

Report on Public Input for 2024 Competitive Housing Tax Credit Applications

July 25th, 2024

TDHCA Multifamily Finance Division Public Hearing

at

6:00PM

April 22, 2024

The Texas Capitol

Capitol Extension Hearing Room E2.026

1100 Congress Avenue,

Austin, TX 78701.

Joshua Goldberger (00:00):

Okay, good evening. My name is Joshua Goldberger and I'm 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 2024 competitive housing tax credit applications. This public hearing will be regarding competitive tax credit applications within regions 7, 9, 11, and 13. This public hearing is being held in Austin, Texas at Capital Extension Hearing room E2.26. Let the record show it is 6:15 PM and there is no one in attendance that wishes to make comment at this meeting. This meeting is hereby adjourned. Texas Department of Housing and Community Affairs

Public Roundtable

on Friday, May 10th 2024

at

6:00pm

City Hall Annex Chamber

900 Bagby Street

Houston, Texas 77002

Texas Department of Housing and Community Affairs Public Roundtable 5-10-2024 Transcript by IOD

Cody Campbell (00:00):

Good evening. My name is Cody Campbell and I'm the Director of Multifamily Programs 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 comments on the 2024 competitive housing tax credit applications. This public hearing will be regarding competitive housing tax credit applications within regions 5, 6, and 10. This public hearing is being held in Houston, Texas at the Houston City Hall Annex Chamber. Let the record show it is 6:23 PM and there is no one in attendance that wishes to make comment at this meeting. This meeting is hereby adjourned. TDHCA Public Roundtable Thursday, May 16th, 2024 at 6:00PM Dallas Public Library 1515 oung Street.

Dallas Tx, 75201

osh Goldberger (00:06):

Good evening. Let the record show it is 6:00 PM My name is osh Goldberger and I'm the competitive Housing tax credit manager at TDHCA. I'm 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 uality affordable housing, which allows Texas communities to thrive. Through our rental housing programs. That department encourages the new construction or rehabilitation of high uality housing, primarily through private developers. These developments benefit techs by providing ualified families and individuals with safe, affordable, uality housing. The department considers public input very important, and to support the significance of the comment. The department is conducting three public hearings in order to receive comment on the 2024 competitive housing tax credit applications. This public hearing will be regarding competitive housing tax credit applications within regions 1, 2, 3, 4, , and 12. This public hearing is being held in Dallas, Texas at the ric ohnson Central Library.

(01:23):

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 final award recommendations. hen you want to make a comment by speaking, please re uest to do so by raising your hand and we'll call on you to share your comment in front of TDHCA staff. All speakers should clearly identify themselves by name and any organi ation they're representing with their comments and time may be limited. If there are multiple commenters, we're happy to answer your uestions regarding the competitive housing tax credit program. e are not able to answer any uestions regarding any specific applications. Any uestions before I begin kay. ould anyone like to speak today

(02:11):

Please come to the microphone and identify yourself for the record. kay.

ick Palles (02:37):

My name is ick Palles. I am co executive director of the Midtown Improvement District, so I am coming. I'm speaking about a project proposed located at 9350 in orth Central xpressway. This project is within Public Improvement District, and I'm here to speak on behalf of our members, which is every property within the district. So the consensus among our board, which is made up of residents and property owners in the district, is that this project is not ideal for our neighborhood. e are an

enclave within the city of Dallas that is already mostly naturally occurring affordable housing, and essentially we believe that it's preferable to not concentrate low income housing in specific targeted areas in the city. And I think a property in our district, one of the largest apartment complexes in our district was just bought to be converted to affordable housing, and it's one of the few newer ones. And this project would be a second one. I believe it's 160 units, 130 of 'em were to be affordable housing. It's one of the highest density residential areas in the entire city, and almost all of it is low income housing. e know that the city of Dallas is looking for affordable housing projects on the north side of town. e just believe that it's not necessarily ethical to target one neighborhood that already is low income to build more affordable housing. In that we're going to be directly competing with a lot of the property owners that are already providing naturally occurring affordable housing.

(05:07):

And so this project, let's see, our board believes that we'll elevate the public safety risk. A lot of people are complaining it's right next to the train station. A lot of people are complaining about safety at the train station, as I guess something that's keeping them from taking public transit. Let's see. It's constrictive and underdeveloped land. se the transit

oriented development assess for higher land use according to the current forward Dallas land use plan, which is being developed by rban Planning and design. And also this higher land use is proven by an economic and fiscal impact study carried out by our public improvement district last year. Like I said, it provides, it establishes an unfair competitive advantage to the property owners providing naturally occurring affordable housing, and it removes more property from the tax district, the hospitals, the public improvement district, the schools in an area that's already low income. And for those reasons, we believe that this project is or we oppose this project.

osh Goldberger (06:35): Thank you for your comment. Thank you. ould anyone else like to speak today o. Give it a couple more minutes.

(09:46):

The detailed log of all applications is posted to the department's website. ritten and emailed. Comments outside of this meeting are also encouraged. Such comments must be submitted prior to 5:00 PM Dallas Local time on une 3rd, 2024. Thank you for your participation. Public input is very important to the department. our comments will be included in the board summary for each application considered for an award. The board will make final decisions for allocations in the 2024 housing

tax credit applications at the late uly meeting. For additional information, you may contact oshua Goldberger by email at oshua.goldberger tdhca.texas.gov. ou may also visit the program's website at www.tdhca.texas.gov. This concludes the public hearing. Let the record show it is 6:10 PM and this hearing is now adjourned.



Competitive Housing Tax Credit Applications Recommended for Award

24075

	Community Input Scoring Items			
	TDHCA#pp. Cove	Self Score Total: 132	2	
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are inc	luded in the Application.		
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Corrigan	Points Requested	17	
	Name of Local Government Body			
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, 2024			
2				
2	Quantifiable Community Participation - §11.9(d)(4)		4	
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the received from Neighborhood Organization!		4	
3	Input from State Representative - §11.9(d)(5)			
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0	
	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.	·		
	** Note that if there is no Representative, both items will be scored as neutral. Letters are		8 8	
л	Demonstration of the second		J	
4	Input from Community Organizations - §11.9(d)(6)	Points Poquested	4	
	X Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	Ŧ	
	A. Center of Hope	Comercia e est		
	Name of Community Organization	X Support		
	Gloria Barber	Opposition	ו	
	Contact Name			
	B. Polk County Chamber of Commerce			
	Name of Community Organization	X Support		
	Yvonne King	Opposition	I	
	Contact Name			
	C. Rotary Club of Livingston			
	Name of Community Organization	X Support		
	Brandon Wigent	Opposition	ı	
	Contact Name	_		
	D.	_		
	Name of Community Organization	Support		
		Opposition	ı	
	Contact Name			
	E			
	Name of Community Organization	Support		
		Opposition	1	
	Contact Name			
	F.			
	Name of Community Organization	Support		
		Opposition	1	
	Contact Name			

RESOLUTION

WHEREAS, LCJ Development, Inc. has proposed the rehabilitation of affordable rental housing at 116 Bluebonnet Circle, named the Corrigan Square Apartments in the City of Corrigan, Polk County, 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 2024 Competitive 9% Housing Tax Credits (the "TDI ICA Application") for the Corrigan Square Apartments;

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

WHEREAS, the City of Corrigan, Texas has the authority to waive development fees on the property located at 116 Bluebonnet Circle;

IT IS HEREBY RESOLVED, THAT

The governing body of the City of Corrigan, 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 Corrigan, Texas, hereby confirms that it supports the rehabilitation of the Corrigan Square Apartments located at 116 Bluebonnet Circle, and that this formal action has been taken to put on record the opinion expressed by the City on FORWARD, and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Johnna Gibson, 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 day of February 2024 at a regular meeting of the City Council of Corrigan.

Johnna Lowe Gibson, Mayor

ATTEST:

Dorne Cotton, City Secretary





Alabama-Coushatta Tribe

Corrigan • Goo

Goodrich
• Lake Livingston

Livingston

Onalaska

2023 Benefactors

Platinum Alabama-Coushatta Tribe of Texas First National Bank First State Bank Naskila Gaming St. Luke's Health Memorial

Silver

The Bradford at Brookside Highline McWilliams Heating Cooling Plumbing Polk County Abstract

Bronze

Little Beaver

Copper ANCO INSURANCE AXLEY & RODE, LLP BILCO AIR CONDITIONING & HEATING CALVARY MEDICAL CLINIC CHRISTOPHER SCOTT STATE FARM AGENCY COMMUNITY TITLE EASTEX TELEPHONE CO-OP GEORGIA-PACIFIC LAKE LIVINGSTON TELEPHONE COMPANY PEDIGO FURNITURE PEOPLES STATE BANK SAM HOUSTON ELECTRIC CO-OP, INC. SERENITY HOUSING COUNSELING SHERYL'S FLOWERS & GIFTS TIMBERWOOD NURSING & REHAB CENTER **TRINITY RIVER AUTHORITY**

12/15/2023

Jonathan Campbell c/o Arx Advantage 1305 Dusky Thrush Trail Austin, TX 78746

Re: Letter of Support

Corrigan Square Apartments - 116 Bluebonnet Cir, Corrigan, TX 75939

Application #

Dear Jonathan Campbell,

Polk County Chamber of Commerce supports the acquisition and rehabilitation of the Corrigan Square Apartments in its present location. Our organization is a 501(c)6 non-profit organization that serves the community in which this development is located.

Sincerely,

Yvonne L. King

Yvonne L. King President/CEO

MISSION STATEMENT

"... to enhance the success of business, tourism, and civic interests of Polk County and to promote the quality of life for all citizens."



PO Box 724 Livingston, TX 77351 936.329.3923 Chartered in 1936

1/5/2024 Jonathan Campbell c/o Arx Advantage 1305 Dusky Thrush Trail Austin, TX 78746

Re: Letter of Support Corrigan Square Apartments - 116 Bluebonnet Cir, Corrigan, TX 75939 Application #_____

Dear Jonathan Campbell,

Livingston Rotary Club supports the acquisition and rehabilitation of the Corrigan Square Apartments in its present location. Our organization is a 501(c)3 non-profit organization that serves the community in which this development is located.

Sincerely,

Brandon Wigent President



8 Jan, 2024

1

2

Subject: Letter of Support, Corrigan Square Apartment Refurbishment (116 Bluebonnet Cir, Corrigan, Tx)

To: Jonathan Campbell

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

Dear Mr. Campbell,

The Center of Hope, Polk County Mission supports the acquisition and rehabilitation of the Corrigan Square Apartment complex in its present location. Our organization is a 501(c)3 non-profit organization and we presently serve residents at this address on an ongoing basis with several of the ministries offered through our organization. Quality low-income housing for our clients is a great need in Polk County and this project will be a great step forward.

Feel free to reach out if you'd like to discuss.

Warmest Regards and God Bless,

Gloria Barber Operations Director, Center of Hope

Michael E. Fortney President, Center of Hope

Contact information: Center of Hope / M.E. Fortney / Gloria Barber PO Box 1973 Livingston, Texas, 77351 936-327-7634 (bus) mike@centerofhopepolk.org

24099

	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 inclu			
Í	X Resolution(s) of either "no objection" or "support" is included behind this tab.**	Points Requested	17	
	City of Keene			
	Name of Local Government Body			
	Name of Local Government Body (if applicable)			
	** Note that resolutions are due March 1, <u>2024</u>			
2	Quantifiable Community Participation - §11.9(d)(4)			
	X Application expects to receive QCP points.	Points Requested	4	
L	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A			
	received from Neighborhood Organization!			
3	Input from State Representative - §11.9(d)(5)			
Í	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.			
-	** Noto that if there is no Depresentative both items will be seen down in the second	Points Requested	8	
, •	** Note that if there is no Representative, both items will be scored as neutral. Letters are of	uue warch 1 <u>, 2024</u> .	8	
	Input from Community Organizations - §11.9(d)(6)	Doints Dogurate	1	
	X Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4	
	A. Keene Chamber of Commerce	V Come	vrt	
	Name of Community Organization	X Suppo		
	Paul Gnadt Contact Name	Oppos	sition	
	B. Johnson County Family Crisis Center Name of Community Organization	X Suppo	ort	
	Megan Mattison Contact Name	Oppos	รแบท	
	C. Meals on Wheels North Central Texas			
	C. Meals on wheels North Central Texas Name of Community Organization	X Suppo	ort	
	Christine Hockin-Boyd	Oppos		
	Contact Name			
	D.			
	Name of Community Organization	Suppo	ort	
	Contact Name			
	Ε.			
	Name of Community Organization	Suppo	ort	
	Contact Name			
	F.			
	Name of Community Organization	Suppo	ort	
		Oppos		
	Contact Name			

CITY OF KEENE

RESOLUTION 2024-437

A RESOLUTION OF THE CITY OF KEENE, TEXAS SUPPORTING THE REHABILITATION OF AFFORDABLE RENTAL HOUSING TO BE LOCATED AT 213 N. VAL VERDE CIRCLE, KEENE, TEXAS; AUTHORIZING THE WAIVER OF DEVELOPMENT/PERMIT FEES IN THE AMOUNT OF \$250.00; AUTHORIZING THE MAYOR'S SIGNATURE ON THIS RESOLUTION

WHEREAS, HVM 2024 KEENE, LLC has proposed the rehabilitation of affordable rental housing at 213 N. Val Verde Circle, named Sherwood Arms Apartments in the City of Keene, Texas; and

WHEREAS, HVM 2024 KEENE, LLC 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 the Sherwood Arms Apartments; and

WHEREAS, HVM 2024 KEENE, LLC has requested a waiver of development/permit fees in the amount of Two Hundred and Fifty Dollars (\$250.00) for the Sherwood Arms Apartments development as a commitment of development funding from the City of Keene, Texas; and

WHEREAS, the City of Keene, Texas has the authority to waive development/permit fees to support the public purpose of promoting affordable housing on the property located at 213 N. Val Verde Circle in the City of Keene, Texas.

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

1. The City Council of the City of Keene, Texas, hereby adopts this resolution as evidence of its commitment of funds in the amount of Two Hundred and Fifty Dollars (\$250.00) to be provided to the development in the form of a waiver of development/permit fees; and

 The City Council of the City of Keene, Texas, hereby confirms that it supports the rehabilitation of the Sherwood Arms Apartments located at 213 N. Val Verde Circle, Keene, Texas; and

3. The City Council of the City of Keene, Texas authorizes the Mayor, Lisa Parrish, to sign this resolution to be sent to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this 15th day of February 2024 at a regular meeting of the City Council of Keene.

LISA PARRISH, Mayor

ATTEST:

Brent Batla, City Manager



Keene Chamber of Commerce

12/28/2023 Dennis Hoover P O Box 190 Burnet, TX 78611

Re: Letter of Support Sherwood Arms Apartments 213 Val Verde Circle Keene, Texas 76059

Dear Dennis Hoover,

The Keene Chamber of Commerce supports the acquisition and rehabilitation of the Sherwood ArmsApartments in its present location. Our organization is a 501(c)6 non-profit organization that serves the community in which this development is located. The Chamber feels the acquisition and rehabilitation of this property will benefit both the community and the residents of the location.

Please feel free if you have any questions.

Respectfully,

Paul Gnadt, Executive Director Keene Chamber of Commerce P.O. Box 817 Keene, TX 76059 817-556-2995 info@keenechamber.org www.keenechamber.org



February 28, 2024

Dennis Hoover Hamilton Valley Management 209 S West St Burnet, TX 78611

Dear Mr. Dennis,

We have been made aware of your intention to apply to the Texas Department of Housing and Community Affairs for funding for the purpose of rehabbing the Sherwood Arms Apartments at 213 N. Val Verde Circle in Keene Texas. The property is a 56-unit affordable housing development.

The Johnson County Family Crisis Center is a tax-exempt organization actively involved in the Keene community. We have reviewed the information provided to us, and we would like to express our support for the proposed rehabilitation of this property. It will provide valuable benefit to the citizens in the community in which we serve.

Sincerely,

Megan Mattison, LMSW Executive Director Johnson County Family Crisis Center.



February 28, 2024

Dennis Hoover PO Box 190 Burnet TX 78611

RE: Sherwood Arms Apartments

Dear Mr. Hoover:

I am writing this letter to voice my support for the Sherwood Arms Apartments located at 213 Val Verde Cir, Keene TX 76059.

Meals on Wheels North Central Texas is a tax-exempt civic organization that serves the community in which the property 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 property is located.

Sherwood Arms Apartments is within our service area and we look forward to working with this affordable apartment community and, therefore, are supportive of the acquisition and rehabilitation of the property for remodeling, updating, and energy saving measures. If you have any questions, please feel free to contact me.

Sincerely,

Unitin's Hoston Bal

Christine Hockin-Boyd Executive Director

24100

	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 inclu	uded in the Application.		
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Teague	Points Requested	17	
	Name of Local Government Body			
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>			
2				
2	Quantifiable Community Participation - §11.9(d)(4)			
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested Applicant. Packets MUST be	4	
3	Input from State Representative - §11.9(d)(5)			
	Letter of either support, neutrality, or opposition is included behind this tab.**	Points Requested	0	
	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.			
	** Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested due March 1 <u>, 2024</u> .	<mark>8</mark> 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. Teague Chamber of Commerce			
	Name of Community Organization	X Suppo	rt	
	Debbie Sanoja	Oppos	ition	
	Contact Name	_		
	B. Teague Fire Department			
	Name of Community Organization	X Suppo	rt	
	Bryan Teer	Oppos	ition	
	Contact Name			
	C. Eighth Avenue Baptist Church			
	Name of Community Organization	X Suppo	rt	
	Caron Winfree	Орроз		
	Contact Name			
	D.			
	Name of Community Organization	Suppo	rt	
	Contact Name			
	E.			
	E Name of Community Organization	Suppo	rt	
	Contact Name	Oppos	nuon	
	F.		**	
	Name of Community Organization	Suppo		
		Oppos	ition	
	Contact Name			

WHEREAS, HVM 2024 TEAGUE, LLC has proposed the rehabilitation of affordable rental housing at 835 W. Hwy 84, named Freestone Apartments in the City of Teague, Texas; and

WHEREAS, HVM 2024 TEAGUE, LLC 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 the Freestone Apartments; and

WHEREAS, HVM 2024 TEAGUE, LLC has requested a <u>waiver of development/permit fees</u> in the amount of \$250.00 for the Freestone Apartments development as a commitment of development funding from the City of Teague, Texas; and

WHEREAS, the City of Teague, Texas has the authority to defer development fees on the property located at 835 W. Hwy 84;

IT IS HEREBY RESOLVED BY THE BOARD OF ALDERMEN OF TEAGUE, TEXAS THAT:

The governing body of the City of Teague, 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 Teague, Texas, hereby confirms that it supports the rehabilitation of the Freestone Apartments located at 835 W. Hwy 84, and that this formal action has been taken to put on record the opinion expressed by the City on February 20, 2024, and

FURTHER RESOLVED, that for and on behalf of the Board of Aldermen of Teague, Texas, **Bridget Gauntt, Mayor Pro-Tempore** is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this 24th day of February 2024 at a special called meeting of the Board of Aldermen, City of Teague.

Bridget Gauntt, Mayor Pro Tempore

D. Dewayne Philpott, Interim City Secretary





Teague Chamber of Commerce

254-739-2061

RE: Letter of Support Freestone Apartments 835 US Highway 84 West Teague, Texas 75860

To Whom it May Concern,

The Teague Chamber of Commerce supports the rehabilitation of the Freestone Apartments in the present location. Our organization is a 501(c) non profit organization that serves the community in which this development is located. The chamber feels the rehabilitation of this property will benefit both the community and the residents of the locations.

Please feel free to contact us directly with any questions or concerns.

Warm regards -Debbie Sanoja

Teague Chamber of Commerce



TEAGUE FIRE DEPARTMENT 400 CEDAR ST. TEAGUE, TEXAS 75860 PHONE 254-739-3335 FAX 254-739-2132

1/3/24

The Teague Volunteer Fire Department supports the acquisition and rehabilitation of the Freestone Apartments in its present location. Our organization is a 501c3 non-profit organization that serves the community in which this development is located. The fire department feels the acquisition and development of the Freestone Apartments will benefit the community and its residents.

Thank you, Bryan Teer / Fire Chief

ujanden



201 S. 8th Avenue, Teague, TX 75860 254.739.2450

January 3, 2024

Dennis Hoover P O Box 190 Burnet, TX 78611

Re: Letter of Support Freestone Apts., 835 US Hwy 84 W, Teague, TX 75860

Dear Dennis Hoover:

Eighth Avenue Baptist Church supports the acquisition and rehabilitation of the Freestone Apts. in its present location. Our organization is a 501(C)3 non-profit organization that serves the community in which this development is located.

Sincerely,

amon

Caron Winfree Secretary/Office Administration

24015

Community Input Scoring Items			
	TDHCA#pp. Cove	Self Score Total: 125	
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are incl	luded in the Application.	
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Linden	Points Requested 17	
	Name of Local Government Body		
	Name of Local Government Body (if applicable)		
_	** Note that resolutions are due March 1, <u>2024</u>		
2	Quantifiable Community Participation - §11.9(d)(4)		
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested 4	
3	Input from State Representative - §11.9(d)(5)		
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 0	
	Letter stating that no letter will be provided is included behind this tab.**		
	No letter from a State Representative is included behind this tab.	<u> </u>	
	—	Points Requested 8	
	** Note that if there is no Representative, both items will be scored as neutral. Letters are	due March 1, <u>2024</u> . 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. Linden Economic Development Corporation		
	Name of Community Organization	x Support	
	Megan Kirkland	Opposition	
	Contact Name		
	B. East Texas Food Bank	_	
	Name of Community Organization	x Support	
	David Emerson	Opposition	
	Contact Name		
	C. Linden Methodist Church		
	Name of Community Organization	x Support	
	Lisa Creamer	Opposition	
	Contact Name		
	D. NA		
	Name of Community Organization	Support	
		Opposition	
	Contact Name		
	E.		
	Name of Community Organization	Support	
		Opposition	
	Contact Name		
	F.		
	F Name of Community Organization	Support	
	Contact Name	Opposition	

RESOLUTION NO. 1-24

A RESOLUTION WAIVING FEES FOR SPRING CREEK VILLAS

WHERAS, Spring Creek Villas of Linden, LP has proposed the rehabilitation of affordable rental housing at 305 HWY 8 N named Spring Creek Villas 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, Spring Creek Villas of Linden, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2024 Low Income Housing Tax Credit Program for Spring Creek Villas of Linden

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 8th day of January 2024.

Approved:

Lynn Reynolds, Mayor

Attest:

Megan Kirkland, City Secretary



ECONOMIC DEVELOPMENT CORPORATION

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

Nov 3, 2023

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

RE: Linden Estates and Spring Creek Villas TDHCA Applications

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Applications:

Linden Estates to be located at 700 W Broad Street, in Linden, TX; and Spring Creek Villas to be located at 308 HWY 8 North, in Linden, TX.

Linden Economic Development Corporation is a tax-exempt non-profit organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community and to improve our economic base. 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. The improvement in affordable housing will attract individuals to our community and grow our economic base. Thank you for your time and consideration.

Sincerely,

en Milla

Megan Kirkland Co-EDC Director

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

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 Spring Creek Villas to be located at 308 HWY 8 North, 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,

Creamer isa

Lisa Creamer LMC Administrative Assistant



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

RE: Linden Estates, Spring Creek Villas, Carthage Senior Estates, and Hooks Senior Apartments TDHCA Applications

Dear Mr. Campbell:

I am writing this letter in support for TDHCA Tax Credit Applications:

Linden Estates to be located at 700 W Broad Street, in Linden, TX; Spring Creek Villas to be located at 308 HWY 8 North, in Linden, TX; Hooks Senior Apartments to be located at 300 E. Ave G. in Hooks, TX; and Carthage Senior Estates to be located at 100 and 101 Senior Ave. in Carthage, TX.

East Texas Food Bank is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of increasing food security. We believe that there is a need for long term housing that is affordable to citizens of modest means and these developments will help meet that need.

Sincerely,

David Emerson Chief Executive Officer

East Texas Food Bank 3201 Robertson Road Tyler, TX 75701 Phone: 903.617.2005 demerson@easttexasfoodbank.org





24097

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 inclu	ded in the Application.	
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Gun Barrel	Points Requested	17
	Name of Local Government Body		
	Name of Local Government Body (if applicable)		
	** Note that resolutions are due March 1, <u>2024</u>		
2	Quantifiable Community Participation - §11.9(d)(4)		
	X Application expects to receive QCP points.	Points Requested	4
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!		e
3	Input from State Representative - §11.9(d)(5)		
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0
	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 March 1 <u>, 2024</u> .	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. Cedar Creek Lake Area Chamber of Commerce		
	Name of Community Organization	X Suppo	ort
	Jo Ann Hanstrom	Орроз	sition
	Contact Name		
	B. Christian Life Center Food Pantry		
	Name of Community Organization	X Suppo	ort
	Juanita Franklin	Орроз	sition
	Contact Name		
	C. Koinonia Community Church	<u> </u>	
	Name of Community Organization	XSuppo	ort
	Rickey Bailey	Орроз	sition
	Contact Name		
	D	_	
	Name of Community Organization	Suppo Oppos	
	Contact Name		
	E.		
	Name of Community Organization	Suppo	ort
		Орроз	sition
	Contact Name		
	F.		
	Name of Community Organization	Suppo	ort
		Орроз	sition
	Contact Name		

RESOLUTION No. R-2024-001

WHEREAS, HVM 2024 GBC, LLC has proposed the rehabilitation of affordable rental housing at 208 Legendary Lane, named Golden Oaks Apartments in the City of Gun Barrel City, Texas; and

WHEREAS, HVM 2024 GBC, LLC 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 the Golden Oaks Apartments

WHEREAS, HVM 2024 GBC, LLC has requested a waiver of development/permit fees in the amount of \$250.00 for the Golden Oaks Apartments development as a commitment of development funding from the City of Gun Barrel City, Texas; and

WHEREAS, the City of Gun Barrel City, Texas has the authority to defer development fees on the property located at 208 Legendary Lane;

IT IS HEREBY RESOLVED, THAT

The governing body of the City of Gun Barrel City, 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 Gun Barrel City, Texas, hereby confirms that it supports the rehabilitation of the Golden Oaks Apartments located at 208 Legendary Lane, and that this formal action has been taken to put on record the opinion expressed by the City on February 27, 2024, and

FURTHER RESOLVED, that for and on behalf of the Governing Body, **Brian Crull**, **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 27th day of February 2024, at a regular meeting of the City Council of Gun Barrel City

Brian Crull, Mayor

Dilar ecretary

Seal

RESOLUTION NO. R-2024-001

CEDAR CREEK LAKE AREA CHAMBER OF COMMERCE

P.O. Box 581 101 W. Eubank Street Ste. F Mabank, TX 75147

January 5, 2024

Re: Hamilton Valley Management

Golden Oaks, Legendary Oaks I & II

208 Legendary Lane, Gun Barrel City TX 75156

To Whom it May Concern:

The Cedar Creek Lake Area Chamber of Commerce, a 501(c)6 regional chamber of commerce supporting the business community, civic groups, schools and the citizenry of the Cedar Creek Lake area and beyond, wishes to express support for Hamilton Valley Management's acquisition and rehabilitation of the 72-unit property at 208 Legendary Lane, Gun Barrel City TX. Gun Barrel City is a city within our service area. The chamber believes that the planned acquisition and improvements to the property will benefit the community, as well as the residents of the location.

Please don't hesitate to contact me if you have questions or I can be of further assistance.

Sincerely,

15 de

Jo Ann Hanstrom President

"The Mission Statement of The Cedar Creek Lake Area Chamber of Commerce is to attract, promote and provide benefits for a growing business community"

903.887.3152 info@CedarCreekLakeChamber.com CedarCreekLakeChamber.com



CHRISTIAN LIFE CENTER FOOD PANTRY

110 Southland Gun Barrel City, Texas 75156

12/26/2023

Dennis Hoover

P O Box 190

Burnet, TX 78611

Re: Letter of Support

Golden Oaks, Legendary Oaks I, Legendary Oaks II 208 Legendary Lane Gun Barrel City, Texas

Dear Dennis Hoover,

The Christian Life Center Food Pantry supports the acquisition and rehabilitation of the Golden Oaks, Legendary Oaks I, and Legendary Oaks II Apartments in its present location. Our organization is a 501[©] (3) non-profit organization that serves the community in which this development is located.

> Sincerely, Juanita Franklin

Koinonia Community Church PO Box 133 Eustace, TX 75124

01/11/2024

Nan Boyles 208 Legendary Lane Gun Barrel City, TX 75156

Re: Letter of Support

Golden Oaks, Legendary Oaks I and Legendary Oaks II

Dear Nan Boyles,

The Koinonia Community church supports the acquisition and rehabilitation of Golden Oaks, Legendary Oaks I and Legendary Oaks II in its present location. Our organization is a 501^O (3) non-profit organization that serves the community in which this development is located.

Sincerely,

Rickey Bailey Koinonia Community Church, Pastor

	Community Input Scoring Items				
		TDHCA#pp. Cove	Self Score Total:	132	
1.	Loc	al Government Support - §11.9(d)(1) - Only check the box if support documents are inclu	ded in the Application.		
	X	Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Smithville Name of Local Government Body	Points Requested	17	
		Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>			
2	0	antifiable Community Participation - §11.9(d)(4)			
-	_	Application expects to receive QCP points.	Points Requested	8	
	^	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!			
3	Inp	ut from State Representative - §11.9(d)(5)			
		Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested		
		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		8	
4	Inp	ut from Community Organizations - §11.9(d)(6)			
		Applicant has included one or more letters of support or opposition behind this tab.	Points Requested		
	Α.	Name of Community Organization Contact Name	Suppo Oppo		
	в.	Name of Community Organization			
		Contact Name			
	C.		_		
		Name of Community Organization	Suppo Oppo		
		Contact Name			
	D.	Name of Community Organization			
		Contact Name	Орро	sition	
	Е.				
	Е.	Name of Community Organization	Suppo		
		Contact Name	—		
	F.				
		Name of Community Organization	Suppo	ort	
		Contact Name	Орро	sition	

RESOLUTION # 2024-01-517

WHEREAS, MAC-RE, LLC has proposed the rehabilitation of affordable rental housing at 324 Webb Street, named The Willows Apartments in the City of Smithville, 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 2024 Competitive 9% Housing Tax Credits for The Willows Apartments

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

WHEREAS, the city of Smithville, Texas has the authority to defer development fees on the property located at 324 Webb Street;

IT IS HEREBY RESOLVED, THAT

The governing body of the city of Smithville, 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 Smithville, Texas, hereby confirms that it supports the rehabilitation of The Willows Apartments located at 324 Webb Street and that this formal action has been taken to put on record the opinion expressed by the City on January 8, 2023, and

FURTHER RESOLVED, that for and on behalf of the Governing Body, **Sharon Foerster**, **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 8th day of January 2024 at a regular meeting of the City Council of Smithville.

