUITE 211 • SAN ANTONIO, TEXAS 78224 • *phone* (210) 923-3638
CAPITOL OFFICE: 4N.3 • P.O. BOX 2910 • AUSTIN, TEXAS 78768-2910 • *phone* (512) 463-0269
PHILIP.CORTEZ@HOUSE.TEXAS.GOV

CITY OF SAN ANTONIO — TEXAS —

Council District 4
Edward Mungia

July 16, 2025

Michael Lyttle
Director of External Affairs
Texas Department of Housing and Community Affairs
221 East 11th Street Austin
Texas 78701-2410
michael.lyttle@tdhca.state.tx.us

Re: 9% HTC Applications in San Antonio Council District 4
Near the southwest corner of I-410 and Medina Base Road

Mr. Lyttle:

I write to you today because I have recently learned that two 9% Housing Tax Credit applications have been submitted on neighboring sites in my council district and that the lower scoring application may be awarded. Despite scoring lower based on TDHCA's Qualified Allocation Plan (QAP), it may be recommended for an award due to a procedural error made by that applicant. The key difference between the two proposals lies in their proximity to the elementary schools assigned to each site—a factor explicitly considered in the QAP's §11.7 Tie Breaker criteria. The lower-scoring applicant submitted an inaccurate letter from a school district they are not zoned to, which has unfairly influenced their tie-breaker status.

Heritage Estates at Medina, located near I-410 and Medina Base Road, is being considered for an award over The Legacy at Lackland, which is located on the adjacent parcel. While both developments will offer similar housing and amenities, The Legacy at Lackland provides direct access to Sun Valley Elementary in Southwest ISD, located directly across the street. In contrast, elementary school-aged children living at Heritage Estates at Medina would walk 10 minutes, crossing 5 blocks and then across a busy road, to attend Valley Hi Elementary in Northside ISD, which is over 2,000 feet away.

Although TDHCA staff acknowledged that Heritage Estates at Medina relied on incorrect school district information, the application is still being considered for an award because the applicant submitted a letter—later retracted (please refer to the attached)—based on that incorrect information. In fact, the applicant's own submission included maps that showed the correct zoning boundaries. While I understand the Department's interest in

avoiding disqualification over technicalities, awarding the application solely because a misleading letter was submitted by the deadline undermines the intent of the tiebreaker policy. This is not a minor oversight, but a material error that may result in awarding a less favorable site.

The QAP exists to ensure that developments receiving public subsidies are sited in a way that best serves low-income Texans. When choosing between these two nearly identical sites, San Antonians deserve the development that aligns with TDHCA's well-considered location priorities. On behalf of my constituents, I urge the TDHCA Board to review this matter and ensure that applications are evaluated on the characteristics inherent to their locations, and moreover that they not be allowed to benefit because of their own procedural missteps.

I would like to sincerely thank TDHCA and their staff for the invaluable work they do for the State of Texas. I respectfully ask that the Board reconsider this matter and that the Tie Breaker Factors in the QAP be upheld; kindly distribute this to the members of the Board.

Respectfully submitted,

Edward Mungia
Councilmember
San Antonio - District 4

CITY OF SAN ANTONIO — TEXAS —

Council District 4
Edward Mungia

Attachment A

Southwest
Independent School District

11914 Dragon Lane • San Antonio, TX 78252-2647 • 210-622-4300 • Fax 210-622-4301 • www.swisd.net

June 16, 2025

Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410
bobby.wilkinson@tdhca.state.tx.us

Re: Southwest Independent School District Boundaries - Heritage Estates at Medina, TDHCA #25112 - SWC 1-410 and Medina Base Road, San Antonio, TX 78227

Mr. Wilkinson,

It has come to our attention that whether Heritage Estates at Medina will be eligible to attend SWISD schools is still in question based on an appeal submitted by TX Medina 2025, Ltd. and that our letter dated March 17, 2025, may be disregarded.

The letter submitted by Deputy Superintendent Brandon Crisp on February 21, 2025, was written based on misleading information provided by the developer. Because the SWISD wants to support affordable housing, the Deputy Superintendent took it on good faith that the map provided by an affordable housing developer would not be false and misleading, whether intentional or negligent.

An inaccurate map provided by the developer, specifically Christian Garcia of Developmate (a firm that provides online location mapping services per their website https://developmate.io/), depicted a line drawn over the Bexar CAD website map (Parcel ID 1433520) such that more than half of the parcel was within the SWISD, specifically within the Sun Valley Elementary attendance boundary. The body of the email indicated the same stating, "it seems about half of development site would fall into the Sun Valley Elementary School attendance zone."

In truth, the SWISD boundary lies substantially south of where it was depicted and only includes the southernmost narrow strip of land of that parcel. We have attached the information provided to the Deputy Superintendent on January 22, 2025, by Mr. Garcia, as well as the

Southwest High School • Southwest Legacy High School • CAST STEM High School • McAuliffe Middle School • McNair Middle School • Scobee Middle School • Resnik Middle School • Big Country Elementary • Bob Hope Elementary • Elm Creek Elementary • Hidden Cove STEAM Academy • Indian Creek Elementary • Kriewald Road School of the Arts • Medio Creek Elementary • Sky Harbour Elementary • Southwest Elementary • Spicewood Park Elementary • Sun Valley Elementary

Superintendent of Schools
Jeanette Ball, Ph.D.

Board of Trustees
Sylvester Vasquez, Jr.
Ida Sudolcan
Florinda Bernal
James Sullivan
Daniel Carrillo
José Diaz
James Gonzalez

current Bexar CAD website map that indicates where the ISD boundary actually falls on their site.

Based on the accurate map, it seems unlikely any residences would fall within SWISD and therefore that any residents would be zoned to any SWISD schools. After it became clear that the map the developer provided was materially incorrect, we jointly agreed it was necessary to correct the record and issued the second letter.

In short, the initial letter, obtained based on misinformation provided to the ISD, should not be considered by TDHCA. This is not a change in the ISD's policy or interpretation, but rather an acknowledgement that the first letter would never have been written if the developer had provided accurate information to the SWISD. It is our understanding that these awards are highly competitive and made based on priorities that are formulated by TDHCA staff, its board, affordable housing advocates, and the public. This developer should not benefit from a letter the developer obtained from SWISD through material misrepresentation and which has since been retracted by SWISD. Further, we do not wish for the public to be misled, nor the future residents of the development to rely solely on the February 21st letter that would erroneously indicate Sun Valley Elementary is the school of attendance.

Please do not hesitate to contact us if you have any questions.

Respectfully,

Jeanette Ball, Ph.D.
Superintendent of Schools
jball@swisd.net

Brandon Crisp
Deputy Superintendent
bcrisp@swisd.net