Sharon Foerster, Mayor

Jennifer Lynch, Ci Secretary

Seal

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 incl	uded in the Application.			
İ	X Resolution(s) of either "no objection" or "support" is included behind this tab.** <u>City of West</u> Name of Local Government Body	Points Requested	17		
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, 2024				
,	·				
2	Quantifiable Community Participation - §11.9(d)(4)				
i	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested Applicant. Packets MUST b	4 De		
3	Input from State Representative - §11.9(d)(5)				
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0		
	Letter stating that no letter will be provided is included behind this tab.**				
I	 No letter from a State Representative is included behind this tab. ** Note that if there is no Representative, both items will be scored as neutral. Letters are 	Points Requested due March 1, <u>2024</u> .	<mark>8</mark> 8		
1	Input from Community Organizations - §11.9(d)(6)				
ļ	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 Suppo	ort		
	Debra King	Орроз			
	Contact Name				
	B. St. Mary's Church of the Assumption				
	Name of Community Organization	x Suppo	ort		
	Timothy Vaverek	Орроз	sition		
	Contact Name				
	C. United Way - Waco & McLennan	<u> </u>			
	Name of Community Organization	x Suppo	ort		
	Wendy Ellis	Орроз	sition		
	Contact Name				
	D.				
	Name of Community Organization	Suppo			
	Contact Name				
	E.	<u> </u>			
	Name of Community Organization	Suppo			
	Contact Name				
	F				
	Name of Community Organization	Suppo			
	Contact Name				

City of West – Resolution #240206

WHEREAS, PK West Apartments LP has proposed a development for affordable rental housing at 625 E Tokio Rd., West, Texas 76691 named West Family Apartments in the City of West; and

WHEREAS, PK West Apartments 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 West Family Apartments

It is hereby

RESOLVED, that the City of West, acting through its governing body, hereby confirms that it supports the proposed West Family Apartments, TDHCA# 24184, located at 625 E Tokio Rd., West, Texas 76691 and that this formal action has been taken to put on record the opinion expressed by the City of West, and

FURTHER RESOLVED, that as provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that the City of West has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds, and

FURTHER RESOLVED, that the City of West hereby supports the proposed West Family Apartments, and confirms that its governing body has voted specifically to approve the rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4), and

FURTHER RESOLVED, that the City of West, acting through its governing body, hereby approves a commitment to West Family Apartments of permanent funding assistance in an amount of \$250 which, in the City's discretion, may be in the form of a grant, reduced fees, or gap funding, and

FURTHER RESOLVED, that notwithstanding anything herein to the contrary, the funding commitment by the City of West set forth in this Resolution shall be contingent on: (i) the Applicant securing HTCs from TDHCA in the amount sufficient to rehabilitate West Family Apartments and (ii) development approvals by the City of West in connection with the rehabilitation of West Family Apartments, and

FURTHER RESOLVED that for and on behalf of the Governing Body, **David Pratka**, **Mayor of West**, are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

DULY RESOLVED by the City Council of the City of West, Texas on this 6th day of February 2024.

David Pratka, Mayor

Date



February 9, 2024

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

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: West Family Apartments

Dear Mr. Goldberger:

PK West Apts LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop West Family Apartments, located at 625 E Tokio Rd., West, TX 76691.

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

Meals on Wheels Waco is a tax-exempt organization whose mission is *to nourish the bodies and minds of older adults in the heart of Texas.* Our service area includes the City of West, where we delivered 2,076 meals from October 1 2023 through December 31, 2023 to the homebound. We also manage the West Senior Center, where we provided 627 on-site lunch meals from October 1 2023 through December 31, 2023.

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

Sincerely,

Debra L. King

Chief Executive Officer

Meals On Wheels Senior Centers Transportation

P.O. Box 85 Waco, TX 76703 * 501 W. Waco Drive 76707 254.752.0316 * Fax 254.752-0387 * www.mealsandwheelswaco.org



Church of the Assumption 303 S. Harrison Street PO Box 276 West, TX 76691-0276 EMAIL: office@assumptionwest.org WEBSITE: www.assumptionwest.org

Tel. (254) 826-3705 Fax (254) 826-5497

February 8, 2024

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

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance Re: West Family Apartments Dear Mr. Goldberger:

PK West Apts LP is submitting and application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop West Family Apartments located at 625 E Tokio Rd., West, TX 76691.

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

St. Mary's Church of the Assumption is a tax-exempt organization whose mission is to provide religious formation to the Catholics of the northern portion of McLennan County. In addition, we reach out to the broader community in a variety of ways, such as hosting a food pantry and supporting the local chapter of the Society of St. Vincent DePaul which provides guidance, food, and financial assistance to those in need. Our services area includes the City of West. Please see attached information regarding 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,

by V. Vaveale

Fr. Timothy V. Vaverek Pastor





Board Members

Betty Bauer, Waco-McLennan Community

Brandon Guerra, Holt CAT

Deidra Emerson, City of Waco

Edward Love, Waco ISD

Hector Sabido, Prophecy Media Group, LLC

J.T. Carpenter, Texas Farm Bureau

Kristina Campos-Davis, Baylor University

Mitchell Horner, Independent Bank

Orlando Rodriguez, First Central Credit Union

Paula Solano, Blue Cross Blue Shield Texas

Reagan Fitz-Gerald, Pattillo, Brown, & Hill, LLP

Shane Turner, Turner Brothers Real Estate

Tammie Bowman, Atmos Energy

Tammy Richards, Extraco Banks

Tracy Guillory, Guillory Realty Group/White Label Realty February 9, 2024

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

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: West Family Apartments

Dear Mr. Goldberger:

PK West Apts LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop West Family Apartments, located at 625 E Tokio Rd., West, TX 76691.

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

United Way of Waco-McLennan County is a tax-exempt organization whose mission is to strengthen the community by mobilizing resources to measurably improve lives. One of our updated impact areas within the community is neighborhoods and community housing, as our research has shown that there is a need in the Waco-McLennan County area for amenities that are helpful for residents and prevent the displacement of families. Our service area includes the City of West. 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.

rendy AEllis

Wendy Ellis Chief Executive Officer

	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 inc	luded in the Application.			
	x Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Whitesboro	Points Requested	17		
	Name of Local Government Body Name of Local Government Body (if applicable)				
	** Note that resolutions are due March 1, <u>2024</u>				
2	Quantifiable Community Participation - §11.9(d)(4)				
	x Application expects to receive QCP points.	Points Requested	4		
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Applicant. Packets MUST	be		
3	Input from State Representative - §11.9(d)(5)				
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0		
	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.				
	** Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested due March 1, 2024.	<mark>8</mark> 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 Supp	ort		
	J. Greg Pittman	Орро	sition		
	Contact Name				
	B. United Way of Grayson County				
	Name of Community Organization	x Supp	ort		
	Katie Eubank	Орро	sition		
	Contact Name		Sition		
	C. Whitesboro Volunteer Fire Department				
	Name of Community Organization	x Supp	ort		
	Steve W Pinkston Contact Name	Орро	sition		
	D Name of Community Organization	Cum	t		
	Name of Community Organization	Supp			
		Орро	sition		
	Contact Name				
	E				
	Name of Community Organization	Supp	ort		
		Орро	sition		
	Contact Name				
	F.				
	Name of Community Organization	Suppo	ort		
		Орро	sition		
	Contact Name				

RESOLUTION NO.8697

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITESBORO, TEXAS EXPRESSING SUPPORT FOR THE EMERALD PARK APARTMENTS PROJECT; AUTHORIZING THE MAYOR TO CERTIFY THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, PK Emerald Park, LP has proposed a development for affordable rental housing at 2000 US Highway 82 West, Whitesboro, TX 76273 (currently known as Brook Hollow Apartments) and 500 4th Street Whitesboro, TX 76273 (currently known as Whitesboro Park Apartments) to be redeveloped collectively as Emerald Park Apartments in the City of Whitesboro; and

WHEREAS, the Developer has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits for the renovation and operation of the Emerald Park Apartments; and

WHEREAS, it is deemed necessary and advisable that this resolution be approved and to grant approval of all actions necessary to carry out the transaction.

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

SECTION 1. That the City Council of the City of Whitesboro, Texas, hereby confirms that it supports PK Emerald Park, LP's proposed renovation of the Emerald Park Apartments Project at 2000 US 82 West and at 500 4th Street, in Whitesboro, Texas, its TDHCA #24181 application.

SECTION 2. That this formal action has been taken to put on record the opinion expressed by the City of Whitesboro on the 6th day of February, 2024.

SECTION 3. That the City of Whitesboro, acting through its governing body, hereby confirms that the Emerald Park Apartments project, and the proposed substantial renovation of the apartment facilities at 2000 US 82 West ("Brookhollow Apartments") and 500 4th Street ("Whitesboro Park Apartments") most significantly contributes to the concerted revitalization efforts of the City of Whitesboro.

SECTION 4. That the City of Whitesboro, acting through its governing body, hereby approves a commitment to Emerald Park Apartments of permanent funding assistance in an amount of \$250 which, in the City's discretion, may be in the form of a grant, reduced fees, or gap funding; provided, however, that notwithstanding anything herein to the contrary, the funding commitment by the City of Whitesboro set forth in this Resolution shall be contingent on: (i) the Applicant securing HTCs from TDHCA in the amount sufficient to rehabilitate Emerald Park Apartments and (ii) development approvals by the City of Whitesboro in connection with the rehabilitation of Emerald Park Apartments.

SECTION 5. That for and on behalf of the City Council, the Mayor and/or the Mayor Pro Tem are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

SECTION 6. That this resolution shall take effect immediately from and after its passage.

Passed and approved this 6th day of February, 2024.

Dave Blaylock, Mayor

Teresa Niño, City Secretary



2/15/2024

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

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Emerald Park Apartments

Dear Mr. Goldberger:

PK Emerald Park LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Emerald Park Apartments located at 2000 US Highway 82 West & 500 4th Street, Whitesboro, TX 76273.

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

Tri County Senior Nutrition Project, Inc. d/b/a Meals on Wheels Texoma is a tax-exempt organization whose mission is to support older and disabled adults through our nutrition programs and by providing or coordinating additional supports and services which enable our participants' continued ability to live independently. Our service area includes all of Grayson County including the City of Whitesboro. 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,

J. Greg Pittman Chief Executive Officer

Serving Grayson County since 1942

> 713 E. Brockett P.O. Box 1112 Sherman, TX 75091

Tel: 903-893-1920

February 13, 2024

2023-2024 Board of Directors

> **Dr. Molly Harris Board Chair**

> > **Teresa Smith** Vice Chair

Robert Muse Operations Chair

Deron McCraw Revenue Chair

Steven Michaels Community Impact Chair

> **Kelly Haley** Past Chair

> > Kim Bass

Dr. Tyson Bennett Capt. Sarah Bigham Amy Coffman Jeff Butts **Mike Daugherty Kacie Galyon** Dr. Andru Gilbert Nathan Graham Wayne Grover Chief Mike Gudgel Jason Kupferschmid Judi Murphy **Chief Steve Pinkston Carlos Rivas** LaTasha Savage Leigh Ann Sims Mayor David Turner **Tayler Valdez Christine Wallentine**

United Way of Grayson County

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

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily

Re: **Emerald Park Apartments**

Dear Mr. Goldberger:

PK Emerald Park LP is applying for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Emerald Park Apartments located at 2000 US Highway 82 West & 500 4th Street, Whitesboro, TX 76273.

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

United Way of Grayson County is a tax-exempt organization whose mission is to mobilize the caring power of our community to improve lives. We strive to improve access to education, provided economic mobility and health resources so our community members have the building blocks for a good life, which results in a strong community. Our service area includes the City of Whitesboro. Please visit our website to learn more about our work in Grayson County.

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

Katie Eubank **Executive Director**



Whitesboro Fire Department P.O. Box 340 Whitesboro, Tx 76273

Date 2-15-2024

Texas Department of Housing and Community Affairs

221 E. 11th Street

Austin, TX 78701

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Emerald Park Apartments

Dear Mr. Goldberger:

PK Emerald Park LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Emerald Park Apartments located at 2000 US Highway 82 West & 500 4th Street, Whitesboro, TX 76273.

This development will meet the need in the community of Whitesboro to provide adequate, affordable, and safe housing, which will benefit those residents who might not otherwise have a viable housing option. (Whitesboro Fire Department) is a tax-exempt organization whose mission is to provide a professional response to our customers in their time of need, to promote fire and life safety at all times by maintaining highly trained personal and equipment, and by sharing our skills to help prevent and reduce incidents of fire and other potential harmful events. We believe this project will provide housing for those who might not have a viable housing option. Our service area includes the City of Whitesboro. 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,

Stere W. Pinksten

Steve W Pinkston

Fire Chief

Whitesboro Fire Department

	Community Input Scoring Items				
	TDHCA#pp. Cove	Self Score Total:	125		
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are inc	cluded in the Application.			
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Hereford	Points Requested	17		
	Name of Local Government Body				
	Name of Local Government Body (if applicable)				
	** Note that resolutions are due March 1, <u>2024</u>				
2	Quantifiable Community Participation - §11.9(d)(4)				
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested Applicant. Packets MUST	4 be		
3	Input from State Representative - §11.9(d)(5)				
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0		
	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.				
	** Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested e due March 1 <u>, 2024</u> .	<mark>8</mark> 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. CASA del Llano, INC				
	Name of Community Organization	x Suppo	ort		
	Lydia Villanueva	Орроз	sition		
	Contact Name				
	B. Hereford Food Pantry				
	Name of Community Organization	x Suppo	ort		
	Marilyn Bell	Орроз	sition		
	Contact Name				
	C. Big Brothers Big Sisters of Hereford	_			
	Name of Community Organization	x Suppo	ort		
	Sara Pesina	Орроз	sition		
	Contact Name				
	D. Deaf Smith County Chamber of Commerce				
	Name of Community Organization	x Suppo	ort		
	Junie Wagner	Орроз	sition		
	Contact Name				
	E. NA				
	Name of Community Organization	Suppo Oppos			
	Contact Name				
	F.				
	Name of Community Organization	Suppo	ort		
		Орроз	sition		

Contact Name



RESOLUTION NO. 01.08.24

A RESOLUTION CONFIRMING THE CITY OF HEREFORD, TEXAS, SUPPORTS THE REHABILITATION OF AFFORDABLE RENTAL HOUSING AT 401 JACK GRIFFIN DRIVE NAMED HEREFORD ESTATES IN THE CITY OF HEREFORD

WHEREAS, Hereford Estates, LP has proposed the rehabilitation of affordable rental housing at 401 Jack Griffin Drive named Hereford Estates in the City of Hereford; and

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

WHEREAS, Hereford Estates, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2024 Low Income Housing Tax Credit Program for Hereford Estates.

NOW THEREFORE, IT IS HEREBY RESOLVED that the City of Hereford, acting through the City Commission its governing body, hereby supports the rehabilitation of the above-named development; and

BE IT FURTHER RESOLVED that the City of Hereford also affirms it will offer a discount of \$250.00 off the total amount of the building permit fee for the benefit of the development.

This resolution was duly **PASSED**, **ADOPTED AND APPROVED** by the City Commission of the City of Hereford this the ______ day of January, 2024.

ATTEST:

Suzanne Finch, City Secretary



Communities Assuring a Sustainable Agriculture) 309 E. 6th St. Hereford, TX 79045 806-364-4445/Fax: 806-364-4005 Email: casa2@wtrt.net www.casadelllano.com

December 13, 2023

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

RE: Hereford Estates TDHCA Applications

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Hereford Estates to be located at 401 Jack Griffin Ave in Hereford, TX.

Casa del Llano, 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 these developments will help meet that need.

Sincerely .

Lydia Villanueva, Executive Director



HEREFORD FOOD PANTRY

PO Box 1932, Hereford, TX 79045

herefordfoodpantry@gmail.com

12/20/23

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

RE: Hereford Estates TDHCA Applications

Dear Mr. Campbell:

We are writing this letter to voice our support for TDHCA Tax Credit Application: Hereford Estates to be located at 401 Jack Griffin Ave in Hereford, TX.

Hereford 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 these developments will help meet that need.

Sincerely,

Marilyn Bell, BOD President Desta Crawford, Immediate Past President Board of Directors Hereford Food Pantry



244 Main St. Hereford, TX 79045 Bbbshereford.org 806-364-6171

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

RE: Hereford Estates TDHCA Applications

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Hereford Estates to be located at 401 Jack Griffin Ave in Hereford, TX.

Big Brothers Big Sisters of Hereford 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.

Sara Pesina Executive Director



Deaf Smith County Chamber of Commerce 701 N Main • P.O. Box 192 Hereford, Texas 79045 Phone: 806.364.3333 • Fax: 806.364.3342 junie.wagner@herefordtx.org • www.herefordtx.org

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

RE: Hereford Estates TDHCA Applications

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Hereford Estates to be located at 401 Jack Griffin Ave in Hereford, TX.

Deaf Smith 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,

Junie Wagner Executive Director Deaf Smith County Chamber of Commerce

"Beef Capital of the World"

	Community Input Scoring Items					
_	TDHCA#pp. Cove	Self Score Total:	125			
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are inclu	ded in the Application.				
[x Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Mission Name of Local Government Body 	Points Requested	17			
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>					
2	Quantifiable Community Participation - §11.9(d)(4)					
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested pplicant. Packets MUST b	4 e			
3	Input from State Representative - §11.9(d)(5)					
[Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0			
L	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	•	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. Boys and Girls Club of Mission Name of Community Organization Rick Venecia Contact Name	x Suppo				
	B. Mission Crime Stoppers Name of Community Organization Robert Rodriguez					
	Contact Name	—				
	C. First Presbyterian Church of Mission Name of Community Organization Judy Mayes Contact Name	x Suppo				
	D.					
	Name of Community Organization	Suppo Oppos				
	Contact Name					
	E. Name of Community Organization					
	Contact Name					
	F. Name of Community Organization	Suppo	ort			
		Орроз	sition			
	Contact Name					

RESOLUTION NO. 1879

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION SUPPORTING THE PROPOSED ANACUA SENIOR VILLAGE LTD, APPLICATION #24137

WHEREAS, MHA Anacua Senior Village, Ltd. has proposed a development for affordable rental housing at Highland Park Ave named Anacua Senior Village in the City of Mission; and

WHEREAS, MHA Anacua Senior Village, Ltd. 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 Anacua Senior Village;

IT IS HEREBY RESOLVED, that the City of Mission, acting through its governing body, hereby confirms that it supports the proposed Anacua Senior Village, Application #24137, located at Highland Park Ave and that this formal action has been taken to put on record the opinion expressed by the City of Mission on February 12, 2024; and

NOW THEREFORE BE IT 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 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 12th day of February, 2024.

avor

ATTEST:

nna Carroll

Anna Carrillo, City Secretary



Officers: Henry Rodriguez, President Sergio Cruz, Vice-President Rebecca Lopez, Secretary Rolando Reyna, Treasurer Jennifer L. Venecia, Historian



Board Members:Christine BarreraNanette OrtizScott MeyerPeter GeddesJesse GarciaAmy Ortega

BOYS AND GIRLS CLUB OF MISSION GREAT FUTURES START HERE!

January 31, 2024

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

RE: 24137 ANACUA SENIOR VILLAGE, MISSION, TEXAS – 2024 APPLICATION TO TDHCA FOR AN ALLOCATION OF LOW-INCOME HOUSTON TAX CREDITS

Dear Mr Wilkinson,

Please accept this letter expressing the Boys & Girls Club of Mission's full support of the MHA Anacua Senior Village, Ltd. request to allocate tax credits from the Texas Department of Housing and Community Affairs to Anacua Senior Village. The anticipated development to be located at Highland Park Ave 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 Anacua Senior Village will make a very positive impact in Mission.

The Boys & Girls Club of Mission is located at 209 W 18th St, Mission, Tx 78572. As part of the community in which Anacua Senior Village will be located, we strongly support this application for tax credits as our community is in desperate need of quality affordable housing.

Sincerely yours,

Rick Venecia Director, Boys and Girls Club - Mission

"To enable all young People, especially those who need us most, To reach their full potential as productive, responsible citizens."

Mission Statement, Boys and Girls Club of America

Mission Crime Stoppers, Inc.

1200 East 8th Street

Mission, Texas 78572

January 29, 2024 Mr. Bobby Wilkinson, Executive Director Texas Department of Housing and Community Affairs P.O. Box 13941 Austin, Texas 78711-3941

RE: 24139 ANACUA SENIOR VILLAGE, MISSION, TEXAS -2024 APPLICATION TO TDHCA FOR AN ALLOCATION OF LOW-INCOME HOUSING TAX CREDIT

Dear Mr. Wilkinson,

Please accept this letter expressing the Mission Crime Stoppers full support of the MHA Anacua Senior Village, Ltd. Request to allocate tac credits from the Texas Department of Housing and Community Affairs to Anacua Senior Village. The anticipated development, to be located at the Highland Park Ave 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 on low or moderate incomes. The City of Mission, like many other communities is experiencing a shortage of quality, affordable housing and the Anacua Senior Village will make a very positive impact in the Mission area.

The Mission Crime Stoppers is located at 1200 East 8th Street in Mission, Texas. As part of the community in which Anacua Senior Village will be located, we strongly support this application for the tax credit as our community is in desperate need of quality affordable housing.

Respectfully,

Sgt. Robert Rodguez Badge # 0270 – Mission Crime Stoppers Coordinator

Office: 956-648-9326

Email: rrodriguez@270@missiontexas.us

#0270

First Presbyterian Church

1102 Ash Mission TX 78572 Phone # (956)585-4829

February 3, 2024

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

RE: 23072 Anacua Village, Mission, Texas 2024 Application to TDHCA for an allocation of low-income housing Tax Credits.

Dear Mr. Wilkinson,

Please accept this letter expressing the First Presbyterian Church's full support of the MHA Anacua Senior Village, Ltd. Request to allocate tax credits from the Texas Department of Housing and Community Affairs to Anacua Senior Village. The anticipated development to be located at Highland Park Ave 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 Anacua Senior Village will make a very positive impact in Mission.

First Presbyterian Church is located at 1102 Ash in Mission, Texas. As part of the community in which Anacua Senior Village will be located, we strongly support this application for tax credits as our community is in desperate need of quality affordable housing.

udy Maves

Clerk of Session FEIN:74-1899994

	Community Input Scoring Items				
	TDHCA#pp. Cove	Self Score Total:	125		
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are inc	cluded in the Application.			
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** <u>City of Brownfield</u> Name of Local Government Body	Points Requested	17		
I	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>				
2	Quantifiable Community Participation - §11.9(d)(4)				
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the <i>n</i> received from Neighborhood Organization!	Points Requested Applicant. Packets MUST	4 be		
3	Input from State Representative - §11.9(d)(5)				
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0		
	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		
1	** Note that if there is no Representative, both items will be scored as neutral. Letters are		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. Brownfield Chamber of Commerce	_			
	Name of Community Organization	x Suppo	ort		
	Lorena Valencia	Орро	sition		
	Contact Name				
	B. South Plains Food Bank				
	Name of Community Organization	x Suppo			
	Dina Jeffries	Орро	sition		
	Contact Name				
	C. Arnold Community Educational Services				
	Name of Community Organization	x Suppo			
	Judy Kennedy Contact Name	Орро	sition		
	D. NA Name of Community Organization	Suppo			
	Contact Name	Орро	sition		
	E	_			
	Name of Community Organization	Suppo	ort sition		
	Contact Name	_			
	F.	_			
	Name of Community Organization	Suppo	ort sition		
	Contact Name				

RESOLUTION NO. 20240118

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BROWNFIELD, TEXAS, SUPPORTING THE REHABILITATION OF AFFORDABLE RENTAL HOUSING NAMED BROWNFIELD ESTATES LOCATED AT 601 EAST FELT STREET.

WHEREAS, Brownfield Estates, LP has proposed the rehabilitation of affordable rental housing at 601 E Felt Street named Brownfield Estates in the City of Brownfield; and

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

WHEREAS, Brownfield Estates, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2024 Low Income Housing Tax Credit Program for Brownfield Estates

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

1. The City Council supports Hereby supports the rehabilitation of the above named development; and

2. The City Council also affirms that the City of Brownfield will provide a reduction of building permit fees for the benefit of the development in the amount of \$250.

This resolution shall take effect immediately upon its final passage.

Passed and approved this the <u>18th</u> day of January, 2024.

CLTX OF BROWNFIELD, TEXAS

Tom Hesse, Mayor

Attest:

Kelly Burris, City Secretary



January 8, 2024

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

RE: Brownfield Estates TDHCA Applications

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Brownfield Estates to be located at 601 E. Felt Street in Brownfield, TX.

Brownfield 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,

Lorena Valencia Executive Director

Chamber of Commerce 221 Lubbock RD (P.O. Box 152) Brownfield, TX 79316 (806) 637-2564

ARNOLD COMMUNITY EDUCTIONAL SERVICES

111 S. 6TH ST.

PO BOX 323

BROWNFIELD, TX. 79316

2/09/24 TDHCA Cody Campbell 221 East 11th Street Austin, TX 78701

RE: Brownfield Estates TDHCA Applications

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Brownfield Estates to be located at 601 E. Felt Street in Brownfield, TX.

Arnold Community Educational Services 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.

Lenn

Judy Kennedy Treasurer Arnold Community Educational Services EIN # - 47-1739387



BOARD OF DIRECTORS

Travis Johnson Board Cha Gary N. McCoy Vice Chair **Rick Cohen** Chair - Finance Committee Audrey McCool Chair - Governance Committee **David Rhodes** Chair - Children's Feeding Programs Committee **Jessica Caroom** Chair - FOG Committee **Russell Dabbs** Chair - Food Bank Advisory Committee Emie Young

Chair - Development Committee Charles Key Immediate Past Board Chair

Board Members Cheryl Barnes Nancy Beck John T. Becker **Bob Bellah** Lou Ann Bergstein **Cal Brints Billie Caviel Donna Chandler Teny Crumpton Justin Fleming Shelley Harp Chase Head Dennis Howard Carolyn Jones Benton Kastman Byron Kennedy** Karen King R. Michael McCauley, Jr. Chele A. McVay Lon Miller Thomas A. Musiak Tony F. Peña **Margaret Brannon Randle Kyle Rogers** Monica Salas **Eddie Schulz** Laura Sidner **Garrett Stauder Genia Tillinghast Skipper Wood**

DIRECTOR'S CIRCLE Bob Ewalt Ementus Member Connie Nicholson Emertus Member Rose Wilson Emertus Member

Chief Executive Officer Dina Jeffries

5605 MLK Boulevard Lubbock, Texas 79404 phone: **806.763.3003** lax: 806.741.0850 www.spfb.org January 18, 2024

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

RE: Brownfield Estates TDHCA Applications

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Brownfield Estates to be located at 601 E. Felt Street in Brownfield, TX.

South Plains 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 these developments will help meet that need.

Dina Jeffries, QEO South Plains Food Bank



	Community Input Scoring Items				
	TDHCA#pp. Cove	Self Score Total:	125		
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are inc	luded in the Application.			
	x Resolution(s) of either "no objection" or "support" is included behind this tab.**	Points Requested	17		
	City of Brownfield				
	Name of Local Government Body				
	Name of Local Government Body (if applicable)				
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>				
2	Quantifiable Community Participation - §11.9(d)(4)				
İ	x Application expects to receive QCP points.	Points Requested	4		
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	received from Neighborhood Organization!				
3	Input from State Representative - §11.9(d)(5)				
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	OR				
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4	Input from Community Organizations - §11.9(d)(6)				
ļ	x Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4		
	A. Brownfield Chamber of Commerce	_			
	Name of Community Organization	x Suppo			
	Lorena Valencia	Орроз	sition		
	Contact Name				
	B. South Plains Food Bank		. wł		
	Name of Community Organization	x Suppo			
	Dina Jeffries Contact Name	Орроз	sition		
	Contact Name				
	C. Arnold Community Educational Services		vrt		
	Name of Community Organization	x Suppo			
	Judy Kennedy Contact Name	Орроз	sition		
	D. NA Name of Community Organization	Suppo	ort		
	Contact Name	Орроз	จานบท		
	E.				
	E. Name of Community Organization	Suppo	ort		
	······, ·······, ·····················				
	Contact Name	Орроз	51011		
	F.				
	F. Name of Community Organization	Suppo	ort		
	Contact Name				

RESOLUTION NO. 20240118

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BROWNFIELD, TEXAS, SUPPORTING THE REHABILITATION OF AFFORDABLE RENTAL HOUSING NAMED BROWNFIELD ESTATES LOCATED AT 601 EAST FELT STREET.

WHEREAS, Brownfield Estates, LP has proposed the rehabilitation of affordable rental housing at 601 E Felt Street named Brownfield Estates in the City of Brownfield; and

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

1. The City Council supports Hereby supports the rehabilitation of the above named development; and

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This resolution shall take effect immediately upon its final passage.

Passed and approved this the <u>18th</u> day of January, 2024.

CLTX OF BROWNFIELD, TEXAS

Tom Hesse, Mayor

Attest:

Kelly Burris, City Secretary



January 8, 2024

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

RE: Brownfield Estates TDHCA Applications

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Brownfield Estates to be located at 601 E. Felt Street in Brownfield, TX.

Brownfield 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,

Lorena Valencia Executive Director

Chamber of Commerce 221 Lubbock RD (P.O. Box 152) Brownfield, TX 79316 (806) 637-2564

ARNOLD COMMUNITY EDUCTIONAL SERVICES

111 S. 6TH ST.

PO BOX 323

BROWNFIELD, TX. 79316

2/09/24 TDHCA Cody Campbell 221 East 11th Street Austin, TX 78701

RE: Brownfield Estates TDHCA Applications

Dear Mr. Campbell:

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Arnold Community Educational Services 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.

Lenn

Judy Kennedy Treasurer Arnold Community Educational Services EIN # - 47-1739387



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Chair - Development Committee Charles Key Immediate Past Board Chair

Board Members Cheryl Barnes Nancy Beck John T. Becker **Bob Bellah** Lou Ann Bergstein **Cal Brints Billie Caviel Donna Chandler Teny Crumpton Justin Fleming Shelley Harp Chase Head Dennis Howard Carolyn Jones Benton Kastman Byron Kennedy** Karen King R. Michael McCauley, Jr. Chele A. McVay Lon Miller Thomas A. Musiak Tony F. Peña **Margaret Brannon Randle Kyle Rogers** Monica Salas **Eddie Schulz** Laura Sidner **Garrett Stauder Genia Tillinghast Skipper Wood**

DIRECTOR'S CIRCLE Bob Ewalt Ementus Member Connie Nicholson Emertus Member Rose Wilson Emertus Member

Chief Executive Officer Dina Jeffries

5605 MLK Boulevard Lubbock, Texas 79404 phone: **806.763.3003** lax: 806.741.0850 www.spfb.org January 18, 2024

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

RE: Brownfield Estates TDHCA Applications

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Brownfield Estates to be located at 601 E. Felt Street in Brownfield, TX.

South Plains 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 these developments will help meet that need.

Dina Jeffries, QEO South Plains Food Bank



	Community Input Scoring Items				
	TDHCA#pp. Cove	Self Score Total:	125		
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are inclu				
	Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Brownsville	Points Requested	17		
	Name of Local Government Body				
	Name of Local Government Body (if applicable)				
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2	Quantifiable Community Participation - §11.9(d)(4)				
	X Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested pplicant. Packets MUST b	4 e		
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	OR Letter stating that no letter will be provided is included behind this tab.**				
	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		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. Revival of Cultural Arts				
	Name of Community Organization	x Suppo	ort		
	Hilda Ledezma	Орроз	sition		
	Contact Name				
	B. Tip of Texas Family Outreach				
	Name of Community Organization	x Suppo	ort		
	Alma Herrera	Орроз	sition		
	Contact Name				
	c. MHP Salud				
	Name of Community Organization	x Suppo	ort		
	Magaly C. Dante, Ph.D	Орроз	sition		
	Contact Name				
	D. BCFS Health and Human Services				
	Name of Community Organization	x Suppo	ort		
	Jeff Wolpers	Орроз	sition		
	Contact Name				
	E. Proyecto Juan Diego				
	Name of Community Organization	x Suppo	ort		
	Lidiana Rodriguez-Ramirez	Орроз	sition		
	Contact Name				
	F. Workforce Solutions	—			
	Name of Community Organization	x Suppo			
	Rafael Vela	Орроз	sition		
	Contact Name				

A RESOLUTION OF THE CITY OF BROWNSVILLE, TEXAS EXPRESSING SUPPORT FOR THE BUENA VIDA APARTMENTS APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2024 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 Family, LP, and its affiliates (the "Applicant") brought to the City of Brownsville (the "City") a proposal for the new construction for the Buena Vida Apartments (the "Housing Community") at E. Tyler St. and E. 16th St., Brownsville, Cameron County, Texas 78520 (the "Development Site"); and

WHEREAS, the Applicant has advised the City that it intends to submit an application (TDHCA no. 24197) to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2024 Competitive 9% Housing Tax Credits ("HTC") for the new construction of Affordable Housing at the Housing Community; and

WHEREAS, the Applicant has requested from the City support for its application to TDHCA and for a commitment of development funding that will benefit the Housing Community; and

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

NOW THEREFORE, BE IT RESOLVED that the Buena Vida Apartments provide 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 #24197, and that this formal action has been taken to put on record the opinion expressed by the City on the date set forth below.

3. The City, acting through its governing body, hereby approves a commitment to the Applicant of funds in the amount of \$1,000.00 in the form of a loan, grant, reduced fees or contribution of other value for the benefit of the Housing Community.

4. The City, acting through its governing body, hereby authorizes, empowers, and directs 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 6th day of February 2024.

John Cowen, Jr, Mayor City of Brownsville, Texas

ATTEST:

Yolanda G. Galarza Secretary

APPROVED AS TO FORM AND LEGALITY:

Jennifer M. Avendaño First Assistant City Attorney

A RESOLUTION OF THE CITY OF BROWNSVILLE, TEXAS EXPRESSING SUPPORT FOR THE BUENA VIDA APARTMENTS APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2024 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 Family, LP, and its affiliates (the "Applicant") brought to the City of Brownsville (the "City") a proposal for the new construction for the Buena Vida Apartments (the "Housing Community") at E. Tyler St. and E. 16th St., Brownsville, Cameron County, Texas 78520 (the "Development Site"); and

WHEREAS, the Applicant has advised the City that it intends to submit an application (TDHCA no. 24197) to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2024 Competitive 9% Housing Tax Credits ("HTC") for the new construction of Affordable Housing at the Housing Community; and

WHEREAS, the Applicant has requested from the City support for its application to TDHCA and for a commitment of development funding that will benefit the Housing Community; and

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

NOW THEREFORE, BE IT RESOLVED that the Buena Vida Apartments provide 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 #24197, and that this formal action has been taken to put on record the opinion expressed by the City on the date set forth below.

3. The City, acting through its governing body, hereby approves a commitment to the Applicant of funds in the amount of \$1,000.00 in the form of a loan, grant, reduced fees or contribution of other value for the benefit of the Housing Community.

4. The City, acting through its governing body, hereby authorizes, empowers, and directs 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 6th day of February 2024.

RATIFIED by the City Commission on the 20th day of February 2024.

John Cowen, Jr., Mayor City of Brownsville, Texas

ATTEST:

Marina Zolezzi , Interim City Secretary

APPROVED AS TO FORM AND LEGALITY:

Jennifer M. Avendaño First Assistant City Attorney





ERIN ELIZABETH GÁMEZ

TEXAS STATE REPRESENTATIVE DISTRICT 38

February 20, 2024

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

Re: Support for 9% Competitive Housing Tax Credit Application TDHCA #24197

Dear Mr. Campbell:

I am writing to extend my full support for the new construction of 80 low-income units, to be referred to as Buena Vida Apartments approximately located at E. Tyler St. and E. 16th St. in Brownsville, Texas 78520 in Cameron County.

I understand that the BHOC VDC Family, LP is applying for Low-Income Housing Tax Credits from the Texas Department of Housing and Community Affairs for this development and the application TDHCA # is 24197. The Co-Developer for this development is the Brownsville Housing Opportunity Corporation, an Instrumentality of the Housing Authority of the City of Brownsville, and Versa Development.

This project addresses the growing need for affordable housing in Brownsville. The proposed development will be located within the Neighborhood Revitalization Strategy Area (NRSA) approved by the City of Brownsville Commission, which is made up of the Buena Vida Choice Neighborhood Transformation Plan. Upon consultation with local officials, I fully support the proposed development to be known as the Buena Vida Apartments, submitted by BHOC VDC Family, LP in its efforts to obtain tax credits.

If I may answer any questions regarding this project, or be of assistance in any matter at all, please do not hesitate to contact me.

Sincerely,

Representative Erin Gamez State Representative, District 38



1702 E. Tyler Street, Suite #4 Harlingen, Texas 78550 (956) 230-3849 www.DiscoverBCFS.net February 6, 2023

To Whom It May Concern,

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

RE: Support of Buena Vida Apartments TDHCA Application Number 24197

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Buena Vida Apartments 9% low-income housing tax credit application number 24197 with the Texas Department of Housing and Community Affairs. The Buena Vida Apartments will be located at approximately E. Tyler St. and E. 16th St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC Family, 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 Buena Vida 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 that we provide are parent education, fatherhood programming, and a family resource center.

As part of the neighborhood and the community in which the Buena Vida 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 of affordable housing. I thank you in advance for your consideration and favorable review of the Buena Vida Apartments application.

Sincerely, Wolpers

Director – BCFS Health and Human Services



February 23, 2024

Ref. No. RV:003:23/24

Board Officers:

Linda V. Alaniz Board Chair

Dr. Carlos Marin Vice-Chair

Adrian Dorsett Secretary

Myrna De Coss-Rios 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." Texas Department of Housing and Community Affairs Cody Campbell, Director of Multifamily Programs 221 East 11th Street Austin, Texas 78701

RE: Support of Buena Vida Apartments TDHCA Application Number 24197

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Buena Vida Apartments 9% low-income housing tax credit application number 24197 with the Texas Department of Housing and Community Affairs. The Buena Vida Apartments will be located at approximately E. Tyler St. and E. 16th St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC Family, 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 Buena Vida 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 Countyu. And the services that we provide include employment services, training, and childcare.

As part of the neighborhood and the community in which the Buena Vida 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 of affordable housing. I thank you in advance for your consideration and favorable review of the Buena Vida Apartments application.

Sincerely ael Vela

Executive Director

C: BHOC VDC Family, LP

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)





February 12, 2024

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

RE: Support of Buena Vida Apartments TDHCA Application Number 24197

Dear Mr. Campbell:

May this letter serve as a way to express our support for the Buena Vida Apartments 9% low-income housing tax credit application number 24197 with the Texas Department of Housing and Community Affairs. The Buena Vida Apartments will be located at approximately E. Tyler St. and E. 16th St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC Family, 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 Buena Vida 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 and supportive services to families.

As part of the neighborhood and the community in which the Buena Vida 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 Buena Vida Apartments application.

Sincerely,

Alma Herrera

Alma Herrera Executive Director (956) 459-5755 almaherrera.familyoutreach@yahoo.com





MHPSalud 2142 B Washtenaw Ave Ypsilanti, MI 48197

February 8, 2024

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

RE: Support of Buena Vida Apartments TDHCA Application Number 24197

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Buena Vida Apartments 9% low-income housing tax credit application number 24197 with the Texas Department of Housing and Community Affairs. The Buena Vida Apartments will be located at approximately E. Tyler St. and E. 16th St. in Brownsville, Texas, in Cameron County. This application is being submitted by BHOC VDC Family, 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 Buena Vida apartments will provide for the creation of muchneeded affordable rental housing options and will also support the City's efforts to promote a more vital economy and more desirable neighborhood.

MHP Salud is a 501c3 non-profit organization. Our primary purpose is build upon the strengths of individuals, families and neighborhoods to create healthier communities. In doing so, we align our efforts with partners and organizations driven to improve health, wellness, quality of life and community vitality in the Brownsville community. In Brownsville, we partner with residents to build safe, strong families through our Parents as Teachers program, and we also empower individuals and families to access critical resources – including health insurance, nutritional education and support, and more – so they can lead healthy, productive lives.

As part of the neighborhood and the community in which the Buena Vida Apartments will be developed, we strongly support this application for a tax credit allocation. We are confident it will transform all aspects of the neighborhood, assist families, and address the need of affordable housing. I thank you in advance for your consideration and favorable review of the Buena Vida Apartments application.

Sincerely, *Magaly Dante* Magaly C. Dante, Ph.D Chief Executive Officer, MHP Salud



February 14, 2024

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

RE: Support of Buena Vida Apartments TDHCA Application Number 24197

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Buena Vida Apartments 9% low-income housing tax credit application number 24197 with the Texas Department of Housing and Community Affairs. The Buena Vida Apartments will be located at approximately E. Tyler St. and E. 16th St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC Family, 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 Buena Vida 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.

Revival Of Cultural Arts 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 youth and young adult development through the performing arts with an emphasis in music, dance, and art education for everyone. Other services we provide address food insecurity, youth homelessness and service learning.

As part of the neighborhood and the community in which the Buena Vida 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 Buena Vida Apartments application.

Sincerely,

Revival Of Cultural Arts



Proyecto Juan Diego 3910 Paredes Line Rd, Brownsville, TX., 78526 Tel: (956) 542-2488 | Fax: (956) 542-5055 www.proyecto-jd.org

February 8, 2024

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

RE: Support of Buena Vida Apartments TDHCA Application Number 24197

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Buena Vida Apartments 9% low-income housing tax credit application number 24197 with the Texas Department of Housing and Community Affairs. The Buena Vida Apartments will be located at approximately E. Tyler St. and E. 16th St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC Family, 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 Buena Vida 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 purpose 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 relationships classes, tutoring for kids, and GED education to the community.

As part of the neighborhood and the community in which the Buena Vida 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 of affordable housing. I thank you in advance for your consideration and favorable review of the Buena Vida Apartments application.

Sincerely,

Lidiana Rodriguez-Ramirez Executive Director, Proyecto Juan Diego

Board of Directors:	Alberto G. Garcia (Chair), Nancy Reed (Vice-Chair), Lupita Fragoso, CPA (Secretary/Treasurer)
Members:	Humphrey G. Thomas, Sister Patricia Connolly DC, Sister Carol Keehan DC, Carmen Nordyke, Paul Serafy
Chief Executive Director:	Lidiana Rodriguez-Ramirez

24169

Community Input Scoring Items				
_	TDHCA#pp. Cov	Self Score Total: 125		
1. Lo	ocal 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 Marcos			
	Name of Local Government Body			
	Name of Local Government Body (if applicable)			
	** Note that resolutions are due March 1, <u>2024</u>			
2 Q	uantifiable Community Participation - §11.9(d)(4)			
×	Application expects to receive QCP points.	Points Requested 4		
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the be received from Neighborhood Organization!	e Applicant. Packets MUST		
3 In	put from State Representative - §11.9(d)(5)			
- <u>"</u>		Doints Possionted		
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 0		
]			
	Letter stating that no letter will be provided is included behind this tab.**			
V	No letter from a State Representative is included behind this tab.			
_		Points Requested 8		
** N	ote that if there is no Representative, both items will be scored as neutral. Letters are			
4 In	put 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		
А	Austin Habitat for Humanity			
	Name of Community Organization	x Support		
	Greg Anderson	Opposition		
	Contact Name			
В	San Marcos Chamber of Commerce	_		
	Name of Community Organization	x Support		
	Page Michel	Opposition		
	Contact Name			
C	Name of Community Organization	C.us a sub		
		x Support		
	Contact Name	Opposition		
-				
D	Name of Community Organization	Support		
		Opposition		
	Contact Name	Opposition		
E				
C	Name of Community Organization	Support		
		Opposition		
	Contact Name			
F				
•	Name of Community Organization	Support		
		Opposition		
	Contact Name			

RESOLUTION NO. 2024-20R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS PROVIDING SUPPORT FOR THE SUBMISSION OF AN APPLICATION FOR LOW INCOME HOUSING TAX CREDITS TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE REHABILITATION OF THE RIVERVIEW APARTMENTS LOCATED AT 601 RIVER ROAD; APPROVING FINDINGS RELATED TO THE APPLICATION; AUTHORIZING THE CITY MANAGER, OR HER DESIGNEE, TO EXECUTE SAID AGREEMENT AND TO SUBMIT AND EXECUTE DOCUMENTS RELATED TO THE APPLICATION; AND DECLARING AN EFFECTIVE DATE.

RECITALS:

- 1. Riverview Apartments SM, LP. (the "Applicant") has proposed rehabilitation of an existing, affordable, multifamily development presently known as "Riverview Apartments" located at 601 River Road which will includes 54 units (the "Project").
- 2. The Applicant has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for Low Income Housing Tax Credits for the Project.
- 3. As provided for in §11.3(c) of the Qualified Allocation Plan, the City of San Marcos has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.
- **4.** In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §11.204(4):
 - a. notice has been provided to the City of San Marcos, Texas;
 - **b.** the City of San Marcos, Texas has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the Project; and
 - c. the City of San Marcos, Texas has held a hearing at which public comment may be made on the Project.
- 5. The Applicant has demonstrated that the Project complies with the City of San Marcos Affordable Housing Policy pertaining to consideration of Low Income Housing Tax Credit projects by meeting at least five of the eight necessary criteria as follows:
 - a. The Applicant is not requesting to be considered for an exemption from local taxes;

- b. The Project will address a housing need identified in the approved Affordable / Workforce Housing Policy by investing in the City's aging housing stock in an older neighborhood in an effort to maintain the property in good condition. The revitalization and rehabilitation further address the need for more diversity of housing units due to the property's 40 Section 8 units;
- c. The Project is within one quarter mile of the Conway bus route #4;
- d. The Project is renovating an existing multifamily complex; and
- e. The Project will incorporate wraparound services that provide flexible voluntary social, economic, or education benefits to the residents. Incorporated services will utilize local support services and resources, meet the needs of the local community, and exceed the minimum Texas Department of Housing & Community Affairs requirements for amenities. The Project will incorporate the listed common amenities and resident support services:
 - i. Sport court, Community laundry room, High speed internet service to all units, Covered carport parking, 16 SEER HVAC, EPA Watersense toilets, Supportive services will include K-12 after-school tutoring program on site, adult and family skills classes, on-site social events, monthly arts and crafts and other recreational activities.
- 6. The Workforce Housing City Council Committee has reviewed the Project and unanimously recommended approval of the request.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. The San Marcos City Council finds the Recitals to be true and correct and adopts them as the findings of the City Council and incorporates them as part of this resolution.

PART 2. After due consideration of the findings of the City Council as stated in the Recitals, the information provided by the Applicant and any public comment, the City of San Marcos, Texas supports the proposed application for the Project to the TDHCA, and confirms that the City Council has voted specifically to support the submittal of applications for the Project and to authorize an allocation of Housing Tax Credits for the Project pursuant to Texas Government Code §2306.6703(a)(4).

PART 3. The San Marcos City Council hereby agrees to provide a reduced building permit fee in the amount of \$500.

PART 4. For and on behalf of the City Council, the Mayor or the City Clerk are each authorized to certify one or more copies of the attached Revitalization Efforts Letter to TDHCA.

PART 5. For and on behalf of the City Council, the Mayor or the City Clerk are each authorized to certify one or more copies of this resolution for submission to TDHCA.

This resolution shall be in full force and effect immediately from and after its PART 6. passage.

ADOPTED on February 20, 2024.

Jane Hughson

Mayor

Attest:

Elizabeth Trevino

City Clerk



TDHCA

Cody Campbell

221 East 11th Street

Austin, TX 78701

RE: #24169 - Riverview Apartments

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application #24169 Riverview located at 601 River Rd, San Marcos, TX.

Austin 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 this development will help meet that need.

Sincerely,

Greg Anderson

Greg Anderson Director of Community Affairs

Board Members

Rev. Dr. Daryl Horton, Chair | Mason Ayer | Bob Barnes | A.J. Bingham | Joe Bland | Lauren Dupuis | Yvette Flores | Tami Garcia | John Garrett | Melinda Garvey | Larry Graham | Dana Leaman | Robert Lee | Ryan Mattox | Nikelle Meade | Abby Mellott | Terry Mitchell | Jessica Nelson | Nicole Nosek | Mia Parton | Kazique Prince | Cynthea Rhodes-Patterson | Christopher Rios | Neha Sampat | Charmane Sellers | Alex Shin Valdes | Laura Toups | Evana Wang, *ex-officio member*

500 W Ben White Blvd, Austin, TX 78704 512-472-8788 | austinhabitat.org We build homes, communities and hope.



• February 14, 2024

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

RE: #24169 – Riverview Apartments

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application #24169 Riverview located at 601 River Rd, San Marcos, TX.

The San Marcos Area Chamber of Commerce is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of 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.

Best regards,

Michel

Page Michel Chamber President

	Community Input Scoring Items				
	TDHCA#	p. Cove		Self Score Total:	125
1.	Local Governme	ent Support - §11.9(d)(1) - Only check the	box if support documents are in	cluded in the Application.	
		s) of either "no objection" or "support" is in City Navasota cal Government Body	ncluded behind this tab.**	Points Requested	17
	Name of Loo	cal Government Body (if applicable)	2024		
2	Owen titishis Co	** Note that resolutions are due March 1	l, <u>2024</u>		
2		ommunity Participation - §11.9(d)(4)			
		expects to receive QCP points. at QCP Packets are due March 1, <u>2024</u> and received from Nei	MAY NOT be submitted by the a ghborhood Organization!	Points Requested Applicant. Packets MUST	4 be
3	Input from Stat	e Representative - §11.9(d)(5)			
	Letter of eitl OR	her support, neutrality, or opposition is inc	luded behind this tab.**	Points Requested	0
	Letter statin	g that no letter will be provided is include	d behind this tab.**		
	× No letter fro	om a State Representative is included behir	nd this tab.		
	** Noto that if t	here is no Representative, both items will	he second as neutral. Latters are	Points Requested	8
		-	be scored as neutral. Letters are	e due March 1 <u>, 2024</u> .	8
4		nmunity Organizations - §11.9(d)(6)	an apparition hobind this tak	Doints Paguastad	4
		as included one or more letters of support of	or opposition benind this tab.	Points Requested	4
		alth Resourse Center mmunity Organization		x Suppo	ort
	Lara Meece Contact Nar			Орро	sition
		-			
		y of Brazos Valley mmunity Organization		x Suppo	ort
	Peggi Goss Contact Nar	ne		Орро	SILIOII
		ommunity Services, Inc.			
		mmunity Organization		x Suppo	ort
	Pat Gaston			Орро	
	Contact Nar				
	D.				
		mmunity Organization		Suppo	ort
				Орро	sition
	Contact Nan	ne			
	E.			_	
	Name of Co	mmunity Organization		Suppo	ort
				Орро	sition
	Contact Nan	ne			
	F			_	
	Name of Co	mmunity Organization		Suppo	
				Орро	sition
	Contact Nan	ne			

RESOLUTION NO. 758-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS, IN SUPPORT FOR THE APPLICATION OF PK NAVASOTA MANOR, LP TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2024 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS TO REHABILITATE AFFORDABLE RENTAL HOUSING IN CONNECTION WITH NAVASOTA MANOR

WHEREAS, PK Navasota Manor LP has proposed a development for affordable rental housing at 1015 Church St., Navasota, TX 77868 named Navasota Manor in the City of Navasota; and

WHEREAS, PK Navasota Manor 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 Navasota Manor; 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 BY THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS, THAT:

The City of Navasota, acting through its governing body, hereby confirms that it supports the proposed Navasota Manor, TDHCA# 24183, located at 1015 Church St., Navasota, TX 77868 and that this formal action has been taken to put on record the opinion expressed by the City of Navasota, and

FURTHER RESOLVED, that as provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that the City of Navasota has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds, and

FURTHER RESOLVED, that the City of Navasota hereby supports the proposed Navasota Manor, and confirms that its governing body has voted specifically to approve the rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4), and

FURTHER RESOLVED, that the City of Navasota, acting through its governing body, hereby approves a commitment to Navasota Manor of permanent funding assistance in

an amount of \$250 which, in the City's discretion, may be in the form of a grant, reduced fees, or gap funding, and

FURTHER RESOLVED, that notwithstanding anything herein to the contrary, the funding commitment by the City of Navasota set forth in this Resolution shall be contingent on: (i) the Applicant securing HTCs from TDHCA in the amount sufficient to rehabilitate Navasota Manor and (ii) development approvals by the City of Navasota in connection with the rehabilitation of Navasota Manor, and

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

DULY RESOLVED by the City Council of the City of Navasota, Texas on this 12TH day of February, 2024.

BERT MILLER, MAYOR

ATTEST:

SUSIE M.





February 12, 2024

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

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Navasota Manor

Dear Mr. Goldberger:

PK Navasota Manor LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to redevelop Navasota Manor, located at 1015 Church St., Navasota, TX.

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

Grimes County Health Resource Center is a tax-exempt organization whose mission is to improve access to care and the health status of Grimes County residents through collaboration and coordination of services. Our service area includes the City of Navasota, which is in Grimes County. 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,

Lara Meece

Lara Meece, MPH, MHA Grimes Health Resource Center Executive Director Lara.meece@commonspirit.org 936-870-4575



TDHCA

Cody Campbell

221 East 11th Street

Austin, TX 78701

RE: #24169 - Riverview Apartments

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application #24169 Riverview located at 601 River Rd, San Marcos, TX.

Austin 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 this development will help meet that need.

Sincerely,

Greg Anderson

Greg Anderson Director of Community Affairs

Board Members

Rev. Dr. Daryl Horton, Chair | Mason Ayer | Bob Barnes | A.J. Bingham | Joe Bland | Lauren Dupuis | Yvette Flores | Tami Garcia | John Garrett | Melinda Garvey | Larry Graham | Dana Leaman | Robert Lee | Ryan Mattox | Nikelle Meade | Abby Mellott | Terry Mitchell | Jessica Nelson | Nicole Nosek | Mia Parton | Kazique Prince | Cynthea Rhodes-Patterson | Christopher Rios | Neha Sampat | Charmane Sellers | Alex Shin Valdes | Laura Toups | Evana Wang, *ex-officio member*

500 W Ben White Blvd, Austin, TX 78704 512-472-8788 | austinhabitat.org We build homes, communities and hope.



• February 14, 2024

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

RE: #24169 – Riverview Apartments

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application #24169 Riverview located at 601 River Rd, San Marcos, TX.

The San Marcos Area Chamber of Commerce is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of 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.

Best regards,

Michel

Page Michel Chamber President

24179

	Community Input Scoring Items				
		TDHCA#pp. Cove		Self Score Total:	138
1.	Lo	al Government Support - §11.9(d)(1) - Only check the bo	x if support documents are inc	luded in the Application.	
	x	Resolution(s) of either "no objection" or "support" is inclu City of Plainview	uded behind this tab.**	Points Requested	17
		Name of Local Government Body	-		
		Hale County			
		Name of Local Government Body (if applicable)	-		
		** Note that resolutions are due March 1, 2	2024		
2	Qu	antifiable Community Participation - §11.9(d)(4)			
	x	Application expects to receive QCP points.		Points Requested	4
		** Note that QCP Packets are due March 1, <u>2024</u> and M received from Neigh	IAY NOT be submitted by the A borhood Organization!	Applicant. Packets MUST	be
3	Inp	ut from State Representative - §11.9(d)(5)	-		
		Letter of either support, neutrality, or opposition is includ	led behind this tab.**	Points Requested	
		OR			
		Letter stating that no letter will be provided is included b	ehind this tab.**		
	X	No letter from a State Representative is included behind t			
				Points Requested	8
	** 1	lote that if there is no Representative, both items will be	e scored as neutral. Letters are	due March 1, <u>2024</u> .	8
4	_	ut from Community Organizations - §11.9(d)(6)			
	х	Applicant has included one or more letters of support or o	opposition behind this tab.	Points Requested	4
	Α.	Hale County Meals on Wheels			
		Name of Community Organization		x Supp	ort
		Ashley Mayberry		Орро	sition
		Contact Name			
	в.	Plainview Chamber of Commerce		_	
		Name of Community Organization		x Supp	ort
		Tonya Keesee		Орро	sition
		Contact Name			
	C.	Hale County Housing Authority			
		Name of Community Organization		x Supp	ort
		Cindy Carthel		Орро	sition
		Contact Name			
	D.				
		Name of Community Organization		Supp	ort
				Орро	sition
	_	Contact Name			
	Ε.	Name of Community Organization			ort
				Supp	
		Contact Name		Орро	sition
	F.				
	••	Name of Community Organization		Supp	ort
		, - 0,			sition
		Contact Name			5111011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLAINVIEW, TEXAS, SUPPORTING THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING BY SCF PLAINVIEW 24, LP AND ITS APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR HOUSING TAX CREDITS AND REDUCING RELATED CITY ADMINISTRATIVE FEES.

WHEREAS, SCF Plainview 24, LP has proposed a development for affordable rental housing at approx. 4200 W. 16th Street. named Westwind of Plainview in the City of Plainview, Hale County; and

WHEREAS, SCF Plainview 24, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2024 Competitive 9% Housing Tax Credits for Westwind of Plainview; and

WHEREAS, SCF Plainview 24, LP has requested that the City Council find that there is a public purpose in constructing affordable rental housing in the City of Plainview and as such further reduce the administrative fees that would normally be required for this housing development; and

WHEREAS, the City Council of the City of Plainview finds there is a need for such affordable housing for citizens within the municipal boundaries of the City of Plainview and believes that by the development of such affordable housing to assist persons of low income is in the best interest of the City of Plainview and its citizens; and

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

Section I.

That the City of Plainview, acting through its governing body, hereby confirms that it supports the proposed Westwind of Plainview located at approximately 4200 W. 16th Street and that this formal action has been taken to put on record the opinion expressed by the City of Plainview on February 27, 2024, and

Section II.

That the City of Plainview, acting through its governing body, hereby confirms that, upon successful award of 2024 Competitive 9% Housing Tax Credits, the City commits to providing reduced fees or a contribution of other value that equals a minimum of \$250 for the benefit of Westwind of Plainview, and

Section III.

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

Section IV.

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

PASSED AND APPROVED this 27th day of February 2024.

Charles Starnes, Mayor

ATTEST:

Belinda Hinojosa, City Secretary

R24-0216

WHEREAS, SCF Plainview 24, LP has proposed a development for affordable rental housing at approx. 4200 W. 16th Street. named Westwind of Plainview in the City of Plainview, Hale County; and

WHEREAS, SCF Plainview 24, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2024 Competitive 9% Housing Tax Credits for Westwind of Plainview.

It is hereby

RESOLVED, that Hale County, acting through its governing body, hereby confirms that it supports the proposed Westwind of Plainview located at approximately 4200 W. 16th Street and that this formal action has been taken to put on record the opinion expressed by Hale County on February 16, 2024 and

FURTHER RESOLVED that for and on behalf of the Governing Body, Hale County Commissioners Court are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Hale County Judge



February 7, 2024

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

Re: Westwind of Plainview – TDHCA #24179 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 #24179, Westwind of Plainview, proposed to be located at approximately 4200 W. 16th Street, Plainview, Texas 79072.

Hale County Meals on Wheels serves the city of Plainview and Seth Ward community by providing nutritious noon time meals to an average of 195 seniors each weekday. The meals are prepared by Covenant Hospital and distributed by a team of volunteers.

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

Sincerely,

arbing

Ashley Mayberry Executive Director, Hale County Meals on Wheels



February 8, 2024

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

Re: Westwind of Plainview – TDHCA #24179 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 #24179, Westwind of Plainview, proposed to be located at approximately 4200 W. 16th Street, Plainview, Texas 79072.

Plainview Chamber of Commerce serves the community by promoting interest in the community by the enhancement and advancement of commerce.

We know there is a tremendous need for workforce housing that is affordable for Plainview residents living in the communities we serve and we know that this proposed development will meet the needs of our neighbors by providing them a safe, decent, and quality place to call home. If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 806-296-7431 or <u>manager@plainviewtexaschamber.com</u>

Sincerely,

Tonya Keesee Executive Director Plainview Chamber of Commerce 1906 W. 5th Street

HALE COUNTY HOUSING AUTHORITY 123 East 6th St, P.O. Box 99 / Plainview, Texas 79073

Phone: 806-293-4169

E-Mail: hcha@NTS-ONLINE.NET

02/07/2024

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

Re: Westwind of Plainview – TDHCA #24179 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 #24179, Westwind of Plainview, proposed to be located at approximately 4200 W. 16th Street, Plainview, Texas 79072.

Hale County Housing Authority Section 8 Housing Voucher Program serves the community by assisting qualified applicants with housing in need of a place to live In Plainview for our citizens of moderate-income levels and Westwind of Plainview will assist the community in meeting this very important need.

We know there is a tremendous need for workforce housing that is affordable for Plainview residents living in the communities we serve and we know that this proposed development will meet the needs of our neighbors by providing them a safe, decent, and quality place to call home.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 806-293-4160.

Sincerely, Cindy Carthel Executive Director

R24-0216

WHEREAS, SCF Plainview 24, LP has proposed a development for affordable rental housing at approx. 4200 W. 16th Street. named Westwind of Plainview in the City of Plainview, Hale County; and

WHEREAS, SCF Plainview 24, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2024 Competitive 9% Housing Tax Credits for Westwind of Plainview.

It is hereby

RESOLVED, that Hale County, acting through its governing body, hereby confirms that it supports the proposed Westwind of Plainview located at approximately 4200 W. 16th Street and that this formal action has been taken to put on record the opinion expressed by Hale County on February 16, 2024 and

FURTHER RESOLVED that for and on behalf of the Governing Body, Hale County Commissioners Court are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Hale County Judge

MF RCVD - 6/17/24 - JM0	G
24178	

		Community Inp	out Scoring Items	
		TDHCA# 24178		Self Score Total: 138
1.	Loo	al Government Support - §11.9(d)(1) - Only check t	he box if support documents	s are included in the Application
	X	Resolution(s) of either "no objection" or "support" i City of Lufkin Name of Local Government Body	is included behind this tab.**	Points Requested 17
		Name of Local Government Body		
		Name of Local Government Body (if applicable)	-	
		** Note that resolutions are due March 1	, <u>2024</u>	
2	Qu	antifiable Community Participation - §11.9(d)(4)		
	Χ	Application expects to receive QCP points.		Points Requested 4
		** Note that QCP Packets are due March 1, 2024 a	nd MAY NOT be submitted b Neighborhood Organization!	by the Applicant. Packets
2	line			
3	INE	ut from State Representative - §11.9(d)(5)		
		Letter of either support, neutrality, or opposition is OR	included behind this tab.**	Points Requested 0
		Letter stating that no letter will be provided is inclu	ded behind this tab.**	
	X	No letter from a State Representative is included be	hind this tab.	
NI.		hat if there is no Democratative, both items will be	a accuration in a standard Linkhows a	Points Requested 8
		that if there is no Representative, both items will b	e scored as neutral. Letters a	are due March 1, <u>20</u> 2 8
4		ut from Community Organizations - §11.9(d)(6)		
	X	Applicant has included one or more letters of suppo	rt or opposition behind this t	ab Points Requested 4
		Tri-County Community Astion, Inc.		_
		Name of Community Organization		X Support
		Paul Runyon		Opposition
		Contact Name		
		East Texas Food Bank		_
		Name of Community Organization		X Support
		Kim Morris		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. 2024 - 0005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS, DECLARING SUPPORT FOR THE APPLICATION OF **RESERVE AT WOODLAND HEIGHTS LLC AND ITS AFFILIATES, A** PROPOSED DEVELOPMENT FOR AFFORDABLE RENTAL HOUSING KNOWN AS RESERVE AT WOODLAND HEIGHTS LLC, 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, Reserve at Woodland Heights LLC has proposed a development for affordable rental housing at 203 South John Redditt Dr, Lufkin, Texas, 75904, named Reserve at Woodland Heights in the City of Lufkin; and

WHEREAS, Reserve at Woodland Heights LLC has advised that it intends to apply to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits for Reserve at Woodland Heights.

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:

- 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, and
- 2. The City of Lufkin hereby supports the proposed Reserve at Woodland Heights, and confirms that its governing body has voted specifically to approve the construction or rehabilitation of the proposed Reserve at Woodland Heights development located at 203 South John Redditt Dr., Lufkin, TX 75904, TDHCA ID No. 24178 and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4), and
- The City Council, as the governing body of the City of Lufkin, Texas, hereby confirms that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Lufkin, Texas on February 20, 2024, and
- 4. The City Council, as the governing body of the City of Lufkin hereby adopts this Resolution and confirms that upon successful award of the 2024 Competitive 9% Housing Tax Credits, Kevin Gee, City Manager, is authorized to grant a two- hundred fifty-dollar (\$250.00) reduction in fees for Reserve at Woodland Heights to meet all program criteria, and
- That for and on behalf of the City of Lufkin, Mayor Mark Hicks, or his designee, is hereby authorized, empowered and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

This Resolution shall be effective immediately on adoption.

PASSED, APPROVED AND ADOPTED on this 20th day of February 2024, at a regular meeting of the City Council of the City of Lufkin, Texas, which was held in compliance with the Open Meetings Act, Texas Government Code §551.001, *et Seq.* at which meeting a quorum was present and yoting.



Mark Hicks, Mayor

ATTEST:

Kara Andrepont, City Secretary

APPROVED AS TO FORM:

Kristi C. Skillern, City Attorney

Tri-County Community Action, Inc.

214 Nacogdoches Street P.O DRAWER 1748 CENTER, TEXAS 75935 PHONE (936)598-6315 1800-464-1839 FAX (936)598-3016

PAUL RUNYON **Executive Director** **ISHA BROWN Board President** LATRICIA REYNOLDS **Chief Financial Officer**

February 21, 2024

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 Woodland Heights TDHCA ID 24178 203 S John Redditt Dr, Lufkin, TX 75904

Dear Mr. Campbell,

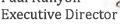
I am writing this letter to voice my support for Reserve at Woodland Heights, an affordable housing development to be located approximately at 203 S John Redditt Drive in Angelina County.

Tri-County Community Action, Inc. is a 501(c)(3) non-profit organization that is active in Angelina County and the surrounding communities. We serve this community by reducing poverty and removing barriers that prevent full participation in main-stream society for socially and economically disadvantaged households throughout the East Texas Region by providing Educational programs, Hunger Relief, Employment Services and Utility Assistance in collaboration with other social service agencies in our service areas. 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 Woodland Heights will serve our clients well and will promote a high quality of life for the underserved citizens of Lufkin and Angelina County.

If I can be of further help in this matter, please let me know. I can be reached at prunyon@tccainc.org. Thank you for your consideration.

Sincerely,

Paul Runyon





An Equal Opportunity Action Employer

EAST TEXAS **FOOD BANK**

February 23, 2024

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 Woodland Heights TDHCA ID 24178 203 S John Redditt Dr, Lufkin, TX 75904

Dear Mr. Campbell,

I am writing this letter to voice my support for Reserve at Woodland Heights, an affordable housing development to be located approximately at 203 S John Redditt Drive in Angelina County.

East Texas Food Bank is a 501(c)(3) non-profit organization that is active in the Lufkin community. We serve this community by fighting hunger and feeding hope. 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 Woodland Heights will serve our clients well and will promote a high quality of life for the underserved citizens of Lufkin and Angelina County.

If I can be of further help in this matter, please let me know. I can be reached at kmorris@easttexasfoodbank.org. Thank you for your consideration.

Sincerely,

Kim Morris Chief Impact Officer

East Texas Food Bank 3201 Robertson Road Tyler, TX 75701 Phone: 903.617.2031 Cell: 903.521.7191 Fax: 903.597.7659 kmorris@easttexasfoodbank.org

24207

Community Input Scoring Items			
	TDHCA#pp. Cov	Self Score Total: 136	
1. Lo	ocal 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.** City of Corsicana Name of Local Government Body	Points Requested 17	
_	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>		
2 Q	uantifiable Community Participation - §11.9(d)(4)		
X	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the be received from Neighborhood Organization!	Points Requested 4 e Applicant. Packets MUST	
3 In	put from State Representative - §11.9(d)(5)		
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 0	
	Letter stating that no letter will be provided is included behind this tab.**		
v			
X	No letter from a State Representative is included behind this tab.	Points Requested 8	
** N	ote that if there is no Representative, both items will be scored as neutral. Letters ar		
	put from Community Organizations - §11.9(d)(6)		
x		Points Requested 4	
Δ	Corsicana & Navarro County Chamber of Commerce		
	Name of Community Organization	x Support	
	Ken Higdon	Opposition	
	Contact Name		
В	Hope to Go Food Pantry		
	Name of Community Organization	x Support	
	Rejeana Reynolds	Opposition	
	Contact Name		
C	Meals on Wheels North Central Texas		
	Name of Community Organization	🗙 Support	
	Christine Hockin-Boyd	Opposition	
	Contact Name		
D	The Salvation Army of Corsicana		
	Name of Community Organization	🗙 Support	
	Terisa Zuniga	Opposition	
	Contact Name	-	
E.	NA		
	Name of Community Organization	Support	
	Contact Name		
F.		_	
	Name of Community Organization	Support Opposition	
	Contact Name		

RESOLUTION NO. 4483

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, REGARDING OVERLAND PROPERTY GROUP FOR SUPPORT AND LOCAL POLITICAL SUBDIVISION FUNDING.

WHEREAS, Overland Property Group has proposed a development for a Senior Restricted Development located on the east side of South 45th Street, south of West Park Row Boulevard, named The Residence at Red Cedar, in the City of Corsicana, Texas; and

WHEREAS, Overland Property Group has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive Housing Tax Credits for The Residence at Red Cedar; 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 Residence at Red Cedar, located on South 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 12th day of February, 2024.

PASSED and APPROVED by majority vote of the City Council of the City of Corsicana, Texas this 12th day of February, 2024.

Michael W. Fletcher, Mayor

Cathy McMullan, Acting City Secretary

APPROVED AS TO FORM:

Kerri Anderson Donica, City Attorney



ATTEST:



William Booth, Founder Lyndon Buckingham, General Commissioner Kenneth G. Hodder, National Commander Commissioner Kelly Igleheart, Territorial Commander Lt, Colonel Art Penhale, Divisional Commander Mrs. Terisa Zuniga, Service Center Director

February 6, 2024

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

RE: #24207 The Residence at Red Cedar

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application #24207 The Residence at Red Cedar to be located at 701 S. 45th Street, Corsicana, TX.

The Salvation Army of Corsicana 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,

Terisa Zuniga

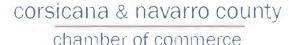
Service Center Director



Texas Division Corsicana Corps

P: (903) 874-7131

212 E 1st Ave, Corsicana, TX 75110



advocate · elevate · facilitate

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

RE: #24207 The Residence at Red Cedar

Dear Mr. Campbell:

I am writing this letter to voice our support for TDHCA Tax Credit Application #24207 The Residence at Red Cedar to be located at E side of S 45th St, S of W Park Row Blvd, Corsicana, TX.

The Corsicana and Navarro County Chamber of Commerce is a 501-C6 tax-exempt business organization that serves the community with a primary purpose of the overall betterment of the community. The Residence at Red Creek development site is to be in Corsicana. We believe the primary purpose of providing affordable housing will contribute to the overall betterment of the community. We are in great need of affordable housing and believe this development will assist citizens of modest means by providing a much-needed option for places to live in Corsicana.

Sincerely,

Ken Higdon, President/CEO Corsicana & Navarro County Chamber of Commerce

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

2/2/24



February 19, 2024

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

RE: #24207 The Residence at Red Cedar

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application #24207 The Residence at Red Cedar to be located at 701 S. 45th Street, Corsicana, 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 Residence at Red Cedar 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,

Comitine Hoston Bal

Christine Hockin-Boyd Executive Director

Hope to Go Food Pantry

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

RE: #24207 The Residence at Red Cedar

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application #24207 The Residence at Red Cedar to be located at 701 S. 45th Street, Corsicana, TX.

Hope to Go 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,

Rejeana Dergnolds Pontry Coordinator 903-519-2875

24145

Community Input Scoring Items			
		TDHCA#pp. Cove	Self Score Total: 144
1.	Loca	al Government Support - §11.9(d)(1) - Only check the box if support documents are i	ncluded in the Application.
	-	Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Fort Worth	Points Requested 17
		Name of Local Government Body	
	_	Name of Local Government Body (if applicable)	
	'	** Note that resolutions are due March 1, 2024	
2	Oua	Intifiable Community Participation - §11.9(d)(4)	
-		Application expects to receive QCP points.	Points Requested 4
	<u> </u>	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by th received from Neighborhood Organization!	
3	Inpu	ut from State Representative - §11.9(d)(5)	
	X	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 8
		Letter stating that no letter will be provided is included behind this tab.**	
	1	No letter from a State Representative is included behind this tab.	
	** N	lata that if there is no Danrocantative, both items will be seered as neutral. Latters a	Points Requested 0
		lote that if there is no Representative, both items will be scored as neutral. Letters a	re due March 1, <u>2024</u> . 8
4		ut from Community Organizations - §11.9(d)(6)	
	<u> </u>	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested 4
		Pathfinders	— —
		Name of Community Organization	x Support
		Kathy Arnold	Opposition
		Contact Name	
	_	Hands of Hope	— —
		Name of Community Organization	x Support
		John Ramsey	Opposition
		Contact Name	
		Unity Community Centers	
		Name of Community Organization	x Support
		Celia Esparza	Opposition
		Housing Channel Name of Community Organization	x Support
	_	Donna VanNess	Opposition
	Е. <mark>Г</mark>		
	_	NA Name of Community Organization	Support
		Contact Name	Opposition
	F.		
	_	Name of Community Organization	Support
		, .	Opposition
	_	Contact Name	



NICOLE COLLIER

STATE REPRESENTATIVE · DISTRICT 95

February 23, 2024

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: Georgian Oaks, LLC, 210 E 7th Street, Fort Worth, Texas 76102 Competitive (9%) Housing Tax Credit Program Application, TDHCA# 24145

Dear Mr. Campbell:

This letter is in regards to the Competitive (9%) Housing Tax Credit Program Application submitted by Georgian Oaks, LLC (TDHCA# 24145), to develop affordable, senior rental housing in House District 95 (HD95).

In my role as a state legislator, it is a privilege and an honor to be entrusted with decisions that greatly impact constituents in HD95. I am an avid believer in affordable, quality housing and its ability to provide individuals with a sustainable living environment without the fear of becoming financially crippled. I met with the developer and am encouraged by their vision to deliver high-quality housing complemented by various wrap-around services. While the limited number of parking spaces allotted for the property does raise concern, the commitment from the developer to increase parking throughout various development phases does provide the reassurance needed to submit this letter.

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 Georgian Oaks, LLC.

Kindest regards.

Nicole Collier

CC: Megan Lasch, Representative for Georgian Oaks, LLC

A Resolution

NO. 5899-02-2024

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR GEORGIAN OAKS, COMMITTING DEVELOPMENT FUNDING, AND ACKKNOWLEDGING THAT THE DEVELOPMENT IS LOCATED IN A CENSUS TRACT THAT HAS MORE THAN TWENTY PERCENT HOUSING TAX CREDIT UNITS PER TOTAL HOUSEHOLDS

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, Georgian Oaks, LLC, an affiliate of O-SDA Industries, LLC, has proposed a development for mixed-income affordable multifamily rental housing named Georgian Oaks to be located at 210 E. 7th Street in the City of Fort Worth;

WHEREAS, Georgian Oaks, LLC has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2024 Competitive (9%) Housing Tax Credits for Georgian Oaks, an adaptive reuse of an existing historic building into an apartment housing complex consisting of approximately 100 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 2024 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; and

WHEREAS, the QAP also states that applications for developments that will be located in a census tract with more than twenty percent (20%) Housing Tax Credit units per total households as established by the five (5) year American Community Survey are ineligible for Housing Tax Credits unless the governing body of the jurisdiction in which the development will be located states that it has no objection to the application, and that the governing body must also submit a resolution to TDHCA stating that the proposed development is consistent with the jurisdiction's obligation to affirmatively further fair housing;

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 Georgian Oaks, LLC to the Texas Department of Housing and Community Affairs for 2024 Competitive (9%) Housing Tax Credits for the purpose of the development of Georgian Oaks to be located 210 E. 7th Street (TDHCA Application No. 24145), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount of no less than **\$500.00** to Georgian Oaks, LLC conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low- and moderate-income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, acknowledges Georgian Oaks will be located in a census tract that has more than twenty percent (20%) Housing Tax Credit units per total households, that the City Council has no objection to the construction of the development, that it has determined that the development is consistent with the City's obligation to affirmatively further fair housing, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

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

Adopted this 13th day of February, 2024.

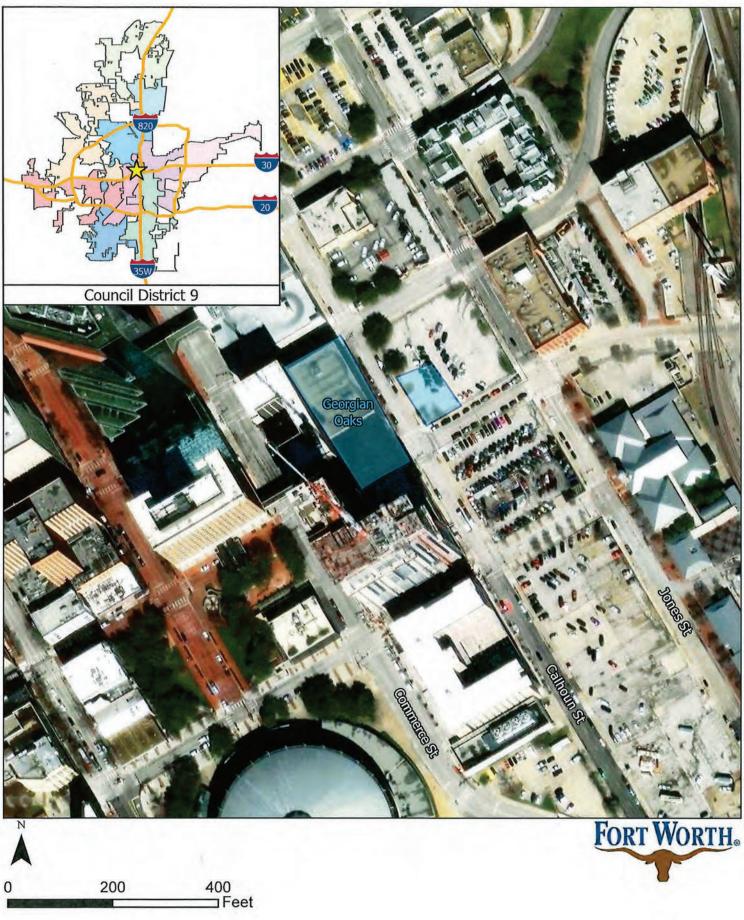
ATTEST:

Jannese & Services By:

Jannette S. Goodall, City Secretary



Georgian Oaks 210 E 7th St



City of Fort Worth, Texas Mayor and Council Communication

DATE: 02/13/24

M&C FILE NUMBER: M&C 24-0111

LOG NAME: 192024_9%HTCRESOLUTIONS

SUBJECT

(CD 4, CD 5, CD 6, CD 8, CD 9, and CD 11) Consider and Adopt Seven Resolutions of Support for 2024 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 Development, Find that the Fee Waivers Serve a Public Purpose and that Adequate Controls are in Place, Determine which Developments Contribute to the City's Revitalization Efforts, Acknowledge the One-Mile Three Year Rule, and Make Related Acknowledgments

RECOMMENDATION:

- Acknowledge the receipt of requests for City support of applications to the Texas Department of Housing and Community Affairs for 2024 Competitive (9%) Housing Tax Credits from various developers;
- Consider and adopt the seven attached Resolutions of Support for 2024 applications for Competitive (9%) Housing Tax Credits for the multifamily housing developments listed below, to be located at various sites throughout the City;
- Approve fee waivers in the approximate amount of up to \$30,000.00 as the City's commitment of development funding for each of the developments that receive a Resolution of Support;
- 4. 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;
- 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: Hughes House III, Maren Grove, and the Lofts at Redwood;
- 6. Acknowledge that the following developments are each 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: Hughes House III and Maren Grove;
- 7. Acknowledge that the following developments are each located in a census tract that has more than 20 percent Housing Tax Credit units per total households, and authorize these developments to move forward with their applications for housing tax credits: Hughes House III, Georgian Oaks, and the Lofts at Redwood; and
- Acknowledge that Hughes House III is located in a census tract with a poverty rate above 40 percent, and authorize this development to move forward with an application for tax credits.

DISCUSSION:

On November 14, 2023, 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) 23-0946). This year the City received seven applications from developers requesting Resolutions of Support for proposed 9% HTC developments in Fort Worth. All of the applications met the general and program specific requirements of the policy and are recommended to receive resolutions 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 2024 HTC Policy or a high-opportunity area as defined by the TDHCA.

Huntington Place Senior Living Parkwood Hill to be developed by Huntington Place Senior Living Parkwood Hill, LP, an affiliate of Cross Development Residential, to be located at 5601 Basswood Blvd., Fort Worth, 76137 (CD 4). The site for the proposed development is zoned E-Neighborhood Commercial, proposed to be changed to PD-Planned Development. The proposed development will not be tax exempt.

Hughes House III to be developed by FW Hughes House III, LP, an affiliate of a partnership between Fort Worth Housing Solutions and McCormack Baron Salazar, to be located at the southeast and southwest corners of East Rosedale Street and Etta Street, Fort Worth, TX 76105 (CD 5). The site for the proposed development is zoned PD-Planned Development. The proposed development will be tax-exempt because Fort Worth Housing Solutions is a quasi-public agency with tax-exempt status.

Delara Chase to be developed by Delara Chase, LLC, an affiliate of O-SDA Industries, LLC, to be located at 4805 Altamesa Blvd., Fort Worth, 76133 (CD 6). The site is zoned C-Medium Density Multifamily. Housing tax credits will be used to acquire and rehabilitate this existing multifamily development. It will not be tax-exempt.

Sycamore Senior Living to be developed by Sycamore TXHP LP, an affiliate of JCM Ventures, LLC, to be located at 1651 Sycamore School Rd., Fort Worth, 76134 (CD 8). The site for the proposed development is zoned E-Neighborhood Commercial, proposed to be changed to D-

High Density Multifamily. This development will target seniors (55+) and will not be tax exempt.

Georgian Oaks to be developed by Georgian Oaks, LLC, an affiliate of O-SDA Industries, LLC, to be located at 210 E. 7th St., Fort Worth, 76102 (CD 9). The site for the proposed development is zoned H-Central Business. Historic rehabilitation tax credits will be paired with HTCs to acquire and rehabilitate this existing historic building in Downtown Fort Worth. This development will target seniors (55+) and will not be tax exempt.

Maren Grove to be developed by Maren Grove LLC, an affiliate of O-SDA Industries, LLC to be located at 801 W Shaw St., Fort Worth, 76110 (CD 9). The site for the proposed development is zoned MU-1-Low Intensity Mixed-Use. Historic rehabilitation tax credits will be paired with HTCs to acquire and rehabilitate this existing historic building. It will not be tax-exempt.

Lofts at Redwood to be developed by CSH Lofts at Redwood, Ltd., an affiliate of Brompton Development, LLC, to be located at 5008 Collett Little Rd., Fort Worth, 76119 (CD 11). The site for the proposed development is zoned E-Neighborhood Commercial, proposed to be changed to PD-Planned Development. The proposed development will not be tax exempt.

Commitment of Development Funding:

Per the City's 2024 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. Two of the developments, Hughes House III and Maren Grove, 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. For all other developments, the approximate total amount of the fee waivers is \$180,000.00. 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; (k) urban forestry application fee; and (l) sign permit fees.

Fee waivers will be conditioned upon the development receiving an award of 2024 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 Neighborhood Empowerment Zones (NEZs) were created to promote affordable housing and economic development in the designated zone. Four NEZs have adopted Strategic Plans for certain distinct areas located in the larger NEZ to guide the rebuilding of neighborhoods with compatible quality infill housing and appropriate mixed-use development in commercial areas. The City's Council adopted the Cavile Place/Historic Stop Six Transformation Plan in 2014. 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). The Cavile Place/Historic Stop Six Transformation Plan is located in Appendix A of the Comprehensive Plan.

Hughes House III, Maren Grove, and the Lofts at Redwood are developments located either in an Urban Village, a TIF, a NEZ, a distinct area within a NEZ with a Strategic Plan, or an area that has an adopted Transformation Plan. Staff determined that these developments will significantly contribute to the City's ongoing revitalization efforts in each of the Urban Villages, TIFs, NEZs or Transformation Plan 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 Urban Village, TIF, NEZ, or Transformation Plan area. Staff recommends that the City Council adopt the attached resolutions determining that Hughes House III, Maren Grove, and the Lofts at Redwood are developments that contribute to the City's concerted revitalization efforts underway in the Urban Villages, TIFs, NEZs, or Transformation Plan areas in which they are located.

Limitations on Developments With Certain Neighborhood Risk Factors:

More than 20% HTC Units per Total Households

TDHCA rules state that if a proposed development will be located in a census tract with more than 20 percent HTC units per total households as established by the five-year American Community Survey, it will be ineligible for HTCs unless the governing body of the jurisdiction votes to specifically allow it and also submits a resolution to TDHCA stating that the proposed development is consistent with the jurisdiction's federal obligation to affirmatively further fair housing.

Hughes House III, Georgian Oaks, and the Lofts at Redwood will each be located in a census tract in which more than 20 percent of the total households are HTC units. Staff recommends that City Council vote to specifically allow these developments and approve the additional determination that they are consistent with the City's obligation to affirmatively further fair housing.

One-Mile Three Year Rule

Hughes House III and Maren Grove are each located one linear mile or less from 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.

Located in Census Tract above 40 Percent Poverty Rate

TDHCA rules state that if a proposed development will be located in a census tract with a poverty rate above 40 percent, the governing body of the appropriate jurisdiction must acknowledge the high poverty rate and authorize the development to move forward with its application for HTCs.

Hughes House III will be located in a census tract with a poverty rate above 40 percent. Staff recommends that City Council vote to acknowledge the high poverty rate and authorize this development to move forward with an HTC application.

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 4, 5, 6, 8, 9, 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 2024 Budget. While no current year impact is anticipated from this action, any effect on expenditures and revenues will be budgeted in future Fiscal Years.

Fernando Costa	6122	
Victor Turner	8187	
Amy Connolly	7556	
Chad LaRoque	2661	
	Victor Turner Amy Connolly	Victor Turner 8187 Amy Connolly 7556

Expedited



2900 Airport Freeway Fort Worth, TX 76111 (817) 924-5091 | (817) 924-7619 (f)

February 12, 2024

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

RE: Support for Maren Grove, Georgian Oaks, Delara Chase

Dear Mr. Nickells,

I am writing this letter to provide my support for:

TDHCA Tax Credit Application # 24148 Maren Grove to be located at 801 West Shaw Street, in Fort Worth, TX;

TDHCA Tax Credit Application # 24145 Georgian Oaks to be located at 210 E. 7th St, Fort Worth, TX; and

TDHCA Tax Credit Application # 24147 Delara Chase to be located at 4805 Altamesa Blvd, Fort Worth, TX.

Housing Channel is a certified 501(c)(3) organization and a leading Community Housing Development Organization (CHDO) with a 32-year history providing affordable housing solutions for lower income families in Tarrant County and the surrounding metropolitan area. The mission of Housing Channel is to revitalize distressed neighborhoods and increase quality affordable housing available to low and moderate-income families. Housing affordability has reached a crisis level for working families in our communities, which is further burdening our most vulnerable residents in need, therefore we are in support of these projects to provide much-needed affordable housing.

Thank you for the opportunity to provide our support for these projects and please contact me if you have any questions.

Sincerely, Donna VanNess President





January 3, 2024

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

RE: Maren Grove, Georgian Oaks, Delara Chase

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 24148 Maren Grove to be located at 801 West Shaw Street, in Fort Worth, TX, TDHCA Tax Credit Application # 24145 Georgian Oaks to be located at 210 E. 7th St, Fort Worth, TX and TDHCA Tax Credit Application # 24147 Delara Chase to be located at 4805 Altamesa Blvd, Fort Worth, TX.

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

Sincerely,

athy and

Kathryn Arnold ² Chief Executive Officer



01/24/2024

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

Administration

3900 Meadowbrook Dr Suite 122 Fort Worth, TX 76103 P: 817.927.5556

Bethlehem Center

951 Evans Ave. Fort Worth, TX 76104 817.332.7911

Polytechnic Center

3100 Avenue I Fort Worth, TX 76105 817.531.2803

Wesley Center

3600 N. Crump Fort Worth, TX 76106 817.625.8205 RE: Maren Grove, Georgian Oaks, Delara Chase

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 24148 Maren Grove to be located at 801 West Shaw Street, in Fort Worth, TX, TDHCA Tax Credit Application # 24145 Georgian Oaks to be located at 210 E. 7th St, Fort Worth, TX and TDHCA Tax Credit Application # 24147 Delara Chase to be located at 4805 Altamesa Blvd, Fort Worth, TX.

United Community Centers 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,

Celia Espanza

Celia Esparza President & CEO





Tarrant County Hands of Hope

PO Box 7306, Fort Worth, Texas 76111 817-298-2779 | www.hohtx.com

Cody Campbett 221 East 11th Street Austin, TX 78701

RE: Application # 24148, Application #2415 & Application #2417

Dear Mr. Campbett:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 24148 Maren Grove to be located at 801 West Shaw Street, in Fort Worth, TX, TDHCA Tax Credit Application # 24145 Georgian Oaks to be located at 210 F.ast 7th St, Fort worth, TX and TDHCA Tax Credit Application # 24147 Delara Chase to be located at 4805 Altamesa Blvd, Fort Worth, TX.

Tarrant County Hands of Hope 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, ama

24165

Community Input Scoring Items			
	TDHCA#pp. Cov	Self Score Total: 142	
1. Lo	ocal 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.** City of Dallas Name of Local Government Body	Points Requested 17	
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>		
2 Q	uantifiable Community Participation - §11.9(d)(4)		
×	Application expects to receive QCP points.	Points Requested 4	
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the be received from Neighborhood Organization!	Applicant. Packets MUST	
3 Ir	put from State Representative - §11.9(d)(5)		
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 0	
	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	
** N	ote that if there is no Representative, both items will be scored as neutral. Letters are	e due March 1 <u>, 2024</u> . 8	
4 Ir	put from Community Organizations - §11.9(d)(6)		
>	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested 4	
Α	. The Ruth Cheatham Foundation	_	
	Name of Community Organization	x Support	
	Lindsay Whittemore	Opposition	
	Contact Name		
В	AIDS Services of Dallas (PWA Coalition of Dallas, Inc.)	Π.	
	Name of Community Organization	x Support	
	Traswell C. Livingston III	Opposition	
	Contact Name		
С	Legal Hospice of Texas		
	Name of Community Organization	x Support	
	Nisa Ortiz	Opposition	
	Contact Name		
D	Victory Baptist Church of Dallas	Course and	
	Name of Community Organization	x Support	
	Mark Murrell Sr. Contact Name	Opposition	
E	Association of Persons Affected by Addiction (APAA) Name of Community Organization	Current and	
		x Support	
	Joe Powell Contact Name	Opposition	
-			
F	NA Name of Community Organization	Support	
		Opposition	
	Contact Name		

February 14, 2024

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

WHEREAS, after the adoption of the CHP, the City Council authorized multiple amendments to the CHP on November 28, 2018, by Resolution No. 18-1680; on May 22, 2019, by Resolution No. 19-0824; on March 27, 2019, by Resolution No. 19-0429 and Ordinance No. 31142; on June 12, 2019, by Resolution No. 19-0884; on June 26, 2019, by Resolution No. 19-1041; on September 25, 2019, by Resolution No. 19-1498; on December 11, 2019, by Resolution No. 19-1864; on September 9, 2021, by Resolution No. 21-1450; on January 22, 2020, by Resolution No. 20-0188; on August 26, 2020, by Resolution No. 20-1220; on January 27, 2021, by Resolution No. 21-0212; on September 9, 2021, by Resolution No. 21-1450; on October 13, 2021, by Resolution No. 21-1655; on October 13, 2021, by Resolution No. 21-1656; on May 11, 2022, by Resolution No. 22-0744; and on September 28, 2022, by Resolution No. 22-1432; 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 West End Lofts at 805 Elm Street in the City of Dallas, Texas; and

WHEREAS, the Applicant proposes to develop 48 studios, 64 one-bedroom, 42 twobedroom, and six three-bedroom units; and will include amenities and other TDHCArequired features; and

WHEREAS, upon completion of the development, the Applicant proposes to make 32 of the 160 units available to households earning 0.00%-30.00% of Area Median Income (AMI), seven of the 160 units available to households earning between 51.00%-60.00% of AMI, 14 of the 160 units available to households earning between 61.00%-70.00% AMI, 17 of the 160 units available to households earning between 71.00%-80.00% and 90 of the 160 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 2024 9% Low Income Competitive HTC (9% HTC) for the proposed development of a property to be known as West End Lofts (TDHCA No. 24165); 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 9% HTC application for West End Lofts located at 805 Elm Street, Dallas, Texas 75202; 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 Cabana Design District Apartment Homes (a 9% housing tax credit development located at 899 North Stemmons Freeway) 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, and/or its affiliate(s), to be located at 805 Elm Street, Dallas, Texas 75202, the development's application for 9% Low Income HTC, and any allocation by the TDHCA of 9% HTC for the proposed multifamily development.

SECTION 2. That, as provided in for 10 TAC §11.3(d), it is hereby acknowledged that the proposed new construction 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 3. 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 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. Sycamore Strategies, LLC and/or its affiliate(s) must be awarded 9% HTC by TDHCA; and
- b. The line of credit will have an interest rate of 1%. Interest will not be incurred or accrue until and unless funds are drawn; and
- c. The line of credit must be repaid in full on expiration or termination of the Land Use Restriction Agreement recorded by TDHCA.

240255

February 14, 2024

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$500.00 in accordance with this resolution from General Fund, Fund 0001, Department HOU, Unit 4285, Object 3015, Activity AFHO, Encumbrance/Contract No. HOU-2024-00024016, Vendor VC22772.

SECTION 5. 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 in an amount not to exceed \$500.00 in General Fund, Fund 0001, Department HOU, Balance Sheet Account 0898.

SECTION 6. 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 7. That this formal action has been taken to put on record the support expressed by the City of Dallas on February 14, 2024, 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 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



February 28, 2024

Texas Department of Housing and Community Affairs 221 East 11th Street Austin, Texas 78701 Attn: Cody Campbell, Executive Director

Re: Support for West End Lofts (TDHCA #24-165) and Braniff Lofts (TDHCA#24-166)

Dear Mr. Campbell,

I am Joe Powell, President/CEO at the Association of Persons Affected by Addiction and I am pleased to submit this letter of support for West End Lofts (TDHCA #24-165) at 805 Elm Street, Dallas, Texas, Dallas County, and Braniff Lofts (TDHCA#24-166) at 2801 Wycliff Ave, Dallas, Texas, Dallas County.

For over 25 years, our recovery community organization APAA has been rooted in the community of South Dallas, TX, where we address the pressing issues faced by individuals who are challenged with accessing health, wellness, and recovery. We are nationally recognized as one of the leading recovery organizations providing individuals, families, and communities with culturally congruent substance use and mental health recovery support services.

We support the development of affordable housing in downtown Dallas and support the sponsor of the proposed West End Lofts and Braniff Loft sites.

Sincerely,

Joe Powell

Joe Powell President/CEO Association of Persons Affected by Addiction



2818 Martin Luther King Jr. Dallas, Texas 75215

February 24, 2024

Texas Department of Housing and Community Affairs

221 East 11th Street

Austin, Texas 78701

Attn: Cody Campbell, Executive Director

Re: Support for West End Lofts (TDHCA #24-165) and Braniff Lofts (TDHCA#24-166)

Dear Mr. Campbell,

I am Pastor at Victory Baptist Church and am pleased to submit this letter of support for West End Lofts (TDHCA #24-165) at 805 Elm Street, Dallas, Texas, Dallas County, and Braniff Lofts (TDHCA#24-166) at 2801 Wycliff Ave, Dallas, Texas, Dallas County.

Victory Baptist Church is a church that wants to inspire growth in the South Dallas/Fair Park area and is dedicated to supporting the community and through outreach programs. Among our services to the community is our SOAR program, which provides free tutoring and mentoring for students.

We support the development of affordable housing in downtown Dallas and support the sponsor of the proposed West End Lofts site.

Victory Baptist Church

Mark Murrell Sr.

2818 Martin Luther King Jr.

Dallas, TX 75215



February 28, 2024

Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, TX 78701 Attn: Cody Campbell Executive Director

Re: Support for TDHCA #24165 West End Lofts TDHCA #24166 Braniff Lofts

Dear Mr. Campbell,

The Ruth Cheatham Foundation supports the following proposed affordable rental housing communities at their proposed locations:

West End Lofts at 805 Elm Street, Dallas, Texas, (TDHCA #24-165) and Braniff Lofts at 2801 Wycliff Avenue, Dallas, Texas (TDHCA #24-166).

The Ruth Cheatham is a non-profit which serves school aged North Texans that are being treated for, or recovering from cancer. The foundation provides scholarships as well as educational services to patients throughout their treatment. Services include providing reading devices, educational support and weekly visits to the Children's Medical Center oncology ward. The Ruth Cheatham Foundation supports the sponsors of the above listed projects, in their efforts to provide quality affordable rental housing to residents of Dallas County, Texas.

Please contact me if you have any questions.

Sincerely,

Lindsay Whittemore President and Co-Founder The Ruth Cheatham Foundation Email: lindsay@ruthcheathamfoundation.org

The future of hope starts with you! www.RuthCheathamFoundation.org Advocacy - Education - Financial Aid

The Ruth Cheatham Foundation is a nonprofit 501(c) (3) exempt organization; EIN 81-4522443.



1825 Market Center Blvd. Suite 550 Dallas, Texas 75207

P 214.521.6622

F 214.521.3310

E info@legalhospice.org

W www.legalhospice.org

February 24, 2024

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

Attn: Cody Campbell, Executive Director

Re: Support for West End Lofts (TDHCA #24-165) and Braniff Lofts (TDHCA#24-166)

Dear Mr. Campbell,

I am Nisa Ortiz, Director of Client Services at Legal Hospice of Texas and am pleased to submit this letter of support for West End Lofts (TDHCA #24-165) at 805 Elm Street, Dallas, Texas, Dallas County, and Braniff Lofts (TDHCA#24-166) at 2801 Wycliff Ave, Dallas, Texas, Dallas County.

Legal Hospice of Texas is building a community in which people, regardless of heath or economic status, have access to justice. The issues we assist with are Estate Planning, Housing Employment and Public Benefits. We aim to provide high-quality pro bono legal services to low-income persons living with HIV.

We support the development of affordable housing in downtown Dallas and support the sponsor of the proposed West End Lofts site.

Nisa Ortiz Director of Client Services Legal Hospice of Texas

Legal Hospice of Texas is a 501 (c)(3) nonprofit organization. All contributions are tax deductible to the extent allowed by low. LHT is funded, in part, by grants from Texas Access to Justice Foundation, Ryan White Treatment Modernization Act and Texas Department of State Health Services.



P.O. Box 4338 Dallas, TX 75208-0338 (214) 941-0523 1-800-710-7554 FAX (214) 941-8144 (e-mail: info@aidsdallas.org) 400 S. Zang Blvd. Suite 210, L.B. 60 Dallas, TX 75208

e-mail: info@aidsdallas.org www.aidsdallas.org

President and Chief Executive Officer Traswell C. Livingston III (e-mail: tlivingston@aidsdallas.org)

Board of Trustees Aaron Waldo Esq. Chair Caleb Hand, Vice Chair Harold Dédé III, Treasurer Cari Davis, Secretary John Daugherty Juan Martinez Brad McCrae Alfonzo Mendez Eric Thomas Jasmine Thompson, Esq Jonathan Everidge Jonathan Thorne Advisory Committee Stephanie Angel Betty Boyer Janie R. Bush Robert Hallam, Jr. Leigh Honeycutt Don Jenkins Veletta Forsythe Lill James Nowlin, Esq. Paula Reese Lori Trent

Co-Founders Michael R. Merdian (1956-1993) Daryl Moore (1960-1988) February 27, 2024

Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, TX 78701 Attn: Cody Campbell Executive Director

Re: Support for West End Lofts, TDHCA #24165

Dear Mr. Campbell,

AIDS Services of Dallas supports West End Lofts, a proposed affordable rental housing community at its proposed location 801 Elm Street, Dallas, Texas.

The mission of AIDS Services of Dallas is to create and strengthen healthy communities through the delivery of quality, affordable, service-enriched housing for individuals and families living with HIV/AIDS. ASD's mission includes advocacy, education, and the development of affordable housing options and community development opportunities, both for its residents living with or impacted by HIV/ AIDS, and for economically disadvantaged people.

AIDS Services of Dallas supports the sponsor in its efforts to provide quality affordable rental housing to residents of Dallas and Dallas County, Texas.

Please contact me if you have any questions.

Sincerely,

Traswell C. Livingston II President and CEO



Equal Housing Opportunity A Community Housing Development Organization An Equal Opportunity Employer



A Recipient of Two Awards For Excellence in Affordable Housing from The Metropolitan Life Foundation

24147

Community Input Scoring Items			
	TDHCA#pp. Cove	Self Score Total:	140
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are ind	cluded in the Application.	
	Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Fort Worth Name of Local Government Body	Points Requested	17
2	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>		
2	Quantifiable Community Participation - §11.9(d)(4)		
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested Applicant. Packets MUST	4 be
3	Input from State Representative - §11.9(d)(5)		
	X Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	8
	Letter stating that no letter will be provided is included behind this tab.**		
	No letter from a State Representative is included behind this tab.	Points Requested	0
	** Note that if there is no Representative, both items will be scored as neutral. Letters are	due March 1 <u>, 2024</u> .	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. Pathfinders		
	Name of Community Organization	x Suppo	ort
	Kathryn Arnold	Орроз	sition
	Contact Name		
	B. Hands of Hope		
	Name of Community Organization	x Suppo	ort
	John Ramsey	Орроз	sition
	Contact Name		
	C. United Community Centers		
	Name of Community Organization	x Suppo	ort
	Celia Esparza	Орроз	sition
	Contact Name		
	D. Housing Channel		
	Name of Community Organization	x Suppo	
	Donna VanNess	Орроз	sition
	Contact Name		
	E. na	<u> </u>	
	Name of Community Organization	Suppo	
	Contact Name		
	F		
	Name of Community Organization	Suppo	
	Contact Name		

A Resolution

NO. 5897-02-2024

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR DELARA CHASE AND COMMITTING DEVELOPMENT FUNDING

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, Delara Chase, LLC, an affiliate of Across LLC, AZ Morse Development LLC, or O-SDA Industries, LLC, has proposed a development for mixed-income affordable multifamily rental housing named Delara Chase to be located at 4805 Altamesa Blvd in the City of Fort Worth;

WHEREAS, Delara Chase, LLC has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2024 Competitive (9%) Housing Tax Credits for Delara Chase, to acquire and rehabilitate an existing complex consisting of approximately 116 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 2024 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located; and

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

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

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of Delara Chase, LLC to the Texas Department of Housing and Community Affairs for 2024 Competitive (9%) Housing Tax Credits for the purpose of the development of Delara Chase to be located 4805 Altamesa Blvd (TDHCA Application No. 24147), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount of no less than \$500.00 to Delara Chase, LLC conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low- and moderate-income households in

accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

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

Adopted this 13th day of February, 2024.

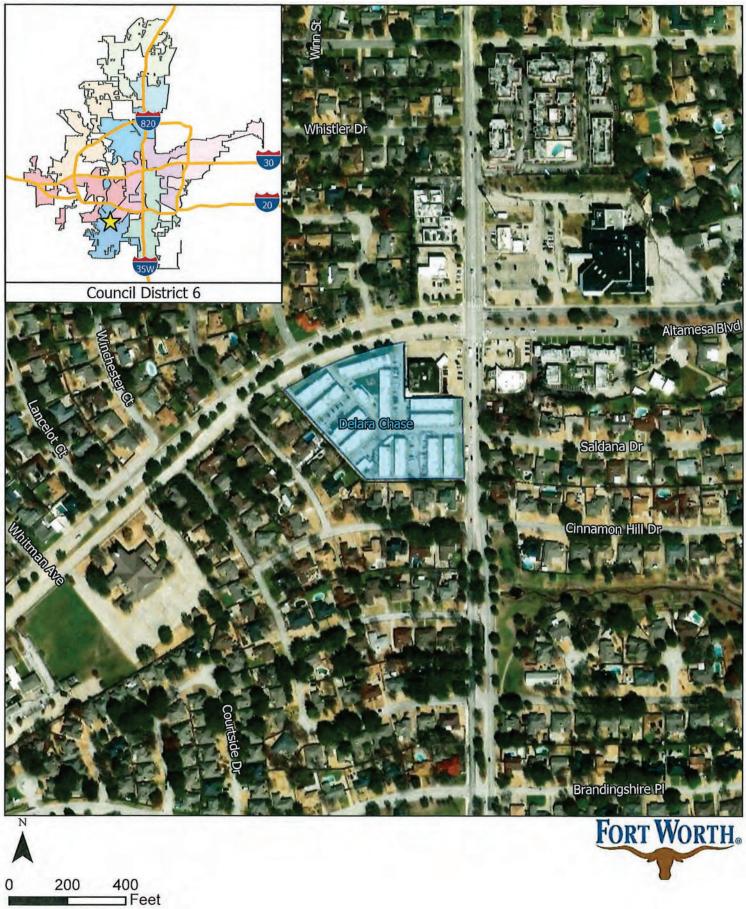
ATTEST:

Jannese & Becile By:

Jannette S. Goodall, City Secretary



Delara Chase 4805 Altamesa Blvd



City of Fort Worth, Texas Mayor and Council Communication

DATE: 02/13/24

M&C FILE NUMBER: M&C 24-0111

LOG NAME: 192024_9%HTCRESOLUTIONS

SUBJECT

(CD 4, CD 5, CD 6, CD 8, CD 9, and CD 11) Consider and Adopt Seven Resolutions of Support for 2024 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 Development, Find that the Fee Waivers Serve a Public Purpose and that Adequate Controls are in Place, Determine which Developments Contribute to the City's Revitalization Efforts, Acknowledge the One-Mile Three Year Rule, and Make Related Acknowledgments

RECOMMENDATION:

- Acknowledge the receipt of requests for City support of applications to the Texas Department of Housing and Community Affairs for 2024 Competitive (9%) Housing Tax Credits from various developers;
- 2. Consider and adopt the seven attached Resolutions of Support for 2024 applications for Competitive (9%) Housing Tax Credits for the multifamily housing developments listed below, to be located at various sites throughout the City;
- Approve fee waivers in the approximate amount of up to \$30,000.00 as the City's commitment of development funding for each of the developments that receive a Resolution of Support;
- 4. 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;
- 5. 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: Hughes House III, Maren Grove, and the Lofts at Redwood;
- Acknowledge that the following developments are each 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: Hughes House III and Maren Grove;
- Acknowledge that the following developments are each located in a census tract that has more than 20 percent Housing Tax Credit units per total households, and authorize these developments to move forward with their applications for housing tax credits: Hughes House III, Georgian Oaks, and the Lofts at Redwood; and
- Acknowledge that Hughes House III is located in a census tract with a poverty rate above 40 percent, and authorize this development to move forward with an application for tax credits.

DISCUSSION:

On November 14, 2023, 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) 23-0946). This year the City received seven applications from developers requesting Resolutions of Support for proposed 9% HTC developments in Fort Worth. All of the applications met the general and program specific requirements of the policy and are recommended to receive resolutions 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 2024 HTC Policy or a high-opportunity area as defined by the TDHCA.

Huntington Place Senior Living Parkwood Hill to be developed by Huntington Place Senior Living Parkwood Hill, LP, an affiliate of Cross Development Residential, to be located at 5601 Basswood Blvd., Fort Worth, 76137 (CD 4). The site for the proposed development is zoned E-Neighborhood Commercial, proposed to be changed to PD-Planned Development. The proposed development will not be tax exempt.

Hughes House III to be developed by FW Hughes House III, LP, an affiliate of a partnership between Fort Worth Housing Solutions and McCormack Baron Salazar, to be located at the southeast and southwest corners of East Rosedale Street and Etta Street, Fort Worth, TX 76105 (CD 5). The site for the proposed development is zoned PD-Planned Development. The proposed development will be tax-exempt because Fort Worth Housing Solutions is a quasi-public agency with tax-exempt status.

Delara Chase to be developed by Delara Chase, LLC, an affiliate of O-SDA Industries, LLC, to be located at 4805 Altamesa Blvd., Fort Worth, 76133 (CD 6). The site is zoned C-Medium Density Multifamily. Housing tax credits will be used to acquire and rehabilitate this existing multifamily development. It will not be tax-exempt.

Sycamore Senior Living to be developed by Sycamore TXHP LP, an affiliate of JCM Ventures, LLC, to be located at 1651 Sycamore School Rd., Fort Worth, 76134 (CD 8). The site for the proposed development is zoned E-Neighborhood Commercial, proposed to be changed to D-

High Density Multifamily. This development will target seniors (55+) and will not be tax exempt.

Georgian Oaks to be developed by Georgian Oaks, LLC, an affiliate of O-SDA Industries, LLC, to be located at 210 E. 7th St., Fort Worth, 76102 (CD 9). The site for the proposed development is zoned H-Central Business. Historic rehabilitation tax credits will be paired with HTCs to acquire and rehabilitate this existing historic building in Downtown Fort Worth. This development will target seniors (55+) and will not be tax exempt.

Maren Grove to be developed by Maren Grove LLC, an affiliate of O-SDA Industries, LLC to be located at 801 W Shaw St., Fort Worth, 76110 (CD 9). The site for the proposed development is zoned MU-1-Low Intensity Mixed-Use. Historic rehabilitation tax credits will be paired with HTCs to acquire and rehabilitate this existing historic building. It will not be tax-exempt.

Lofts at Redwood to be developed by CSH Lofts at Redwood, Ltd., an affiliate of Brompton Development, LLC, to be located at 5008 Collett Little Rd., Fort Worth, 76119 (CD 11). The site for the proposed development is zoned E-Neighborhood Commercial, proposed to be changed to PD-Planned Development. The proposed development will not be tax exempt.

Commitment of Development Funding:

Per the City's 2024 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. Two of the developments, Hughes House III and Maren Grove, 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. For all other developments, the approximate total amount of the fee waivers is \$180,000.00. 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 2024 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 Neighborhood Empowerment Zones (NEZs) were created to promote affordable housing and economic development in the designated zone. Four NEZs have adopted Strategic Plans for certain distinct areas located in the larger NEZ to guide the rebuilding of neighborhoods with compatible quality infill housing and appropriate mixed-use development in commercial areas. The City's Urban Villages, TIFs, NEZs, and 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). The Cavile Place/Historic Stop Six Transformation Plan is located in Appendix A of the Comprehensive Plan.

Hughes House III, Maren Grove, and the Lofts at Redwood are developments located either in an Urban Village, a TIF, a NEZ, a distinct area within a NEZ with a Strategic Plan, or an area that has an adopted Transformation Plan. Staff determined that these developments will significantly contribute to the City's ongoing revitalization efforts in each of the Urban Villages, TIFs, NEZs or Transformation Plan 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 Urban Village, TIF, NEZ, or Transformation Plan area. Staff recommends that the City Council adopt the attached resolutions determining that Hughes House III, Maren Grove, and the Lofts at Redwood are developments that contribute to the City's concerted revitalization efforts underway in the Urban Villages, TIFs, NEZs, or Transformation Plan areas in which they are located.

Limitations on Developments With Certain Neighborhood Risk Factors:

More than 20% HTC Units per Total Households

TDHCA rules state that if a proposed development will be located in a census tract with more than 20 percent HTC units per total households as established by the five-year American Community Survey, it will be ineligible for HTCs unless the governing body of the jurisdiction votes to specifically allow it and also submits a resolution to TDHCA stating that the proposed development is consistent with the jurisdiction's federal obligation to affirmatively further fair housing.

Hughes House III, Georgian Oaks, and the Lofts at Redwood will each be located in a census tract in which more than 20 percent of the total households are HTC units. Staff recommends that City Council vote to specifically allow these developments and approve the additional determination that they are consistent with the City's obligation to affirmatively further fair housing.

One-Mile Three Year Rule

Hughes House III and Maren Grove are each located one linear mile or less from 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.

Located in Census Tract above 40 Percent Poverty Rate

TDHCA rules state that if a proposed development will be located in a census tract with a poverty rate above 40 percent, the governing body of the appropriate jurisdiction must acknowledge the high poverty rate and authorize the development to move forward with its application for HTCs.

Hughes House III will be located in a census tract with a poverty rate above 40 percent. Staff recommends that City Council vote to acknowledge the high poverty rate and authorize this development to move forward with an HTC application.

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 4, 5, 6, 8, 9, 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 2024 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:	Fernando Costa	6122	
Originating Business Unit Head:	Victor Turner	8187	
	Amy Connolly	7556	
Additional Information Contact:	Chad LaRoque	2661	

Expedited

State of Texas HOUSE OF REPRESENTATIVES



District 90 REPRESENTATIVE RAMON ROMERO, JR.

February 29, 2024

Cody Campbell (via email: cody.campbell@tdhca.state.tx.us) Director, Multifamily Programs Texas Department of Housing and Community Affairs 221 East 11th Street Austin, TX 78701

RE: TDHCA #24147 – 4805 Altamesa Blvd, Fort Worth, TX 76133

Dear Mr. Campbell,

I am writing to express my support for the Delara Chase development. The proposed development will be located at 4805 Altamesa Boulevard in Fort Worth and House District 90, which I represent. This new development will bring much needed affordable housing to the area.

Thank you for the opportunity to express my support for this important housing development.

Sincerely,

Representative Ramon Romero, Jr. Texas State Representative House District 90



2900 Airport Freeway Fort Worth, TX 76111 (817) 924-5091 | (817) 924-7619 (f)

February 12, 2024

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

RE: Support for Maren Grove, Georgian Oaks, Delara Chase

Dear Mr. Nickells,

I am writing this letter to provide my support for:

TDHCA Tax Credit Application # 24148 Maren Grove to be located at 801 West Shaw Street, in Fort Worth, TX;

TDHCA Tax Credit Application # 24145 Georgian Oaks to be located at 210 E. 7th St, Fort Worth, TX; and

TDHCA Tax Credit Application # 24147 Delara Chase to be located at 4805 Altamesa Blvd, Fort Worth, TX.

Housing Channel is a certified 501(c)(3) organization and a leading Community Housing Development Organization (CHDO) with a 32-year history providing affordable housing solutions for lower income families in Tarrant County and the surrounding metropolitan area. The mission of Housing Channel is to revitalize distressed neighborhoods and increase quality affordable housing available to low and moderate-income families. Housing affordability has reached a crisis level for working families in our communities, which is further burdening our most vulnerable residents in need, therefore we are in support of these projects to provide much-needed affordable housing.

Thank you for the opportunity to provide our support for these projects and please contact me if you have any questions.

Sincerely, Donna VanNess President





January 3, 2024

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

RE: Maren Grove, Georgian Oaks, Delara Chase

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 24148 Maren Grove to be located at 801 West Shaw Street, in Fort Worth, TX, TDHCA Tax Credit Application # 24145 Georgian Oaks to be located at 210 E. 7th St, Fort Worth, TX and TDHCA Tax Credit Application # 24147 Delara Chase to be located at 4805 Altamesa Blvd, Fort Worth, TX.

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

Sincerely,

athy and

Kathryn Arnold ² Chief Executive Officer



01/24/2024

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

Administration

3900 Meadowbrook Dr Suite 122 Fort Worth, TX 76103 P: 817.927.5556

Bethlehem Center

951 Evans Ave. Fort Worth, TX 76104 817.332.7911

Polytechnic Center

3100 Avenue I Fort Worth, TX 76105 817.531.2803

Wesley Center

3600 N. Crump Fort Worth, TX 76106 817.625.8205 RE: Maren Grove, Georgian Oaks, Delara Chase

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 24148 Maren Grove to be located at 801 West Shaw Street, in Fort Worth, TX, TDHCA Tax Credit Application # 24145 Georgian Oaks to be located at 210 E. 7th St, Fort Worth, TX and TDHCA Tax Credit Application # 24147 Delara Chase to be located at 4805 Altamesa Blvd, Fort Worth, TX.

United Community Centers 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,

Celia Espanza

Celia Esparza President & CEO





Tarrant County Hands of Hope

PO Box 7306, Fort Worth, Texas 76111 817-298-2779 | www.hohtx.com

Cody Campbett 221 East 11th Street Austin, TX 78701

RE: Application # 24148, Application #2415 & Application #2417

Dear Mr. Campbett:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 24148 Maren Grove to be located at 801 West Shaw Street, in Fort Worth, TX, TDHCA Tax Credit Application # 24145 Georgian Oaks to be located at 210 Fast 7th St, Fort worth, TX and TDHCA Tax Credit Application # 24147 Delara Chase to be located at 4805 Altamesa Blvd, Fort Worth, TX.

Tarrant County Hands of Hope 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, ama

24171

Community Input Scoring Items				
	TDHCA#pp. Cov	Self Score Total: 132		
1. Lo	cal 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.** City of Arlington Name of Local Government Body	Points Requested 17		
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>			
2 Q	uantifiable Community Participation - §11.9(d)(4)			
X	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the be received from Neighborhood Organization!	Points Requested 4 e Applicant. Packets MUST		
3 In	put from State Representative - §11.9(d)(5)			
x	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 8		
	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		
** N	ote that if there is no Representative, both items will be scored as neutral. Letters ar	e due March 1 <u>, 2024</u> . 8		
4 In	put 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		
Α.	Meals on Wheels, Inc. of Tarrant County	_		
	Name of Community Organization	x Support		
	Carla Jutson	Opposition		
	Contact Name			
В.	North Texas Fair Housing Center			
	Name of Community Organization	x Support		
	Frances Espinoza	Opposition		
	Contact Name			
C.	National Shared Housing Resource Center			
	Name of Community Organization	x Support		
	Maria Machado Contact Name	Opposition		
_				
D.	Mission Arlington/Mission Metroplex Name of Community Organization	x Support		
		Opposition		
	Tillie Burgin Contact Name			
c	Arlington-Mansfield Area YMCA			
с.	Name of Community Organization	x Support		
	Eric Tucker			
	Contact Name			
F	ΝΑ			
	Name of Community Organization	Support		
	Contact Name	Opposition		

Resolution No. 24-036

A resolution supporting the application of OM Housing, LLC, (AT Sherry Housing, LP) to the Texas Department of Housing and Community Affairs for Housing Tax Credits for the development of affordable rental housing located at the southeast corner of Pioneer Parkway and Sherry Street, in Arlington, Texas, to be named Sherry Pointe

- WHEREAS, OM Housing, LLC, (AT Sherry Housing, LP) has proposed a development of affordable rental housing at the southeast corner of Pioneer Parkway and Sherry Street, Arlington, Texas, to be named Sherry Pointe; and
- WHEREAS, OM Housing, LLC, (AT Sherry Housing, LP) has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2024 Multifamily 9% Housing Tax Credits for Sherry Pointe; NOW THEREFORE

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

I.

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

II.

That the City of Arlington, acting through its governing body, hereby confirms that it supports the proposed Sherry Pointe, Application #24171, and that this formal action has been taken to put on record the opinion expressed by the City of Arlington on the below inscribed date.

III.

Further, that as provided for in 10 TAC §11.101(a)(3) of the Qualified Allocation Plan, the City of Arlington hereby acknowledges that the proposed Development is located in a census tract that has a poverty rate above 40% for individuals.

IV.

Further, that the City of Arlington hereby confirms that its governing body has voted specifically to authorize the Development to move forward.

V.

Further, the City of Arlington will provide development support in the amount of \$500 towards the Sherry Pointe development.

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 <u>13th</u> day of <u>February</u>, 2024, by a vote of <u>9</u> ayes and <u>0</u> 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



SALMAN BHOJANI Texas State Representative

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

Dear Cody Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 24171 Sherry Pointe to be located at Approx NEQ of E Arkansas Ln. and Sherry St. in Arlington, TX. There is a need for housing that is affordable to citizens of modest means and this development will help fulfill that need.

Sincerely,

Salman Bhojani Texas State Representative, House District 92



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.





Delivering meals and so much more ... "

1/23/24 TDHCA Cody Campbell 221 East 11th Street Austin, TX 78701

RE: Sherry Pointe Apartments (TDHCA #24171)

Dear Mr. Campbell:

I am writing this letter to voice my support for: TDHCA Tax Credit Application # 24171 Sherry Pointe Apartments to be located at Approx NEQ of E Arkansas Lane and Sherry Street, in Arlington, 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,

Carla Jutson

President & CEO Meals On Wheels, Inc. of Tarrant County



January 29, 2024

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

RE: Sherry Pointe Apartments (TDHCA #24171)

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 24171 Sherry Pointe Apartments to be located at Approx NEQ of E Arkansas Lane and Sherry Street, in Arlington, TX.

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

Thank you for the opportunity to provide our support for this project. Please contact me if you need any additional information.

Sincerely,

Frances Espínoza

Frances Espinoza Executive Director North Texas Fair Housing Center



January 18th, 2024

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

RE: Sherry Pointe Apartments (TDHCA# 24171)

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 24171 Sherry Pointe Apartments to be located at Approx NEQ of E Arkansas Lane and Sherry Street, in Arlington, TX.

National Shared Housing Resource Center is a tax-exempt civic organization that promotes and assists with the provision of housing solutions throughout the United States. As Board members our role is to advocate, promote and when possible assist with direct housing solutions. National Shared Housing Resource Center 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,

Maria Machados

Maria Machado Volunteer Coordinator, Region IV GA, TN, AL, FL, TX, LA

HI: MISSION METROPLEX

Tillie Burgin, Executive Director

January 26, 2024

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

RE: Sherry Pointe Apartments (TDHCA #24171)

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 24171 Sherry Pointe Apartments to be located at approximately NEQ of E Arkansas Lane and Sherry Street, in Arlington, Texas.

Mission Arlington/Mission Metroplex 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,

Tillie Burgin Executive Director

TB/dm



FOR YOUTH DEVELOPMENT FOR HEALTHY LIVING FOR SOCIAL RESPONSIBILITY

January 30, 2024

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

RE: Sherry Pointe Apartments (TDHCA# #24171)

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 24171 Sherry Pointe Apartments to be located at Approx NEQ of E Arkansas Lane and Sherry Street, in Arlington, TX.

YMCA 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.

Sincepely

Eric Tucker President & CEO Arlington-Mansfield Area YMCA

24146

		Community Input Scoring Items				
	TDHCA#pp. Cove	Self Score Total: 1	39			
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.** <u>City of Denton</u> Name of Local Government Body	Points Requested	17			
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>					
2	Quantifiable Community Participation - §11.9(d)(4)					
	X Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by th received from Neighborhood Organization!	Points Requested e Applicant. Packets MUST be	4			
3	Input from State Representative - §11.9(d)(5)					
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0			
	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 a	are due March 1 <u>, 2024</u> .	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. Serve Denton Name of Community Organization Patrick J. Smith Contact Name	x Support	on			
	B. Our Daily Bread Name of Community Organization Wendy McGee Contact Name	Support	on			
	C. Cumberland Youth & Family Services Name of Community Organization Courtney Banatoski	Support	on			
	Contact Name D. United Way of Denton County Name of Community Organization	x Support				
	Olivia Mata-Williams Contact Name E. Denton County MHMR Center	Oppositio	on			
	Name of Community Organization John Akers Contact Name	X Support	on			
	F. Grace Like Rain Inc, dba Giving Grace Name of Community Organization Michelle Conner Contact Name	x Support	on			

RESOLUTION NO. 24-048

A RESOLUTION OF THE CITY OF DENTON SUPPORTING DENTON AFFORDABLE HOUSING CORPORATION'S 9% HOUSING TAX CREDIT APPLICATION TO TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR PROPOSED NEW CONSTRUCTION OF THE STELLA 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, in partnership with Across LLC, AZ Morse Development, LLC and O-SDA Industries, LLC (collectively, "Applicant"), is proposing the new construction of a multi-family affordable rental housing development to be located at approximately 3300 Sundown Blvd, Denton TX 76210 to be named Stella 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 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, 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:

<u>SECTION 1.</u> (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.)

<u>SECTION 2.</u> 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. Pursuant to Tex. Gov't Code § 2306.6703(a)(4) and 10 Texas Administrative Code §11.3(c), the City Council hereby affirms its support for the proposed Project's application to TDHCA and the allocation of Housing Tax Credits for the Project.

<u>SECTION 3.</u> 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 does support the proposed Application; and

<u>SECTION 4.</u> 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.

<u>SECTION 5.</u> The City Manager is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

<u>SECTION 6.</u> 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.

<u>SECTION 7.</u> This Resolution shall be effective as of its date of approval and passage by City Council.

. .

The motion to approve this Resolution	on was made	e by 🔣 🤇	thris Wetts	and
seconded by Brian Back	,	the Resol	lution was passed an	d approved
by the following vote $\begin{bmatrix} 6 \\ - \end{bmatrix}$:	A T = 0	Nov	Abstain	Absont
	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:		\checkmark		
Vicki Byrd, District 1:				
Brian Beck, District 2:				
Paul Meltzer, District 3:	<u> </u>			
Joe Holland, District 4:				
Brandon Chase McGee, At Large Place 5:	<u> </u>			
Chris Watts, At Large Place 6:				
PASSED AND APPROVED this the	6**	_day of _	February	, 2024.

GERARD HUDSPETH, MAYOR

ATTEST: JESUS SALAZAR, CITY SECRETARY

BY:

APPROVED AS TO LEGAL FORM: MACK REINWAND, CITY ATTORNEY

Scott Bray 2024.01.30 15:15:17 -06'00' Sutt Brug BY:





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

RE: Application # 24146 Stella Haven

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 24146 Stella Haven to be located at 3300 Sundown Blvd, in Denton, TX.

Serve Denton is a nonprofit organization dedicated to partnering with nonprofits to help make their services more accessible to the Denton community. We partner with organizations that provide affordable housing and believe there is a higher need than what is currently available. Affordable housing fosters a sense of belonging and pride among residents, strengthening the social economy of our community. The proposed development by O-SDA will make a positive change for all residents in Denton County.

Sincerely Patrick J. Smith

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



January 25, 2023

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

RE: Stella Haven

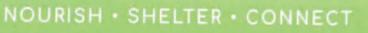
Dear Mr.Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application Stella Haven (#24146) to be located at 3300 Sundown Blvd, 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, endy McGee **Executive Director**

940-566-1308 • 300 W Oak St., Ste. 100 Denton, TX 76201 • ourdailybreaddenton.org





February 7, 2024

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

RE: Stella Haven

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application Stella Haven (#24146) to be located at 3300 Sundown Blvd, in Denton, TX.

Cumberland Youth and Family Services 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,

DU

Courtney Banatoski, President & CEO



909 Greenlee St. Denton, TX 76201

(76201 (940) 382 - 5112 () cum

cumberlandservices.org

Cumberland Youth & Family Services, formerly Cumberland Presbyterian Children's Home, is a non-profit organization incorporated in the state of Texas and recognized by the Internal Revenue Service as a 501(c)(3) charitable organization. Tax ID: 75-0878543

1314 Teasley Lane | Denton, TX 76205 P 940.566.5851 | F 940.898.8976 UnitedWayDentonCounty.org



2/7/24

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

RE: Stella Haven

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application Stella Haven (#24146) to be located at 3300 Sundown Blvd, 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,

n Williams

Olivia Mata-Williams Director of Education, Housing & Workforce Initiatives 940-566-5851 x112

We LIVE UNITED 4 Denton County

CHILDREN & FAMILIES



Date: January 25th, 2024

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

RE Stella Haven

Dear Mr. Campbell

I am writing this letter to voice our support for TDHCA Tax Credit Application Stella Haven (#24146) to be located at 3300 Sundown Blvd, in Denton, TX.

Denton County MHMR is a nonprofit, tax exempt MHA ocal Mental Health Authority that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. ur agency, Denton County MHMR, fully supports the creation of affordable housing in the community and we believe that there is a strong need for housing that is accessible and reasonable to citi ens of modest means and this development will help meet that need.

Sincerely,

John Akers

John Akers B.A. Psychology Counseling .M.H.P Connections Permanent Supportive Housing Program Coordinator 940 594 1027 Email ohna dentonmhmr.org



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

RE: Stella Haven

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application Stella Haven (#24146) to be located at 3300 Sundown Blvd, in Denton, TX.

Grace Like Rain Inc, dba Giving Grace 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,

Michelle Conner CEO Grace Like Rain Inc., dba Giving Grace 81-2233677 - EIN

306 N Loop 288, Ste. 112 Denton, TX 76209 www.givinggrace.org

info@givinggrace.org 940-382-0609

From:	Isabel Kenner
То:	Joshua Goldberger
Subject:	Please oppose Stella Haven development in Sundown Ranch
Date:	Tuesday, May 7, 2024 12:29:04 PM

[You don't often get email from isabelkenner@outlook.com. Learn why this is important at <u>https://aka.ms/LearnAboutSenderIdentification</u>]

Good afternoon, Mr. Goldberger,

Like almost all my neighbors in the Sundown Ranch community in Denton, I oppose the Stella Haven development. While I agree with the need for affordable housing, this is not the right place for it. Please review the conditions of this project and how it will affect the area, as well as the fact it would be right in an HOA area, which has unsecured facilities such as a pond, pool and playground, that our HOA fees pay for and maintain. The traffic in this area is already unbearable, the local elementary school is already at capacity, and many other issues you will find upon revision.

Thank you for your time to read my email.

Isabel Kenner 3617 Longhorn Drive You don't often get email from jdavisanderson84@gmail.com. Learn why this is important

Good morning,

Not sure if you are the right person to direct this to but I just wanted to voice the only concern I have for this project and that's their entrance plans.

Sundown Ranch Blvd is a 2 lane road that can get pretty congested and difficult to get in and out of for the people in the neighborhood let alone an additional 200+ people. Not to mention that is the entrance to this neighborhood and not meant to be an entrance to an apartment complex. I think the entrance should be off of Teasley where there is a wider road and more room to possibly put in a turn lane for the complex.

Please let me know if this should be directed somewhere else.

Jennifer Davis-Anderson M: 940-231-5537 Jennifer Davis-Anderson | LinkedIn You don't often get email from jvarghese32@gmail.com. Learn why this is important

Re: Support for Stella Haven Affordable Housing Development

Dear Joshua,

I hope this email finds you well. I am writing to express my strong support for the proposed Stella Haven affordable housing development in our neighborhood. A letter from Cody Campbell directed homeowners to email you regarding Stella Haven. As a homeowner, I believe it is imperative that we embrace initiatives that promote inclusivity, diversity, and accessibility to housing for all members of our community.

It has come to my attention that there are neighbors who are opposing this development based on misguided concerns regarding increased traffic and other unfounded fears. However, it is important to note that it is the responsibility of TXDOT to conduct a thorough traffic study to address any potential issues in this regard. Thus, traffic concerns should not be a barrier to providing much-needed affordable housing options in our city.

The city of Denton is in dire need of affordable housing, and the proposed location of Stella Haven offers numerous benefits to its future residents. Situated near an exemplary elementary school, Sam Houston, and a convenient neighborhood Walmart, Stella Haven would provide families with access to essential amenities and educational opportunities.

Unfortunately, some of the opposition to Stella Haven has revealed itself to be rooted in classist and racist attitudes. It is disheartening to hear neighbors express concerns about "increased crime" and the need for a "wall" between our community and the proposed development. These remarks reflect a desire for homogeneity and a fear of change, rather than legitimate concerns about safety or property values.

I firmly believe that diversity enriches our community, and that all individuals deserve the opportunity to live in safe, affordable housing regardless of their background. By supporting Stella Haven, we can take a meaningful step towards creating a more equitable and inclusive Denton.

Therefore, I urge you to consider the broader benefits of Stella Haven and to support the awarding of tax incentives for this important development. Thank you for your attention to this matter, and please do not hesitate to reach out if you require any further information.

Sincerely, Johnson Varghese, PhD (469)826-6213

From:	<u>lana vilaing ail co</u>
Io: <u>Joshua Goldberger</u>	
Subject:	Stella Heaven
Date:	Friday, May 3, 2024 2:57:24 PM

[You don't often get email from lana.vilmain@gmail.com. Learn why this is important at <u>https://aka.ms/LearnAboutSenderIdentification</u>]

Mr. Goldberger,

I have sent a previous email regarding my opposition to the Stella Heaven housing project proposal. I have not received a response from to this email. Please let me know if this has been received and my voice has been heard. I recently learned in addition to the initial application to the state touting a library nearby; a public park nearby; and access to transportation all three of which were/are not currently accurate, but that the development has raised the height by 40 feet!! And Denton county has MORE than the state aver average for low income and public housing. Thus, I am opposed to the Stella Haven project.

It is absurd to consider 100 apartments in that tiny amount of space. How is this making anyone's life better?? Again, please let me know that my voice has been heard. Thank you very much, Lana Vilmain 2800 Hollow Ridge Dr., Denton, TX 76210 940-391-2331 Lana.vilmain@gmail.com Sent from my iPhone

From:	<u>lana vilaing ail co</u>
То:	Joshua Goldberger
Subject:	Stella Haven
Date:	ednesday, A ril 17, 2024 4:1 :58 PM

[You don't often get email from lana.vilmain@gmail.com. Learn why this is important at <u>https://aka.ms/LearnAboutSenderIdentification</u>]

My name is Lana Vilmain. I live at 2800 Hollow Ridge Dr., Denton, TX 76210. I live in Sundown Ranch, which is directly adjacent to the proposed development. The idea of over 100 apartments in that small portion of land is absurd.

They only have two lanes of egress on the property. One of which is into Sundown Ranch. I recommended that they get two cuts onto Teasley. They seem to think that was not acceptable. I don't believe it's acceptable that they add a potential 100 cars onto the main entry and exit from the Sundown Ranch subdivision. The Stella Haven developers seem to feel as their focus tenants have low income, they will not have vehicles. Thus, they expect them to use public transportation. NONE of which is close or within walking distance of the development. Additionally, the school they proposed to feed into is already overcrowded and underfunded.

They would need transportation to get to any grocery store. And the library they listed on their initial grant application listed a library that is moving within a year!!

Thank you very much for listening and considering.

Lana Vilmain

Sent from my iPhone

You don't often get email from rciccia@live.com. Learn why this is important

Mr. Goldberger,

I wrote to you several weeks ago regarding the Stella Havens application and our disapproval of this complex.

Today, I am enclosing my original letter but have included an addendum.

Good morning,

I am writing to protest the proposed low-income apartment complex, to be built at the entrance to the Sundown Ranch neighborhood (SDR) off Teasley Lane in South Denton (3300 Sundown Blvd)

As a resident of SDR for more than 21 years, I was appalled to learn of this development and concerned about the negative side effects that it will incur.

First, this is a well-established, older neighborhood with 2 generations of families living here. We are a very quiet and relatively SAFE neighborhood, with the emphasis on SAFE. People seek out our neighborhood for this reason. Putting a low - income housing development at the entrance to our neighborhood can possibly destroy our safe environment.

Second, the presence of low-income housing will lower our property values and will discourage new residents from buying and <u>living</u> in our neighborhood. If new families do not feel comfortable having such a development outside SDR, they will be less likely to purchase a home here. This will encourage big corporations like Blackrock and Vanguard to purchase houses and try to rent them, thus further lowering property values.

Third, the proposed development will destroy many OLD trees! Everyone is worried about climate change but the one thing that would alleviate carbon dioxide or CO2 in the air, is a TREE! Basic science tells us that trees take in CO2 and give off Oxygen (O2), which we need to live. What better way to help the environment than an OLD well-established tree, which takes in many liters of CO2 and gives off many liters of O2! I know builders mitigate this issue by planting new, small trees, but these take a long time to help the environment as an old established tree.

Fourth, why do we have to destroy every piece of unadulterated space! Why can't there be an open piece of land where the birds and animals can live! We, as a city, have destroyed so many open spaces, leaving animals without a place to live, sending these creatures into neighborhoods, where people don't want them.

Fifth, traffic! The increase in traffic into and out of our neighborhood will increase tremendously! This will create unsafe driving and WALKING conditions, as there are many young children that walk home from Sam Houston Elementary school and residents who walk to the cleaners and CVS. I am one of these residents that walk to businesses and the traffic is already bad. Traffic in the mornings on Teasley is backed up for blocks at times, with people going to work or taking kids to school. An apartment complex will only increase the volume of traffic and accidents. Also, Clubhouse Drive, which is within SDR, is currently a thoroughfare for residents to get out to Unicorn Lake and the 35 expressway. The traffic through SDR will surely increase as apartment dwellers find this short cut. This will create congestion every morning and unsafe conditions for children walking to bus stops every day.

In addition to all of my/our concerns above, we were informed by our mayor, that requirements for funding of the 9% application, are that a playground and library be within walking distance of the development. As of now, there is a library directly across the street, but the mayor informed us that the library will be moving soon, and will no longer be within a reasonable walking distance.

Also, there isn't any playground in the area within walking distance. Sam Houston Elementary school is close by and has a playground but is a DISD entity and I would believe DISD did not give permission for non students to be on their property. There is also Southlake park but, this is NOT in a reasonable walking distance. Our development has a playground but open only to dues paying residents. We will not give permission to non community members to use it. These are liability issues for DISD and SDR.

Additional information presented to the SDR Homeowners. The layout for the 2 driveways for this complex have been changed. Instead of 1 on Sundown and 1 on the main thoroughfare, Teasley, both drives will enter into Sundown Blvd! This will dump ALL of their traffic, into our subdivision! The ability for SDR Homeowners to get in and out of our subdivision will be a nightmare!

Please consider all of these factors when making your funding decisions. I believe some information provided by the developer may not be truthful.

Thank you, Rosanne and John Ciccia You don't often get email from rciccia@live.com. Learn why this is important

Good morning,

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As a resident of SDR for more than 21 years, I was appalled to learn of this development and concerned about the negative side effects that it will incur.

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Please consider all of these factors when making your funding decisions. I believe some information provided by the developer may not be truthful.

Thank you, Rosanne and John Ciccia

From:	<u>ony osario</u>	
То:	<u>Joshua Goldberger</u>	
Subject:	osition to the Stella Haven Housing A	lication in Denton
Date:	Sunday, May 1 , 2024 2:21:12 PM	

You don't often get email from trosariomusic@gmail.com. Learn why this is important.

Dear Texas Department of Housing and Community Affairs,

My name is Tony Rosario and I am a resident of Denton, Texas, having lived in my current home for the past 10 years. I am writing to express my opposition to the proposed construction of the Stella Haven apartments across the street from my home at 3305 Mustang Drive.

While I fully support the need for affordable housing and commend the state's efforts to address this issue, I am concerned about this specific proposal. My concerns are based on the following points:

- 1. **Misleading Application Information**: The developer's application to the state claims that the library is directly across the street, but the library is moving in the near future. This misleading information inaccurately boosts the application's score. Additionally, the park mentioned in the application belongs to the school district and cannot be used during school hours, which further misrepresents the available amenities. These inaccuracies provide the application with undeserved points, potentially disadvantaging other, more accurate applications.
- 2. **Small Lot Size**: The proposed building is significantly large for the very small lot on which it is planned to be constructed. This raises concerns about the feasibility and practicality of fitting such a high-density housing unit in a constrained space. The size discrepancy could lead to overcrowding and inadequate living conditions for future residents, as well as negatively impact the surrounding community.
- 3. **Insufficient Parking:** Given the size of the proposed lot, I am concerned that there will not be adequate parking for residents of the new development, which could lead to an overflow into the surrounding streets. This overflow could strain existing parking resources and inconvenience current residents, including myself.

Granting approval to this developer's application means that other applications, possibly more accurate and suitable, will be overlooked.

While I understand that the TDHCA does not review the impact on traffic or parking directly, it is important that all information in the application accurately reflects the reality of the neighborhood to ensure a fair assessment.

I commend the state's efforts to improve the lives of all its residents, and I believe that with fair application processes and open dialogue, we can address the need for affordable housing in a way that benefits everyone involved.

Thank you for considering my concerns.

Sincerely,

Tony Rosario 3305 Mustang Drive, Denton, Texas, 76210



2024 Quantifiable Community Participation (QCP) Neighborhood Information Packet

Sundown Ranch Owners Association Denton, Texas

REQUIREMENTS FOR QCP SUBMISSION

Should there be any conflict between this guidance and the QAP, the QAP takes precedence.

Quantifiable Community Participation, referred to as "QCP", is one of many selection criteria by which applications competing for Housing Tax Credits are reviewed and scored. This scoring item allows qualified neighborhood organizations to have input in the development that occurs in their community and serves the purpose of encouraging community participation from neighborhood organizations whose boundaries contain the proposed development site. Pursuant to §2306.6710(b)(1)(I) and §2306.6725(a)(2), Texas Government Code, the Texas Department of Housing and Community Affairs (the "Department" or "TDHCA") is required to rank applications using a competitive scoring system. QCP may qualify an Application for up to 9 points.

Written statements from a qualified Neighborhood Organization in current, valid existence with boundaries that contain the entire Development Site and which are on record with the Texas Secretary of State or county in which the development is to be located can be included in the QCP score.

DEADLINES

In order for its statement(s) to be eligible for points, Neighborhood Organization(s) must comply with the Program Calendar and QCP Deadlines provided in the 2024 Qualified Allocation Plan.

As of December 2, 2023 (30 days prior to the beginning of the Application Acceptance **Period**): The Neighborhood Organization must have been in existence with boundaries containing the entire Development Site; <u>and</u> on record with the Texas Secretary of State or county in which the development is to be located.

No later than 5:00 p.m. on March 1, 2024: The 2024 QCP Neighborhood Information Packet, including letters of support, opposition, or neutrality, must be received by the Department.

Statements may be mailed to the Department at:

Texas Department of Housing and Community Affairs Attention: Housing Tax Credit Program, Neighborhood Input PO Box 13941 (MC 332-10) Austin, TX 78711-3941

For overnight delivery or courier delivery DO NOT use the PO Box address. Use the following physical address. DO NOT SEND INFORMATION TO THIS ADDRESS VIA U.S. MAIL!

221 East 11th Street Austin, TX 78701-2410

DEFINITION OF "NEIGHBORHOOD ORGANIZATION" [2306.004(23-a) TX Govt. Code]

An organization that is composed of persons living near one another within the organization's defined boundaries for the neighborhood and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood. A Neighborhood Organization includes a homeowners' association or a property owners' association. For purposes of QCP, "persons living near one another" means two or more separate residential households.

In addition, the Neighborhood Organization must certify to the following:

- At least 80% of the current membership consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization; and
- None of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.

SUBMISSION REQUIREMENTS

A Neighborhood Organization must submit the following:

- Completed Qualified Neighborhood Organizations Evidence of Quantifiable Community Participation form ("QCP form").
- Documentation that the organization was on record with the county or Secretary of State on or before December 2, 2023, which is 30 days prior to the Application Acceptance Period. (NOTE: County and Secretary of State Registry may require additional documentation to be submitted upon request.) If the documentation submitted for being on record with the county or Secretary of State is dated after December 2, 2023, evidence of being on record on or prior to December 2, 2022 is also required.
- Evidence that the Neighborhood Organization was in existence (ex: bylaws, articles, newsletter, minutes, etc.) with boundaries that include the entire Development Site as of December 2, 2023 (30 days prior to the beginning of the Application Acceptance Period) is required. If the documentation submitted for being in existence is dated after December 2, 2023, evidence of existence on or before December 2, 2023 is also required.
- Boundary Map The boundary map should be legible, clearly marked with the geographical boundaries of the Neighborhood Organization, and indicate the location of the proposed Development. The written description and boundary map should have the same geographical boundaries as the map. The map must show the street names or identify the landmarks (for instance, railroad tracks or a creek) that make up the boundaries. This documentation is subject to the Department's approval. A street-level map can be created at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or or at appropriate map.</

ADDITIONAL INFORMATION

TDHCA may request that the organization provide additional information or documentation that it deems relevant to clarify information contained in the organization's form and/or enclosures. If the Department determines additional information is needed, staff will request information in an Administrative Deficiency Notice by e-mail or facsimile to the e-mail addresses or facsimile numbers provided on the form. If the deficiencies are not clarified or corrected to the Department's satisfaction within five business

days from the date the notice is sent to the organization, the organization's form may not be considered further for scoring and the organization will be so advised. This deficiency process does not, however, extend any deadline associated with the "Quantifiable Community Participation" process. An organization may not submit additional information or documentation after the original submission of the QCP documentation except in response to the Department specifically requesting additional information.

Letters received by the Department setting forth that the eligible Neighborhood Organization objects to or opposes the Application or Development will be added to the Application posted on the Department's website. Written statements from the Neighborhood Organizations included in an Application and not received by the Department from the Neighborhood Organization will not be scored but will be counted as public comment. Any submission determined to be ineligible for QCP scoring will be summarized for the Department's Governing Board as public comment but will not be scored for QCP.

Any statement of opposition from a Neighborhood Organization may be challenged if it is contrary to findings or determinations (including zoning) made by a city, county, school district, or other local governmental entity having jurisdiction or oversight over the finding or determination. If any such statement is challenged, the challenger must declare the basis for the challenge and the Neighborhood Organization will be given seven calendar days to provide support for its statements. Should the neighborhood Organization's statements be founds to be contrary to findings or determinations of a local Government Entity, or should the Neighborhood Organization not respond in seven (7) calendar days, then the Application shall be eligible for four (4) points under this scoring item.

INSTRUCTIONS FOR COMPLETING THE QCP FORM

If an organization is eligible to provide input on more than one Development, each Development must be addressed in a separate submission.

Part 1: Development Information

This section of the form requests basic information regarding the proposed affordable housing development for which the Neighborhood Organization wishes to provide comment. Please enter the Development Name and address. (If a street address is not available, descriptions such as "the southwest corner of Smith St and Jones Rd" are acceptable.)

Part 2: Neighborhood Organization Information

This section of the form requests information about the Neighborhood Organization that is providing input on a specific property. If the Neighborhood Organization has submitted comment during a past Application Round, provide the year the comment was submitted. If the organization is on record with the county or the Secretary of State 30 days prior to the beginning of the Application Acceptance Period, evidence of such is required to be attached to this form.

Part 3: Neighborhood Organization Contact Information

This section of the form requests contact information for two individuals <u>who have authority to sign on</u> <u>behalf of the organization</u> in case the Department needs to contact these individuals for additional information. Information about other members of the Neighborhood Organization may be required if the two contacts listed here do not reside within the Neighborhood Organizations boundaries.

Part 4: Reason for Support or Opposition

This section of the form requests the Neighborhood Organization to indicate whether they support or oppose the proposed development for which the input is being provided. A clear reason or reasons for the Neighborhood Organization's support or opposition is required in order for the statement to qualify for points. A Neighborhood Organization should be prepared to provide additional information with regard to opposition.

Part 5: Written Boundary Description

This section of the form requests a written description of the Neighborhood Organization's boundaries. In order for the comment to count for the QCP score, the boundaries of a Neighborhood Organization must be complete and include the Development Site. A boundary map, showing each boundary consistent with the description, should be attached to this form. If boundaries are not visible on the map or do not match the description, the Department will issue an Administrative Deficiency to request clarification. If the Development Site is not located within the boundaries, no QCP points will be awarded for the letter. The letter will still be presented to the Department's Governing Board as part of public comment.

Part 6: Certifications

This section of the form requests that the individuals with authority to sign on behalf of the Neighborhood Organization certify to the information presented on this form and that the Neighborhood Organization meets the requirements to qualify for purposes of Quantifiable Community Participation.

This certification includes statements regarding the membership of the neighborhood Organization as well as its boundaries and should be carefully reviewed.

The form requires the signature, printed name, date and title for both the 1st and 2nd Contact to be considered complete.

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

- Read each item carefully before completing the blanks.
- Certify to each requirement by signing the last page.
- All attachments must be included in the QCP submission package.
- Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information

Development Name:	Stella Haven
Development Street Address:	3300 Sundown Blvd.
Development City:	Denton
Development County:	Denton
TDHCA # (for office use only):	

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Sundown Ranch Owners Association

This organization also made a submission to TDHCA in prior HTC Application Rounds:

- Check one: □ Yes ⊠ No
- If YES, provide the years that the organization made submissions prior to 2024:

The Neighborhood Organization is a (select one of the following):

- I Homeowners Association
- □ Property Owners Association
- Resident Council and our members occupy the existing development
- □ Other (explain): ___

As of **December 2, 2023**, (as applicable) this Neighborhood Organization is on record with (*select one of the following*):

□ County

Secretary of State

Part 3: Neighborhood Organization Contact Information

Do not list persons that will not be able/available to respond to emails or phone calls from the Department.

1st Contact Information

Name:	Rhonda Powell	
Title:	President, Board of Directors	
Physical Address:	3536 Sundown Boulevard	
Mailing Address (if different from above):	N/A	
City:	Denton	ZIP Code: 76210
Phone:	(940) 206-4112	Email: rhonda.powell55@gmail.com

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

2nd Contact Information

Name:	Tim Urban	
Title:	Vice President, Board of	Directors
Physical Address:	3516 Big Horn Trail	
Mailing Address (if different from above):	N/A	
City:	Denton	ZIP Code: 76210
Phone:	(940) 300-3857	Email: asktim@verizon.net

Part 4: Reason for Support or Opposition

The Neighborhood Organization:
Supports
Opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:

Thank you for reviewing our opposition to the proposed Stella Haven project at 3300 Sundown Boulevard in Denton, Texas. After taking time to learn more about our association's concerns and opposition, we conducted a petition resulting in 55% of the community opposed. Please see the reasons for this collective opposition as listed below:

1. Misleading statements by the developer has led the community to question if this development is best for the community. i.e. proximity to amenities and transportation in addition to lack of communication. See Letter from Denton ISD legal regarding the applicant's tie-breaker park.

2. Pedestrian and driver safety

- <u>2181/Sundown Blvd</u> four leg intersection of a major arterial road and local street managed by a 2-way stop
- <u>2181/Lillian Miller/Teasley Rd/Windriver</u> four leg intersection meeting three major arterial roads and a connector road – managed by a light

These intersections are in a heavily traveled commercial and professional business corridor without traffic mitigation at either Sundown Blvd or Ranchman. The community in existence does not feel safe to walk along this area and is almost fully vehicle traffic.

- "The risk of pedestrian crashes also varies across land use types around LIHTC housing. Street segments with more commercial parcels led to increases in pedestrian crashes. Specifically, each commercial parcel per street segment was associated with a 12.9 percent increase in traffic crashes involving pedestrians. Findings support the notion that commercial land uses are traffic generating uses that attract pedestrians and therefore increase the risk of vehiclepedestrian conflicts" (Jermprapai & Srinivasan, 2014)*.
- Four-or-more-leg intersection density in neighborhoods was positively associated with pedestrian crashes around LIHTC sites.

^{*}Beyond affordable shelters: Subsidized housing and surrounding environments for pedestrian safety, Applied Geography, Volume 83, 2017, Pages 37-45, ISSN 0143-6228

3. Lot Preservation

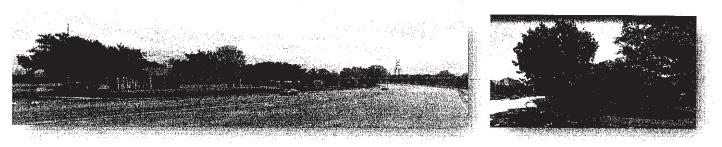
- Active non-profit business on the land will have to relocate to demolish the building prior to Stella Haven ground breaking
- o Loss of heritage trees and green space



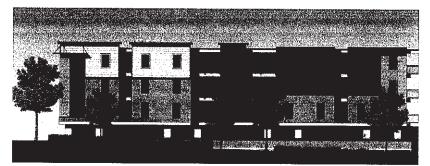
3300 Sundown Boulevard Today

4. Neighborhood Integrity

- Design and height aesthetics creating discord with existing properties
- o Lack of provided amenities creating the need to utilize privately maintained HOA amenities
- Inability to make alterations or accommodations for neighboring communities as council has encouraged with other development properties in the area considering the small lot size
- The lot is small and has approximately .5 acres of easements taking the already small 1.7 acre parcel down to 1.2 acres requiring a higher building



VS Proposed Rendering Provided



We believe in tax credits and affordable housing, but we do not agree multifamily use on this plot of land due to its size and inability to comfortably provide for its potential residents. We hope other applicants can receive access to the valuable funding in question for a housing project more conducive to meeting the needs of the residents occupying the property and the surrounding community. Thank you for your time and for considering our sincere opposition.

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

North Boundary: Sundown Blvd following the commercial lot & tract of homes along Pioneer Dr / Frontier

East Boundary: Intersection of Clubhouse Dr & Frontier / Clubhouse Dr & Paint

South Boundary: Hollow Ridge along Ranchman Blvd

West: Boundary: 2181/Teasley Ln (Excluding Bent Oaks Medical Offices)

**Please see attached exhibits within the ECC&Rs for legal bounds and plat information surveyed by original land developer

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

(Continued)

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed and on record with the county or state on or before December 2, 2023, which is 30 days prior to the beginning of the Application Acceptance Period.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after December 2, 2023 may not be considered eligible and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development; the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership consists of homeowners • and/or tenants living within the boundaries of the Neighborhood Organization.
- This organization certifies that all certifications contained herein are true and accurate.

Shouda Howell	2/27/2024
1st Contact Signature	Date
Rhonda Powell	PRESIDENT / BOD
1st Contact Printed Name	Title
Con College and	2/27/2024
2nd Contact Signature	Date
Tim Urban	VP / BOD
2nd Contact Printed Name	Title

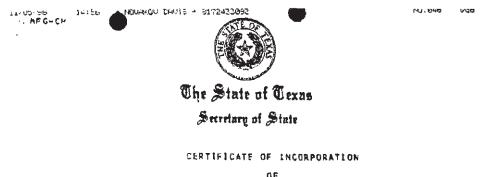
(First and Second Contacts must sign below):

REQUIRED ATTACHMENTS

(Only if not previously submitted to register with TDHCA)

In addition to the information requested on the form, please attach the following items and include with your submission to the Texas Department of Housing & Community Affairs:

 Documentation to support the selection of being on record with the County or Secretary of State 30 days prior to the beginning of the Application Acceptance Period (ex: letter from county clerk or judge acknowledging the Organization, letter from the Secretary of State stating the incorporated entity is in good standing).



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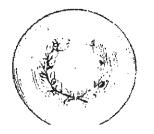
SUNDOWN RANCH DWNERS ASSOCIATION, INC. CHARTER NUMBER 01494644

THE UNDERSIGNED. AS SECRETARY OF STATE OF THE STATE OF TEXAS. HEREBY CERTIFIES THAT THE ATTACHED ARTICLES OF INCORPORATION FOR THE ABOVE NAMED CORPORATION HAVE BEEN RECEIVED IN THIS OFFICE AND ARE FOUND TO CONFORM TO LAN.

ACCORDINGLY, THE UNDERSIGNED, AS SECRETARY OF STATE, AND BY VIRTUE OF THE AUTHORITY VESTED IN THE SECRETARY BY LAW, HEREBY ISSUES THIS CERTIFICATE OF INCORPORATION.

ISSUANCE OF THIS CERTIFICATE OF INCORPORATION DOES NOT AUTHORIZE THE USE OF A CORPORATE NAME IN THIS STATE IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER THE FEDERAL TRADEMARK ACT OF 1946. THE TEXAS TRADEMARK LAN. THE ASSUMED BUSINESS OR PROFESSIONAL NAME ACT OR THE COMMON LAN.

DATED JUNE 19: 1998 EFFECTIVE JUNE 19: 1998



R. Gonzales, Secretary of State

THESTATEOFTEXAS

COUNTY OF DENTON

SUNDOWN RANCH PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE AsRequired By Section 209.004, Texas Property Code

50.50.50

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory bomeowners association.

- 1. SUBDMSION INFORMATION: The Sundown Ranch is a phased addition to the City of Denton, Denton County, Texas.
 - The plat of Sundown Ranch, Phase 1 recorded on February 17, 1998, as Document No. 98-R0011404, in Cabinet O, Page 199-201, Plat Records, Denton County, Texas.
 - The plat of Sundown Ranch, Phase 2 recorded on March 7, 2000, as Document No. 00-R0020392, in Cabinet R, Page 269-271, Plat Records, Denton County, Texas.
 - The plat of Sundown Ranch, Phase 3 recorded on December 18, 2002, as Document No. 2002-R0163069, in Cabinet U, Page 768-769, Plat Records, Denton County, Texas.
 - The plat of Sundown Ranch, Phase 3b recorded on August 27, 2004, as Document No. 1114642, in Cabinet V. Page 854, Plat Records, Denton County, Texas.
 - The plat of Unicorn Lake Estates. Phase I recorded on December 7, 2012, as Document No. 2012204, Plat Records, Denton County, Texas.
 - The plat of Unicorn Lake Estates, Phase 2 recorded on December 12, 2012, as Document No. 2012285, Plat Records, Denton County, Texas.
 - The plat of Unicorn Lake Estates, Phase 3 recorded on June 19, 2013, as Document No. 2013183, Plat Records, Denton County, Texas.
- 2 DECLARATION INFORMATION: Lots in Sundown Ranch are subject to the Declaration of Covenants, Conditions & Restrictions for Sundown Ranch, recorded on as Instrument No. 2002-R0082198, Real Property Records, Denton County, Texas, as it may be amended from time to time. The First Amendment of the Declarations of Covenants, Conditions and Restrictions as recorded on October 29, 2003, Volume 5549, Page 2780; the Second Amendment of the Declarations of Covenants. Conditions and Restrictions as recorded on March 4, 2005, and recorded as Instrument No. 2005-25462, the Third Amendment of the Declarations of Covenants, Conditions and Restrictions as recorded on February 23, 2006, and recorded as Instrument No. 2006-21223; and the Fourth Amendment of the Declarations of the Declarations and Restrictions as recorded on November 20, 2006 and recorded as Instrument No. 2006-142415.
- **3 NAME OF PROPERTY OWNERS ASSOCIATION:** Sundown Ranch Homeowners Association, Inc.

2. Evidence of the Neighborhood Organization's existence: Sundown Ranch Bylaws

BYLAWS

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SUNDOWN RANCH OWNERS ASSOCIATION, INC.

ARTICLE 1. - NAME AND LOCATION

The name of the corporation is Sundown Ranch Owners Association, Isc. (betrinafter referred to as the "Association"). The principal office of the Association shall be located in the City of Denton, Denton County, Texas. The Association may have other offices as determined by the Board of Directors.

ARTICLE IL - DEFINITIONS

Section 1. "Declaration" means the Declaration of Covenants, Conditions and Restrictions for Sundown Ranch, recorded in the Deed Records of Denton County, Texas.

Section 2. Capitalized Terms. Unless otherwise specifically provided herein, the capitalized terms used in these Bylaws shell have the same meanings as are given to such terms in the Declaration.

ARTICLE III. - MEMBERSHIP AND VOTING RIGHTS

<u>Section 1</u>. <u>Memberahin</u>. Each Owner shall automatically be a Member of the Association. No person or entity who is not an Owner shall be a Member of the Association. Membership shall be appurtent to and may not be separated from ownership of a Lot. Upon termination of owsership, an Owner's membership shall sutomatically terminate and be automatically mentferred to the new Owner of the Lot.

Section 2. Voting. The Association shall have two classes of voting membership.

<u>Class A</u>. Class A Members shall be all Owners with the exception of Declarant provided, however, that Declarant shall become a Class A Member when its Class B membership creases as provided hreinsifier. Class A Members when its Class 1 (1) vote for each Lot owned. When more than one person holds an ownership interest in (1) vote for each Lot owned. When more than one person holds an ownership interest in any Lot, all such persons shall be Members, but no more than one vote whall be cast with respect to any Lot. The vote for any such Lot shall be exercised as the Members holding an interest in such Lot determine among themselves.

Class B. Class B Member shall be Declarant and shall be entitled to three (3) votes for each Lot owned; provided that Declarant's Class B membership shall cease and be

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converted to Class A membership when the total votes outstanding in the Class A membership cqual the total number of votes outstanding in the Class B membership. In determining the mumber of Lots owned by Declarant for the purpose of Class B Membership is that hereinder, the total number of Lots covered by the Declaration, including all Lots annexed thereto, shall be considered. If Class B Membership has previously larged, but annexed thereto, shall be considered. If Class B Membership has previously larged, but annexed thereto, shall be considered. If Class B Membership has previously larged, but annexed thereto, shall be considered. If Class B Membership has previously larged, but annexed thereto, shall be considered of Lots covered by the Declaration of additional property restores the ratio of Lots owned by Declarant to the number required for Class B Membership, such Class B Membership shall be reinstated until it expires pursuant to the terms of the Declaration.

ARTICLE IV. - MEETING OF MEMBERS

<u>Section 1</u>. Annuel Meetings. The first annual meeting of the Members shall be held within one year from the date of incorporation of the Association. Subsequent regular annual meetings of the Members shall be held not less frequently than once each calendar year, st a date, time and place selected by the Board. If the day for the annual meeting of the Members is a legal or religious holiday, a Shunday, the meeting shall be held at the same hour on the first working day thereafter. Section 2. Special Meetings. The President may call a special meeting. In addition, special meetings of the Members shall be promptly scheduled in response to a majority vote of a quorum of the Board, or upon receipt of a written request agned by Members representing not hes than ten percent (10%) of the Class A Membership of the Association.

Section 3. Notice of Meetings. Written notice of annual and special meetings of Members shall be given by, or at the direction of, the Secretary of the Association or other person authorized to call the meeting, by mailing a copy of such notice, first-class pustage prepaid, not less than ten (10) days nor more than fifty (50) days before such meeting to each Member entitled to vote, addressed to the Member's address last appearing on the boots of the Association, or supplied by such Member to the Association for the purpose of notice. Notice of a meeting shall specify the place, date and hour of the meeting, and, in the case of a special meeting and by restrict the blace, date and hour of the meeting, and, in the case of a special meeting and britter of the bisiness to be undertaken. The notice of any meeting at which Directors are to be elected shall include the names of all those who are nominees at the time the notice is given to Members. Section 4. Waiver of Monice. Waiver of notice of a meeting of the Members shall be deemed the equivalent of proper notice. Any Member may, in writing, waive notice of any meeting of the Members, either before or after such meeting. Attendance at a meeting by a Member shall be deemed waiver by such Member of notice of the time, date, and place thereof, unless such Member specifically objects to lack of proper notice at the time the meeting is called to order. Attradance at a special meeting also shall be deemed waiver of notice of all business the uncess an objection on the basis of lack of proper notice is raised before the business is put to a vote. Section 5. Quantum. The presence at the meeting of Members entitled to cast, or of proxyholders entitled to cast, one-third (1/3) of the total votes of the Association shall

constitute a quorum for any action, except as may otherwise be provided in the Articles, the Declaration or these Bylawa. The Members present at any duly called or held meeting at which a quorum is present may continue to transact business until adjournment, norwithstanding the withdrawal of enough Members to leave these than a quorum, if any action taken (other than adjournment) is approved by at least a majority of the Members required to constitution adjournment, if any action taken (other than adjournment) is approved by at least a majority of the Members required to constitute a quorum. In the absence of a quorum, the Members entitled to vore at such meeting shall have the power to adjourn the meeting to another time subject to the same notice requirement, unless the meeting is held within thirty (30) days after the adjourned meeting, in which event no additional notice shall be required in itsu thereof, all onlice requirement, unless the meeting is held within thirty (30) days after the adjourned meeting. It a unceting is adjourned meeting, in which event no additional notice shall be required in itsu thereof, allowing meeting is announced at the adjourned meeting, in which event meeting is being held due to lack notice indicates that the subsequent meeting is being held due to lack notice fourth (1/4) of the total votes of the Association, provided such subsequent meeting is held within thirty (30) days of the distribution in the quorum requirements is a subsequent meeting is defined.

Section 6. Provies.

a. At all meetings of Members, each Member may vote in person ur by prary. All proxies shall be in writing and filed with the Socretary of the Association or other person designated at the meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot or upon receipt by the Association of written notice of the death or incepacity of the Member who executed the proxy. Any proxy shall be invalid after expiration of eleven (11) months from the date it is executed. b. Any form of proxy or written ballot distributed to ten (10) or more Members shall afford an opportunity on the proxy or form of written ballot to specify a choice between approval and disapproval of each matter or group of related matters intended, at the time the written ballot or proxy is distributed, to be acted upon at the meeting for which the proxy is solicited or by such written ballot, and thall provide, subject to reasonable specific conditions, that where the Member solicited byceifies a choice with respect to any such matter, the vote shall be cast in accordance therewith.

c. Every form of proxy or written ballot, which provides an opportunity to specify approval or disapproval with respect to any proposal, shall also contain an appropriate space marked "abstain," whereby a Member may indicate a desire to abstain from voting on the proposal. A proxy marked "abstain" by the Member with respect to a purticular proposal shall not be voted either for or against such proposal. d. In any election of Directors, any form of proxy or written ballot in which the Directors to be voted upon are named therein as candidates and which is marked by a Member "withhold" or otherwise marked in a manner indicating that the authority to voce for the election of Directors is withheld shall not be voted either for or against the election of a Director.

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c. Failure to comply with this socian shall not invabidate any corporate action taken, but may be the basis for challenging any proxy at a meeting and a court may compel compliance therewith at the suit of any Member. Section 7. Location. Meetings of Members shall be held within the Project or us close thereto as reasonably possible.

<u>Section B.</u> Action Taken Without a Meeting. Any action which may be taken by the vote of Members at a regular or special meeting may be taken in the absence of a meeting by unanimous written consent of the Members entitled to vote.

ARTICLE V. - BOARD OF DIRECTORS

Section 1. Number. The affairs of the Association shall be managed by a Board of at least three (3) but no more than seven (7) directors, who need not be Members of the Association. The initial Board shall consist of three (3) persons.

Section 2. Election. In accordance with Article 8 of the Declaration, the initial Directors shall be appointed by the Declarant and the Declarant whall retain the right to appoint and remove members of the Board until interty (93) days after the atramination of Class B Membernhip status of Declarant, or the Declarant has surrendered its authority to appoint and remove thermohers of the Board until interty (93) days after the atramination of Class B Membernhip status of Declarant, or the Declarant has surrendered its authority to appoint and remove thermore directors by an express amendment to the Declaration status of the the second and recorded by Declarant. Thereafter, a meeting of the Association shall elect one (1) Director for a term of one (1) year, one (1) Director for a term of three (3) years; and one (1) Director for a term of three (3) years; and one (1) Director for a term of three (3) years; and one (2) Directors for a term of three (3) years; and the Members that leter two (2) Directors for a term of three (3) years; and the Members that leter two (2) Directors for a term of three (3) years; and the Members that leter two (2) Directors for a term of three (3) years, and three the Members that leter two (2) Directors for a term of three (3) years, and three the Members that leter two (2) Directors for a term of three (3) years, and three the Members that leter two (2) Directors for a term of three (3) years, and thereafter the Members shall elect the Director for a term of three (3) years, and three the Members that leter two (2) Directors for a term of three (3) years, and three the Members the Members the Members that the Members the Members the Members the Members the Members th

Sertion 3. Removal. During the period of Declarant Control, a Director may only be removed by Declarant. Thereafter, any director may be removed form the Board, with or without cause, by a majority vote of the Members of the Association. In the event of death, resignation or removal of a director, his successors shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor. Section 4. Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual reasonable expenses incurred in the performance of his duties. <u>Section 5.</u> Action Taken Without a Meeting. The Board shall have the right to take any action in the absence of a meeting which it could take at a meeting by obtaining the written consent of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Board. All such written consents shall be filed with the

minutes of the proceedings of the Board and an explanation of the action taken ahal be posted at a prominent place within the Project within three (3) days after the written consents of all Board members have been obtained.

ARTICLE VI. - NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Except with respect to Directors selected by the Class B Members, nomination for election to the Board may be made by a nominating committee appointed by the Board prior to the annual meeting. The nominating committee shall consist of a chairman, who shall be a member of the Board, and two free Members. The nominating committee shall make use many nominating to the Board as it shall in its discretion determine, but not less than the number of vecancies to be filled. Nominetions may also be made from the Board at the munul meeting.

Section 2. Election. The first election of the Board shall be conducted at the first meeting of the Association. Elections to the Board shall be by secret written ballot.

Section 3. Varancies. Any vacancies on the Board caused by death, disability, resignation or increase in the number of Directors may be filled by appointment by a majority of the remaining Directors or by the sole remaining Director.

ARTICLE VD. - MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board shall be held at such intervals as the Board considers necessary and desirable, but not less often than once every six (6) months. Regular meetings shall be held at the offices of the Association, a location within the Project, or any other reasonable location, and thall be held at such reasonable hour as may be fixed from time to time by the Board. Notice of the time and place of regular meeting shall be posted at a prominent jace or places in the Project, and shall be over the frequent of the time and place of the frequent shall be posted at a prominent jace or places in the Project, and shall be however, that notice of a meeting need not be given to any Director who has signed a waiver of notice or consent to holding of the meeting.

Section 2. Special Meetings. Special meetings of the Board shall be held when called by written notice signed by the President of the Association or by any two (2) Directors other than the President. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. The notice shall be sent to all Directors and posted in the manner prescribed for notice of regular meetings not less than sventy-two (72) hours before the scheduled time of the meeting, provided however, that the notice need not be given to any Director who has signed a waiver of notice or consent to holding the meeting.

Section 3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority

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of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Section 4. Open Meetings. Subject to the provisions of Section 6 of this Article, regular and operatin meetings of the Board shall be open to all Members of the Association; provided, however, that Members who are not Directors may not participate in any deliberation or discussion unless expressly so authorized by the vote of a majority of a quorum of the Board. <u>Section 5.</u> <u>Executive Session</u>. The Board may, with the approval of a majority of a quorum of its members, adjourn a meeting and reconvene in closed executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved and orders of business of a similar nature. The nature of any and all business to be considered in executive session shall first be announced in open session. <u>Section 6</u> <u>Action Without a Formal Meeting</u>. Any action to be taken at a meeting of the directors or any action that may be taken at a meeting of the directors may be taken without a meeting if a constant in writing setting forth the action so taken, shall be signed by all of the directors, and such consent in writing setting the same force and effect as a unanimous vorc.

ARTICLE VIIL - POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board shall have power to:

a. Adopt, publish and enforce rules and regulations governing the Project, the use and enjoyment of the Common Area and any facilities thereon, and the personal conduct thereon of the Members, for there years, invitees, members of their families or households, and termstar, provided the rules and regulations shall be reasonable, and must be consistent with the Declaration, the Articles and these Bylaws; b. After notice and opportunity to cure, (1) suspand an Owner's rights as a Member of the Association, including his vorting rights for any period during which any fine against such Member or any assessment against such Member's Lot remains unpaid; (2) impose monetary penaloies for any infraction of the rules and regulations or any voltation of relative to comply with the provisions of the Chelration or these Bylaws; and (3) suspend an Owner's rights as Member of the rules and regulation of the rules and more inplaced on the rules of the Declaration of the rules of (30) days for any infraction of the rules and regulations.

c. Enforce and carry out provisions of the Declaration, these Bylaws and the Articles, and exercise all rights of the Association and the Board set forth in the Declaration, these Bylaws and the Articles;

d. Pay any taxes or assessments which are or could become a lien on the Common Area or any portion thereof;

Contract for casualty, liability and other insurance;

1. Incur and pay expenses on behalf of the Association and contrast for goods and services for the Common Area or any other real or personal property for which the Association may have duties and obligations; provided, however, that: (i) no contrast with a hird person where the third person which the Association may have duties and obligations; furnish goods or services for the Common Area or any other real or personal property for which the Association is responsible shall exceed a strue of one year (except for a management contrast or a contrast while be limited to the shortest term allowable by such public utility at the regulated rate, or properd exuelated by the Public Utilities such public utility at the regulated rate, or properd exuelated by the Public Utilities such public utility at the regulated rate, or properd exuelated by the Public Utilities so the budgeted gross expenses of the Association for any faceal year; tend (378) of the budgeted gross expenses of the Association for any faceal year; and (378) of the budgeted gross expenses of the Project shall be cancellation by the Lawred); (1) capcanditures in the aggregate exceeding for parts which that not exceed areas of the Association for any faceal year; and (378) of the budgeted gross expenses of the Project shall be cancellation by the table and whour cause upon ninety (90) days' written notice, without payment of a terminable for;

g. Delegate to committees, officers, employees and other agents of the Association reasonable provers to carry out the powers and duties of the Board; provided, however, that the Board shall not delegate the power to impose discipline against Members or to levy fines against Members;

h. Prepare and distribute budgets and financial statements of the Association;

i. Enter any Lot, at reasonable hours, after forty-eight (48) hours' notice and with as little inconvenience to the Owners as possible, in connection with any work or thing required or permitted to be performed or done by the Assonation by three Bylaws, the Declaration or the rules and regulations. In the event of emergency threatening injury to persons of property, the rules and regulations. In the event of emergency, the right of entry shall be immediate and may be exercised without notice, whether or not the Owner is present. The Association shall repair any damage caused by such entry.

 Employ a manager and such other employee as it docurs necessary to carry out the powers and duties of the Association; k. Sell, transfer and convey the property of the Association, except that, any safe, transfer or conveyance of real property shall require the approval of the Members in accordance with the Declaration;

L Exercise all the powers set forth in the Texas Non-profit Corporation Act, except those reserved to the Members by the provisions of these Bylaws, the Articles or the Declaration; and

m. Comprumise, settle, release and otherwise adjust claims, demands, causes of action and liabilities on behalf of the Association and Owners, as the case may be, provided any such claim, demand, cause of action or liability arises cut of or relates to a condition or defect common to all of the Lots or improvements constructed thereon, or to the

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development, design, construction, condition, repair or maintenance of or damage or injury to or defect in the Common Area or part thereof, and make and receive all payment or other consideration necessary therefor or in connection therewith. For such purposes, the Board shall be, and hereby is, irrevocably appointed attorney-in-fact to act on behalf of all Owners upon such terms and conditions and for such consideration as may be approved by a majority of the Board. <u>Section 2.</u> Non-Liability. A Director of the Board shall not be liable to the Members if he performs the duties of a Director, including the duties as a member of any committee of the Board upon which the Director may serve, in good faith, in a manner such Director believes to be in the best interests of the Assosistion and with such care, including reasonable inquity, as an ordinarily prudent person in a like position would use under similar circumstances. In performing the duties of a Director, a Director shall be entitled to rely on information, options, reports or statements, including financial statements and other financial data, in each case prepared and presence by: One or more officers or employees of the Association whom the Director believes to be reliable and competent in the mattern presented;

 Counsel, independent accountants or other persons as to matters which the Director believes to be within such persons professional or expert competence; or c. A committee of the Board on which the Director does not serve, as to matters within its designated authority, which committee the Director believes to merit confidence; so long as, in any such case, the Director acts in good faith, after reasonable inquity, when the need therefor is indicated by the circumstances and without knowledge that would cause such reliance to be unwarranted.

Section 3. Duties. The Board shall:

a. Cause to be kept a complete record of all its acts and corporate effeirs and to present to the Members the following: (1) A pro forms operating statement (budget) for each facal year, which statement shall be distributed not less than forty-five (45) days and not more than sixty (60) days before the beginning of the fiscal year;

(2) A balance sheet as of an accounting date which is the last day of the month closest in time to six (6) months from the date of closing of the first sale of a Lot in the Project and an operating statement for the period from said date of such first closing to said accounting date, which balance sheet and statement shall be distributed within sixty (60) days after the accounting date. The operating statement shall include a schedule of assessments received and receivable identified by Lot and Owner's name;

(3) An annual report, which annual report shall be distributed within one hundred twenty (120) days after the closing of the fiscal year, consisting of the following:

(a) A balance sheet as of end of the fiscal year;

(b) An operating (income) statement for the facel year; and

(c) A statement of changes in financial position for the fiscal year.

b. Supervise the officers, agents and employees of the Association in the proper performance of their duties;

c. As more fully provided in the Declaration and subject to any limitations contained therein:

 Fix the amount of the annual assessment against each Lot at least sixty (60) days in advance of each annual assessment period and, if necessary, revise such annual assessment; (2) Send written notice of each assessment to every Owner in advance of each annual assessment period, provided that failure to comply with the provisions of this subparagraph shall not invalidate any assessment, lien or obligation to pay such assessment; and

(3) Take appropriate action against any Owner who is delinquent in the payment of any assessment to the Association, which action may include, but is not limited to, commencement of an action against the owner for payment thereof and/or for-closure of the lien against the Lot of such Owner, d. Issue, or cause an appropriate officer to issue, upon demand by any person having a legitimate interest, a certificate setting forth whether or not any assessment has been paid, for which certificate a reasonable charge may be made by the Board; Procure and maintain liability, fire and extended coverage casualty insurance, and such additional insurance and endorsements as the Board may deem desirable; Cause the Contron Area and any other real and personal property for which the Association may be responsible or as to which the Association may have duties and obligations to be kept in a good state of maintenance and repair;

Pay proper expenses of the Association; and

h. Establish and maintain reserve funds for Common Area replacements and maintenance in accordance with the initial budget of the Association or such budgers as may subsequently be adopted from time to time by the Board. Funds deposited in reserve for a particular purpose shall be held for that purpose and shall not be expended for any other purpose without (1) if a two-class voting structure is in effect, the vote or written consent of a majority of each class of Members, or (ii) if a two-class voting structure is not in effect, the vute or written consent of a majority of the total votes of the Association, except that if the Board determines that funds held in reserve for a patricular purpose exceed an amount

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reasonably requited as a prudent reserve for that purpose, then, without the vote or written consent of Members, the axcess may be allocated to any other reserve fund established by the Board and espended for the purpose for which such other reserve fund has been established.

URTICLE IX. - OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a President and a Vice-President, who shall at all times be members of the Board, a Secretary, and a Treasurer, and such other officers as the Board may, from time to time, by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board following each annual meeting of the Members.

Section 3. Isrm. The officers of the Association shall be elected annually by the Board and each shall hold office for one (1) year unless such person sconer resigns, or is removed or is otherwise disqualified to serve.

Section 4. Special Appointments. The Board may appoint such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority and perform such duries as the Board may determine from time to time. Section 5. Resignation and Removal. Any officer may be removed from office with or without cause, by the Board. Any officer may resign at any time by giving written notice to the Board, the Freident or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make i effective.

<u>Section 6.</u> <u>Yacancies</u>. A vacancy in any office may be fulled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces. Section 7. Multiple Offices. No person shall simultaneously hold more than one of any of the offices, except in the case of special offices meated purtuant to Section 4 of this Article; provided however, that norwithstanding the foregoing, the offices of Secretary and Treasurer may be held by the same person.

Section 8. Duties. The duties of the officers whall be those usually vested in their respective offices, including the following:

 <u>President</u>: The President shall preside at all meetings of the Board and shall see that orders and resolutions of the Board are carried out;

b. <u>Vice President</u>: The Vice President shall act in the place and stead of the President in the event of his absence, inability or refusal or act, and shall exercise and discharge such other duties as may be required of him by the Board; c. Secretary: The Secretary, or an Assistant Secretary elected and authorized by the Board, shall keep minutes of all meetings of the Board and of the members and shall have custody and charge of the Association's corporate seal, minute books membership transfer books, and such other books, papers and documents as the Board may preseribe; d. <u>Tressurer</u>: The Tressurer, or an Assistant Tressurer elected and authorized by the Board, shall be responsible for Association funds and securities and shall keep or supervise the keeping by persona designate by resolution of the Board of books of account of Association receipts and disbursements. Section 2. Checks and Drafts. All checks, drafta or other orders for payment of money, notes or other evidences of indebtedness issued in the name of or payable by the Association shall be signed or endorsed by such person or persons and in such manner as, from time to time, shall be determined by tresolution of the Board.

Section 10. Execution of Contracts and Other Documents. The Board by resolution may authorize any officer or officers, agent or agents to enter into any contract or execute any instrument in the name of and on behalf of the Association, and such authority may be general or confined to precific instances. Unless so authorized by the Board, no officer, agent or employee shall have any power or authority to bind the Association by any contract or agreement or to pledge its credit to fender it liable for any purpose or for any amount,

ARTICLE X. • BOOKS AND RECORDS

The membership register, books of account and minutes of meetings of the Members, Board and committees of the Board shall be made available for inspection and copying by any Member, or any Member's duly appointed representative, during normal business hours for a legiturate purpose, at such place or places within the Project as the Board may prescribe. The Board shall establish reasonable rules within the Project as the Board may prescribe. The Board shall establish reasonable rules within the Project to notice to be given to the eucodian of the records by the Member desiring to make the impection; hours and days of the week when such an inspection may be made; and payment of the cost of reproducing documents requested by a Member. The Declaration, the Articles and these Bylaws shall be available for inspection by any Member at the principal office the Association, where copies may be obtained at reasonable cost. Every Director shall have the absolute right at any reasonable time to inspect all books, records and documents of the Association, including the right to make extincts and copies of documents.

ARTICLE XL - ASSESSMENTS

As more fully provided in the Declaration, each Member is obligated to pay to the Association annual and special assessments which are secured by a lien upon the Lot against

which the assessment is made. Any assessments which are not paid within ten (10) days of the due date shall be delinquent. The Board may require that any delinquent assessment bear a late charge to cover administrative expenses incurred as a result of the late payment of the assessment. Late charges on delinquent assessments shall not exceed the rates are forth in the Declaration. The Association may bring an action at law against the Owner personally obligated to pay a delinquent assessment, or forechose the lien against his lot and define notice and opportunity to cure, the Association may suppend a delinquent Owner's membernhip in the Association while the assessment termains unpaid. In any action to enforce payment of an assessment, the Association shall be cartified to recover interest, costs and reasonable attorney's fees. No Owner may exempt himself from payment or assessments by waiver of the use or enjoyment of all or any portion of the Common Area or abandonment of his Lot.

ARTICLE XIL · CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the name of the Association.

ARTICLE XUL - AMENDMENTS AND INTERPRETATION OF DOCUMENTS

Section 1. Amendment. Any amendment of these Bylaws shall require the vote or written consent of both sixty-seven percent (67%) of the total votes of the Association; provided, however, that no such amendment shall change any provision hereof where such provision is contained in or governed by the Articles or the Declaration, unless the applicable provisions of the Articles and/or Declaration and of Members necessary to amend a specific provision of these Bylaws shall not be less than the provision. Any amendment which establishes, governa, provision to be taken under that provision. Any amendment which establishes, governa, provides for or regulates any ore of the following: (1) substantine votes required for action to be taken under that provision. Any amendment which establishes, governa, provides for or regulates any ore of the following: (1) substantine votes required for action to be taken under that provision. Any amendment which establishes, governa, provides for or regulates any ore of the following: (1) substantine votes required for action to be taken under that provision. Any amendment which establishes, governa, provides for or regulates any ore the following: (1) substantine, repair and replacement of the Common Area; (10) responsibility for maintenance, repair and replacement of the Common Area; (10) the boundaries of any Lot; (12) interests in the Common Area; or (5) or the total votes of the Asociation, anneanition or withdrawal for graph to or four the Project; (10) the boundaries of any Lot; (2) interests in the Common Area; or (5) of the total votes of the Asociation. Section 2. Interpretation. In the case of any conflict between the Articles and these Bylaws, the Articles shall control. In the case of any conflict between the Declaration and these Bylaws, the Declaration shall control. in the case of any conflict between the Articles and the Declaration, the Declaration shall control. The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities as described in the Declaration of Covenants, Conditions and/or Restrictions of Record (the "Declaration") The Property is a part of a planned unit development known as

Sundown Ranch Owner's Association [Name of Planned Unit Development]

(the "PUD") The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owner's Association") and the uses, benefits and proceeds of Borrower's interest

PUD Covenants In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows.

A. PUD Obligations Borrower shall perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent documents which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents

B. Property Insurance So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes and floods, for which Lender requires insurance, then:

- 1. Lender waives any provision for the monthly payment to Lender of the yearly premium installments for property insurance on the Property; and
- 2 Borrower's obligation to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this warver can change during the term of the loan.

Borrower shall give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanker policy.

In the event of a distribution of property insurance proceeds in hea of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender Lender shall apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

PLANNED UNIT DEVELOPMENT RIDUX, Page 1

DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (this "Declaration") is made as of this day of March, 2004 by WESTMINSTER LTD, a Texas limited partnership ("Declarant").

RECITALS

A. Declarant is the sole owner of that certain real property situated in the City of Denton, County of Denton, State of Texas, more particularly described on <u>Exhibit "A"</u> attached hereto, comprised of a tract containing approximately .839 acres, herein referred to as "Lot 1," and a tract containing approximately 2.776 acres, herein referred to as "Lot 2." Lot I and Lot 2 are sometimes herein referred to collectively as the "Property" or the "Lots."

B. Declarant intends to develop or allow or cause the development of the Property for commercial uses.

C. Declarant desires to impose certain easements upon the Property, and to establish certain covenants, conditions, restrictions and charges with respect to the Property, for the benefit of the owners of certain adjacent lands, on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the above premises, Declarant hereby declares that the Property and all present and future Owners (herein so called) and occupants of any portion of the Property shall be and hereby are subject to the terms, covenants, easements, restrictions and conditions hereinafter set forth in this Declaration.

AGREEMENTS

I. Easements.

1.1 Grant of Easements to Sundown Ranch Owners Association, Inc. Subject to the express conditions, limitations and reservations contained herein, Declarant hereby grants, establishes, covenants and agrees that the Lots, and all Owners of the Lots, shall be burdened by the following nonexclusive easements, which are hereby imposed upon the Lots and all present and future Owners of the Lots: Easements for the benefit of Sundown Ranch Owners Association, Inc. (the "Association"), its successors and assigns, (i) to keep, maintain, repair and replace certain stone entry monuments located at the southwest corner of Lot 1 and the northwest corner of Lot 2 as shown on the Site Plan attached hereto as Exhibit "B", which monuments identify the residential community known as "Sundown Ranch" which adjoins the Property along its eastern boundary; and (ii) to place, keep and maintain landscaping in the area in front of said monuments (i.e., facing Teasley Lane), including the right to keep and maintain an irrigation system for the landscaping and ground level lighting for the signs appearing on the monuments. The casements hereinabove granted shall be used and enjoyed by the Association in such a manner so as not to unreasonably interfere with, obstruct or delay the conduct and

operations of the business of any Owner or its tenants or sub-tenants at any time conducted on the Property. Any replacement of an entry monument shall be substantially identical to the original monument or of a design approved by the Owners.

1.2 <u>Maintenance Condition.</u> As a condition of the easements described in Section 1.1, the Association, its successors or assigns, shall be obligated to maintain the entry monuments and the appurtenant irrigation system and lighting (collectively, the "Facilities") in good condition and repair, and to maintain the landscaping in front of the entry monuments, as well as the landscaping within the public right-of way of Sundown Boulevard adjacent to the Lots (collectively, the "Landscaping"), in a neat and wellmaintained condition. Notwithstanding the foregoing, each Owner shall be responsible for any damage caused to the Facilities or the Landscaping by the Owner, its tenants, subtenants, and its or their invitees.

1.3 Failure to Maintain. If the Association fails to maintain the Facilities and the Landscaping as provided above, and such failure continues for a period of thirty (30) days following written notice from an Owner (unless, with respect to any such failure which cannot reasonably be cured within such thirty (30) day period, the Association commences such cure within such thirty (30) day period and thereafter diligently prosecutes such cure to completion) any Owner shall have the right to perform such obligation contained in this Declaration on behalf of the Association and shall be entitled to offset the reasonable cost thereof, together with interest at the "prime rate" as published from time to time in the Money Rates table of The Wall Street Journal plus 2%(the "Applicable Rate") (but not to exceed the maximum rate of interest stated by law), against such Owner's "Landscape Maintenance Contribution Obligation" (as defined in Section 2 below). Notwithstanding the foregoing, in the event of an emergency, an Owner may immediately cure the same and shall have the right to offset the reasonable cost thereof together with interest at the prime rate, plus 2%, as above provided, against such Owner's Landscape Maintenance Contribution Obligation. If the Association fails to maintain the Facilities or the Landscaping and such failure continues after notice and opportunity to cure as provided above on three (3) occasions in any calendar year, the Owners of the Lots, acting together, may terminate the easements granted pursuant to Section 1.1 by notice to the Association, which termination also will automatically terminate the Restrictive Covenant described in Section 2. The self-help, offset and termination rights herein specified shall be the exclusive remedies of the Owners for the Association's failure to perform its obligations under this Declaration.

2. <u>Restrictive Covenant.</u> Beginning with calendar year 2004, the Owner of Lot 1 and the Owner of Lot 2 and successors and assigns shall contribute annually \$375 to the Association, its successors or assigns, for maintenance of the landscaping and the related irrigation system within the public right-of-way of Sundown Boulevard adjacent to Lot 1 and Lot 2, such obligation being herein referred to as the "Landscape Maintenance Contribution Obligation." The amount of the Landscape Maintenance Contribution Obligation will be subject to an annual increase equal to the annual percentage increase in the Consumer Price Index for all Urban Consumers (CPI-U) for the immediately-preceding year (as published by the Bureau of Labor Statistics of the U.S. Department of Labor), rounded to the nearest one-quarter percent. An Owner's Landscape

Exhibit 'A'

BEING all that certain lot, tract or parcel of land situated in the J. FISHER SURVEY, ABSTRACT NUMBER 421, in the City of DENTON, DENTON County, Texas being a part of that certain tract of land conveyed by deed from JEROME M. COTT and LYNN COTT to WESTMINSTER, LTD. recorded under County Clerks file number 97-R0019209, Real Property Records, DENTON County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the North line of Lot 2, Block A of DOVE CREEK OFFICE ADDITION, an addition to the City of DENTON, DENTON County, Texas according to the Plat thereof recorded in Cabinet Q, Page 234, Plat Records, DENTON County, Texas said point being the Southwest corner of Lot 1, Block A of SUNDOWN RANCH, PHASE 1, an addition to the City of DENTON, DENTON County, Texas, according to the Plat thereof recorded in Cabinet O, Page 199, Plat Records, DENTON County, Texas:

THENCE North 88° 09' 35" West 296.16 feet with said North line of said DOVE CREEK OFFICE ADDITION to an iron rod found for corner;

THENCE South 74° 04' 46" West 26.82 feet with said North line of said DOVE CREEK OFFICE ADDITION to an iron rod set for corner;

THENCE North 88° 01'30" West 24.67 feet with said North line of said DOVE CREEK OFFICE ADDITION to an iron rod found for corner in the East line of Farm-to-Market Highway Number 2181 (also called Teasley Lane) a public roadway having a right-of-way of 100.00 feet;

THENCE North 00° 31' 30" West 41.30 feet with said East line of said Farm-to-Market Highway to an iron rod set for corner;

THENCE North 01° 04' 18" West 70.41 feet with said East line of said Farm-to-Market Highway to an iron rod set for corner;

THENCE North 01° 38' 52" East 28.48 feet with said East line of said Farm-to-Market Highway to an iron rod set for corner;

THENCE North 01° 04' 07" West 232.13 feet with said East line of said Farm-to-Market Highway to an iron rod found for corner at the beginning of a right-of-way flare;

THENCE North 43° 41' 10" East 21.07 feet with said right-of-way flare to an iron rod found for corner in the South line of Sundown Boulevard a public roadway having a variable right-of-way;

THENCE North 89° 20' 41" East 84.92 feet with said South line of said Sundown Boulevard to an iron found for corner;

THENCE along the arc of a curve to the right having a central angle of 13° 33' 37" a radius of 213.50 feet an arc length of 50.51 feet whose chord bears South 84° 04' 14" East 50.39 feet with said South line of said Sundown Boulevard to an iron rod found for corner;

THENCE South 77° 01' 20" East 25.73 feet with said South line of said Sundown Boulevard to an iron rod found for corner;

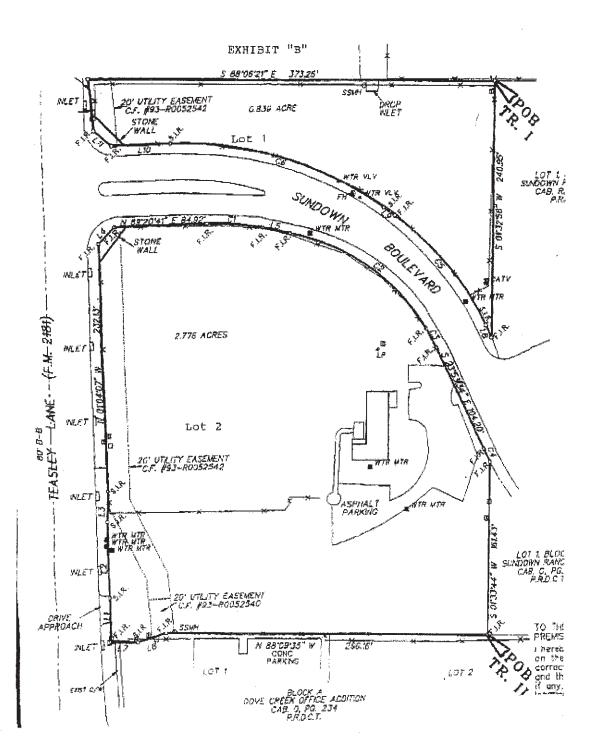
THENCE along the arc of a curve to the right having a central angle of 48° 08' 08" a radius of 190.50 feet an arc length of 160.04 feet whose chord bears South 53° 10' 23" East 155.38 feet with said South line of said Sundown Boulevard to an iron rod found for corner;

THENCE along the arc of a curve to the right having a central angle of 05° 13' 28" a radius of 225.00 feet an arc length of 20.52 feet whose chord bears South 26° 14' 29" East 20.51 feet with said South line of said Sundown Boulevard to an iron rod found for corner;

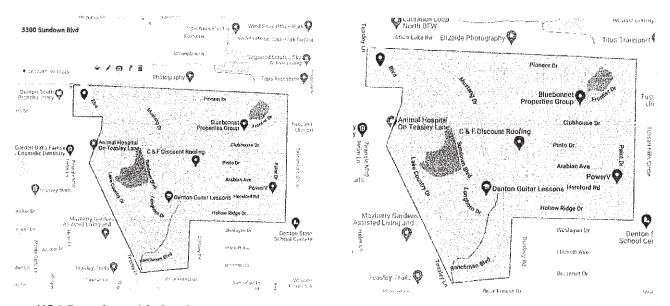
THENCE South 23° 53' 34" East 104.20 feet with said South line of said Sundown Boulevard to an iron rod found for corner;

THENCE along the arc of a curve to the left having a central angle of 02° 49' 50" a radius of 275.00 feet an arc length of 13.59 feet whose chord bears South 25° 00' 30" East 13.58 feet with said South line of said Sundown Boulevard to an iron rod found for corner, said point being the Northwest corner of said Lot 1, Block A of said SUNDOWN RANCH PHASE 1;

THENCE South 01° 33' 44" West 161.43 feet with the West line of said SUNDOWN RANCH PHASE 1 to the PLACE OF BEGINNING and CONTAINING 2.776 acres of land.



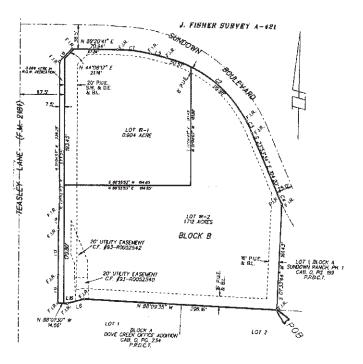
3. Boundary Map: The boundary map should be legible, clearly marked with the geographical boundaries of the Neighborhood Organization, and indicate the location of the proposed Development.



Stella Haven - 3300 Sundown Blvd. Denton, TX 76210

HOA Boundary with development labeled

HOA Boundary with development location



Re-plat to show the 1.7 acre lot of the proposed development

Additional Documentation



February 20, 2024

Ms. Amy Huffman,

This letter is being sent in response to your correspondence regarding whether the Denton ISD playground at Sam Houston Elementary School would be considered a public park for purposes of an application with the Texas Department of Housing and Community Affairs. As you know, one application listed the playground at Sam Houston Elementary School as the closest public park.

Denton ISD facilities are closed to the public during school hours, and access is restricted for all individuals except for parents, staff, and approved volunteers. In addition, recent legislative changes now require school facilities to be enclosed with fencing. Finally, the Texas Education Code provides that public schools may deny access to property in the same manner as any private landowner.

Accordingly, it is my opinion that the Sam Houston Elementary School playground does not meet the definition of a public park as outlined in the Texas Administrative Code for purposes of this application.

Sincerely,

Deron Robinson General Counsel



24038

	Community Input Scoring Items	
_	TDHCA#pp. Cove	Self Score Total: 132
1. Lo	ocal Government Support - §11.9(d)(1) - Only check the box if support documents are in	cluded 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 March 1, <u>2024</u>	
2 Q	uantifiable Community Participation - §11.9(d)(4)	
X	Application expects to receive QCP points.	Points Requested 4
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the	
	received from Neighborhood Organization!	
3 In	put 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.	
**	Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested 8 e due March 1. 2024. 8
		α αας παιτίι 1 <u>, 2024</u> . δ
	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
	Maria Machado Contact Name	Opposition
P	. REACH	
В	Name of Community Organization	X Support
	Jennifer Stonemeier	Opposition
	Contact Name	
ſ	. Metrocare	
c	Name of Community Organization	X Support
	Carolina Lasso	Opposition
	Contact Name	
D	North Texas Fair Housing Center	
	Name of Community Organization	X Support
	Frances Espinoza	Opposition
	Contact Name	
E		_
	Name of Community Organization	Support
		Opposition
	Contact Name	
F		
	Name of Community Organization	Support
		Opposition
	Contact Name	

February 14, 2024

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

WHEREAS, after the adoption of the CHP, the City Council authorized multiple amendments to the CHP on November 28, 2018, by Resolution No. 18-1680; on May 22, 2019, by Resolution No. 19-0824; on March 27, 2019, by Resolution No. 19-0429 and Ordinance No. 31142; on June 12, 2019, by Resolution No. 19-0884; on June 26, 2019, by Resolution No. 19-1041; on September 25, 2019, by Resolution No. 19-1498; on December 11, 2019, by Resolution No. 19-1864; on September 9, 2021, by Resolution No. 21-1450; on January 22, 2020, by Resolution No. 20-0188; on August 26, 2020, by Resolution No. 20-1220; on January 27, 2021, by Resolution No. 21-0212; on September 9, 2021, by Resolution No. 21-1450; on October 13, 2021, by Resolution No. 21-1655; on October 13, 2021, by Resolution No. 22-1655; on May 11, 2022, by Resolution No. 22-0744; and on September 28, 2022, by Resolution No. 22-1432; 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, Palladium USA International, Inc. and/or its affiliate(s) or RIVA Switzerland, Inc. and/or its affiliate(s) (Applicant) has proposed the development of a mixed-income multifamily complex restricted to senior residents ages 62 and older to be known as 3606 S. Cockrell Hill Road Senior Living at 3606 South Cockrell Hill Road in the City of Dallas, Texas 75236; and

WHEREAS, the Applicant proposes to develop 120 units, to include 68 one-bedrooms, and 52 two-bedrooms; and will include amenities; and

WHEREAS, upon completion of the development, the Applicant proposes 9 of the 120 units will be made available to households earning 0.00%-30.00% of Area Median Income (AMI), 36 of the 120 units will be made available to households earning between 31.00%-50.00% of AMI, 35 of the 120 units available to households earning between 51.00-60.00% of AMI, 6 of the 120 units will be made available to households earning between 61.00-70.00% of AMI, 2 of the 120 units will be made available to households earning between 71.00%-80.00% of AMI, and 32 of the 120 units will remain as non-income-restricted; and

WHEREAS, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2024 9% Low Income Competitive HTC (9% HTC) for the proposed development of a property to be known as 3606 S. Cockrell Hill Road Senior Living (TDHCA No. 24038); and

February 14, 2024

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 2024 9% HTC application for 3606 S. Cockrell Hill Road Senior Living located at 3606 South Cockrell Hill Road, Dallas, Texas 75236.

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 Palladium USA International, Inc. or its affiliate(s), or RIVA Switzerland, Inc. and/or its affiliate(s) to be located at 3606 South Cockrell Hill Rd., Dallas, Texas 75236, the development's application for 2024 9% HTC, and any allocation by the TDHCA of 2024 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 Palladium USA International, Inc. and/or its affiliates or RIVA Switzerland, Inc. 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. Palladium USA International, Inc. and/or its affiliate or RIVA Switzerland, Inc. and/or its affiliate(s) must be awarded 2024 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 in accordance with this resolution from General Fund, Fund 0001, Department HOU, Unit 4285, Object 3015, Activity AFHO, Encumbrance/Contract No. HOU-2024-00024018, Vendor VC21120.

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 in an amount not to exceed \$500.00 in General Fund, Fund 0001, Department HOU, Balance Sheet Account 083F.

240253

February 14, 2024

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 14, 2024, 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.







Agenda Information Sheet

File #: 24-395		Item #: 11.
STRATEGIC PRIORITY:	Housing & Homelessness Solutions	
AGENDA DATE:	February 14, 2024	
COUNCIL DISTRICT(S):	3	
DEPARTMENT:	Department of Housing & Neighborhood Revitalization	
EXECUTIVE:	Majed Al-Ghafry	

SUBJECT

Authorize (1) the adoption of a Resolution of Support for Palladium USA International, Inc. and/or its affiliate(s) or RIVA Switzerland, Inc. and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 9% Low Income Housing Tax Credits for the development of 3606 S. Cockrell Hill Road Senior Living located at 3606 S. Cockrell Hill Road, Dallas, TX 75236; and (2) an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

BACKGROUND

The Applicant submitted a pre-application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 9% Low Income Competitive Housing Tax Credits (9% HTC) for the development of 3606 S. Cockrell Hill Road Senior Living, a ground-up development of a 120-unit mixed-income multifamily complex restricted to seniors ages 62 and older located at 3606 S. Cockrell Hill Road (the "Project"). Palladium USA International, Inc. or RIVA Switzerland, Inc. and/or its affiliate (s) has executed a purchase contract with Cliftwood Church of Christ, the current property owner. The Applicant may transfer the purchase contract to an affiliate.

In the administration of its **9%** HTC Program, TDHCA awards application points for a resolution from a governing body of a local municipality on the following basis:

Within a municipality, the application will receive:

- **17** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- 14 points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.
- 1 point for a commitment of development funding by a local political subdivision in the form of a loan, grant, reduced fees, or contribution of value that equals \$500.00 or more for applications in urban subregions.

File #: 24-395

Within the extraterritorial jurisdiction of a municipality, the Application may receive:

- 8.5 points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the Application or Development; or
- 7 points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the Application or Development

The Applicant specializes in the development of mixed-income and affordable housing throughout Europe and in the United States. The Applicant has decades of experience in premiere real estate development, including design and build, construction, property management, and ownership of high-quality apartment home communities with resident services, and on-site staff servicing customer relations, collections, and activities. The Applicant will act as the Guarantor, 3603 S. Cockrell Hill Rd., Ltd., a to- be- formed Texas limited partnership will act as the Owner/Borrower, 3606 S. Cockrell Hill Rd. GP, LLC, a to- be- formed Texas limited liability company will act as the General Partner, and 3606 S. Cockrell Hill Rd., Development, LLC, a to- be- formed Texas limited with the Dallas Housing Finance Corporation and the City of Dallas in 2018 to construct Palladium Redbird, a 300-unit Class A multifamily development, on a 6.5 acre site located in Southeast Dallas Redbird Mall redevelopment area financed with 4% housing tax credits, gap financing provided through the City's Notice of Funding Availability along with private debt and equity.

The Applicant proposes to develop a high quality, Class A, multifamily residential community for seniors aged 62 and older comprised of 120 units, to include 68 one-bedroom and 52 two-bedroom units. The Project will be a four-story wrap construction product with interior corridors and two elevators. The units will include energy efficient appliances and lighting and other TDHCA-required features. The plans also include a resort-style pool with gazebo, pickle ball courts, community garden, dog park, cabana with grill, walking trails, and a clubhouse with community room, market pantry, movie theatre, business center, high speed Wi-Fi, and state of the art fitness center. Unit amenities include open concept design, nine-foot ceilings, wood-style flooring, natural stone, or quartz countertops, undermounted sinks, upgraded cabinetry, designer fixtures, covered patio or balcony with storage, energy efficiency appliances and light-emitting diode lighting. Planned resident services include income tax preparation, reporting rent payments to credit bureaus, food pantry, annual health fair, weekly exercise classes, courtesy officer program providing one free unit to law enforcement, notary, and monthly arts/crafts and preventive maintenance classes.

Additionally, resident service programs will be geared to those seniors with grandchildren. The development is less than one mile from the Dallas Area Rapid Transit bus stop, Doris Berry Park, full scale grocery store, and licensed daycare center, Also, the development is less than three miles from the Hampton-Illinois Branch Library and Kiest Park Medical Clinic. The Project is approximately 13 minutes from a major employment center, the Pepsi Technology Process Center.

If awarded tax credits by TDHCA, Applicant will work with the Office of Integrated Public Safety Solutions throughout the planning and design process for security input, community activities, and incorporate best practices of Crime Prevention Through Environmental Design. Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

File #: 24-395

Total development costs are anticipated to be approximately \$32,305,881.00, which includes the acquisition price for the land. The hard cost construction budget is anticipated to be \$20,382,713.00, which is \$169,855.94 per unit. The total construction amount includes a 4.20% contingency.

Proposed Financing Sources	Amount		Amount	
Permanent Loan	\$	12,935,300.00		
Housing Tax Credits Equity	\$	18,198,180.00		
TBD City Loan	\$	500.00		
General Partner Equity	\$	100.00		
Deferred Developer Fee	\$	1,171,801.00		
Total	\$	32,305,881.00		

Proposed Uses	Costs	
Acquisition	\$	2,934,000.00
Hard Construction Costs	\$	20,382,713.00
Soft Costs & Financing Fees	\$	4,190,365.00
Developer Fees	\$	3,492,467.00
Reserves	\$	1,306,336.00
Total	\$	32,305,881.00

Upon completion of the development, nine of the 120 units will be made available to households earning 0.00%-30.00% of area median income (AMI), 36 of the 120 units will be made available to households earning between 31.00%-50.00% of AMI, 35 of the 120 units will be made available to households earning between 51.00%-60.00% of AMI, and six of the 120 units will be made available to households earning 61.00-7000% AMI, and 2 of the 120 units will be made available to households earning 71.00%-80.00% AMI and 32 units will remain as non-income-restricted market-rate units.

On May 9, 2018, the City Council adopted the Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC), Resolution Nos. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking HTC through TDHCA.

On June 12, 2019, the City Council authorized an amendment to the CHP, as restated in the DHP33 and DHRC, to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking HTC through TDHCA by Resolution No. 19-0884. The modified evaluation criteria include standard thresholds for both 4.00% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements. The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following six priorities:

24025

- The project has been selected to receive City funding such as Community Development Block Grants, Home Investment Partnerships Program, or General Obligation Bond funding;
- The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation,
- The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Development programs that may be created;
- The project is located in a census tract with a poverty rate below 20.00%;
- The project located in a Redevelopment Reinvestment Strategy Area (RSA) or Stabilization RSA; and
- A 50-unit project dedicating 20.00% of the units for tenants referred from the Continuum of Care list.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

The Project is qualified to receive a staff recommendation for a resolution of support as it scored a total of 55 points and meets the required application thresholds. The proposed site has a Market Value Analysis market type "F" which is 13.00% owner-occupied housing and is located in a Neighborhood Plus Area known as Kiest Cliff Target Area.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.

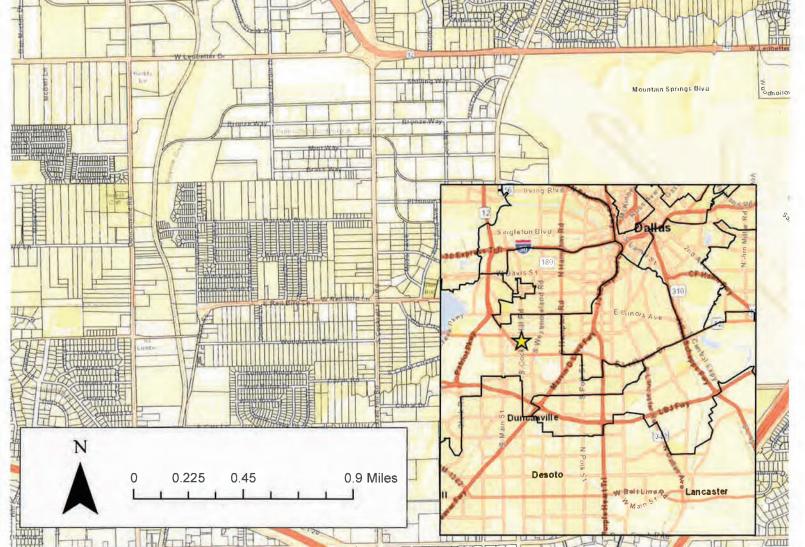
FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
General Fund	\$500.00	\$0.00	\$0.00

MAP

Attached

3606 S. Cockrell Hill Road Senior Living 2 5 3 195 影館 HHHH H L La TIM RM SID HE S 中田 F AN AN fill and 調 取 JUITZ X1 X1 Tunn et.



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January 30, 2024

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 2024 9% Applications – TDHCA #24038 3606 S Cockrell Hill Road Senior Living, Dallas, Dallas County, Texas, 75236

Dear Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit Application for the proposed 3606 S Cockrell Hill Road Senior Living development to be located at 3606 & 3626 S Cockrell Hill Rd, Dallas County, Texas 75236.

Shared Housing Center, Inc. is a non-profit organization serving Dallas County. Our organization serves the area in which the development is located. Shared Housing offers housing options and supportive services along with children's programs and special projects which focus on self-sufficiency and family stability. We have tax exempt status and are not a government entity. Our primary purpose is the overall betterment and improvement of the community as a whole. Attached I have provided material about our organization and its services.

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

Sincerely,

Marii Machado

Maria Machado Executive Director

Enclosures:

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

214.743.1200 | Main 214.743.1215 | 24/7 Hotline 1345 River Bend Drive Ste. 200 Dallas, Texas 75247-6943

metrocare.

February 6, 2024

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 2024 9% Applications – TDHCA #24038 3606 S Cockrell Hill Road Senior Living, Dallas, Dallas County, Texas, 75236

Dear Mr. Campbell,

Please accept this letter of support for the proposed 3606 S Cockrell Hill Road Senior Living development to be located at 3606 & 3626 S Cockrell Hill Rd, Dallas County, Texas 75236. We are confident the proposed housing development will provide much needed affordable housing for our community. The development site is located in our service area.

Metrocare Services is a non-profit organization that's the largest provider of behavioral health care services in North Texas. Our organization offers an array of diverse services that serve infants to older adults with a range of disabilities. Our goal is to improve neighborhoods and communities for everyone by advancing equity and meeting the needs of the community we serve. The 3606 S Cockrell Hill Road Senior Living apartment development would help fill some of that need.

We look forward to working with this affordable housing community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Carolina Lasso Chief Authority Officer (214) 743-1200 ext 32436 carolina.lasso@metrocareservices.org

metrocareservices.org



February 15, 2024

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 2024 9% Applications – TDHCA #24038 3606 S Cockrell Hill Road Senior Living, Dallas, Dallas County, Texas, 75236

Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit application 3606 S Cockrell Hill Road Senior Living located at 3606 & 3626 S Cockrell Hill Rd, Dallas County, Texas 75236. The proposed development site is within our service area.

The North Texas Fair Housing Center is a non-profit organization that provides advocacy, counseling and education services to residents of Dallas County. We have tax-exempt status and we are not a government entity. Our goal is to improve neighborhoods and communities for everyone. We assist people every day that are in desperate need of affordable housing. The proposed 3606 S Cockrell Hill Road 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,

Frances Espínoza

Frances Espinoza Executive Director



February 5, 2024

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

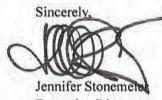
RE: Support Letter for 2024 9% Applications – TDHCA #24038 3606 S Cockrell Hill Road Senior Living, Dallas, Dallas County, Texas, 75236

Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit Application for the proposed 3606 S Cockrell Hill Road Senior Living development to be located at 3606 & 3626 S Cockrell Hill Rd, Dallas County, Texas 75236.

REACH, Inc. is a tax-exempt non-profit organization and not a government entity. Our organization serves the area in which the development is located. REACH has a dual mission of providing services for people with disabilities so that they are able to lead self-directed lives and educating the general public on disability related topics in order to promote a barrier free community. We operate four REACH Resource Centers on Independent Living serving Dallas, Denton, Collin, and Tarrant counties. Our array of services that would be available to the residents living at the 3606 S Cockrell Hill Road Senior Living apartments would include information & referral, peer support, independent living skills training, and advocacy assistance. We also network with other North Texas nonprofit organizations, churches, and businesses to identify and address community needs.

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



Executive Director

Resources Centers on Independent Living

8625 King George Dr, Dallas, TX, 7535 reachdallas@reacheils.org | 214.630.6390 | reacheils.org

24030

	Community Input Scoring Items		
	TDHCA#pp. Cove	Self Score Total:	132
1.		ded in the Application.	
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Mesquite	Points Requested	17
	Name of Local Government Body		
	Name of Local Government Body (if applicable)		
	** Note that resolutions are due March 1, <u>2024</u>		
2	Quantifiable Community Participation - §11.9(d)(4)		
	X Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested pplicant. Packets MUST b	4 De
3	Input from State Representative - §11.9(d)(5)		
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0
	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 o		8
4			
	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	XSuppo	ort
	Maria Machado	Орро	sition
	Contact Name	—	
	B. REACH	_	
	Name of Community Organization	XSuppo	ort
	Jennifer Stonemeier	Орро	sition
	Contact Name		
	C. Metrocare		
	Name of Community Organization	XSuppo	ort
	Carolina Lasso	oqqO	sition
	Contact Name		
	D. North Texas Fair Housing Center		
	Name of Community Organization	XSuppo	ort
	Frances Espinoza		sition
	Contact Name		
	E.		
	Name of Community Organization	Suppo	
	Contact Name	Орро	sition
	F.		
	Rame of Community Organization	Suppo	
		Орро	sition
	Contact Name		

RESOLUTION NO. <u>11-2024</u>

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, SUPPORTING 2910 MOTLEY SENIOR LIVING, LTD.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (THE "TDHCA") FOR 2024 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR CONSTRUCTION OF THE AN SENIOR APPROXIMATELY 133-UNIT RESTRICTED AFFORDABLE MULTI-FAMILY RENTAL HOUSING DEVELOPMENT TO BE LOCATED AT 2910 MOTLEY DRIVE, IN ACCORDANCE WITH CHAPTER 2306 OF THE TEXAS GOVERNMENT CODE; PROVIDING A LOCAL FUNDING DEVELOPMENT; COMMITMENT FOR THE AND AUTHORIZING THE CITY SECRETARY TO CERTIFY THE **RESOLUTION TO THE TDHCA.**

WHEREAS, 2910 Motley Senior Living, Ltd. (the "App i ant"), has proposed the construction of an approximately 133-unit senior affordable multi-family rental housing development to be located at 2910 Motley Drive in the City of Mesquite in Dallas County (the "Propose De e opment"); and

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (**"TDHCA"**) for 2024 Competitive 9% Housing Tax Credits for the Proposed Development (the "**App i ation**"); and

WHEREAS, the City of Mesquite (the "City"), acting through its governing body, desires to express its support for the aforementioned Proposed Development and the related application to the TDHCA; and

WHEREAS, the City intends to issue a commitment and letter confirming that the City will provide a loan, grant, reduced fees, or contribution of other value in an amount of \$500.00 for the benefit of the Proposed Development so the Applicant may receive one point for a contribution from the City.

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

SECTION 1. That after due consideration of the information provided by the Applicant and public comment at a duly called and noticed public hearing, the City Council of the City of Mesquite, as the governing body of the City, supports the Application and Proposed Development.

SECTION 2. This resolution is solely related to potential TDHCA financing for the Proposed Development and is not a statement of approval for any other matter, including but not limited to requirements of the City of Mesquite's Subdivision Ordinance, Zoning Ordinance, and other applicable regulations; Applicant has made no application for any permit as defined in Chapter 245 of the Texas Local Government Code.

Planning & Dev / Supports the Proposed Affordable Rental Housing Units at 2910 Motley Drive February 19, 2024 Page 2 of 2

<u>SECTION 3.</u> That the City Secretary of the City of Mesquite, Texas, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA. The City Manager is hereby authorized to provide correspondence to the TDHCA confirming the City's commitment to provide a local funding contribution with a value of five hundred dollars (\$500.00) for the benefit of the Proposed Development as an affordable multi-family rental housing development so the Applicant may receive one point for local political subdivision funding as a part of the TDHCA application.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on this 19th day of February 2024.

DocuSigned by: Daniel Aleman Jr. -D999585317D142B...

Daniel Alemán, Jr. Mayor

ATTEST:

DocuSigned by: Sonja Lan C2518095973F46A...

Sonja Land City Secretary

APPROVED AS TO LEGAL FORM:

— DocuSigned by: David Paschall — 666E18891208434...

David L. Paschall City Attorney



January 30, 2024

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 2024 9% Applications – TDHCA #24030 2910 Motley Senior Living, Mesquite, Dallas County, Texas, 75150

Dear Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit application 2910 Motley Senior Living located at 2910 Motley Dr, Mesquite, Dallas County, Texas, 75150. The proposed development site is within our service area.

Shared Housing Center, Inc. is a non-profit organization serving Dallas County. Our organization serves the area in which the development is located. Shared Housing offers housing options and supportive services along with children's programs and special projects which focus on self-sufficiency and family stability. We have tax exempt status and are not a government entity. Our primary purpose is the overall betterment and improvement of the community as a whole. Attached I have provided material about our organization and its services.

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

Sincerely,

Maria Machado

Maria Machado Executive Director

Enclosures:

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

214.743.1200 | Main 214.743.1215 | 24/7 Hotline 1345 River Bend Drive Ste. 200 Dallas, Texas 75247-6943

metrocare.

February 6, 2024

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

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We look forward to working with this affordable housing community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Carolina Lasso Chief Authority Officer (214) 743-1200 ext 32436 carolina.lasso@metrocareservices.org

metrocareservices.org



February 15, 2024

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

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If you have any questions, please feel free to contact me.

Sincerely,

Frances Espínoza

Frances Espinoza Executive Director



February 5, 2024

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

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

Sincerely.

Jennifer Stonemeier Executive Director

Resources Centers on Independent Living

8625 King George Dr, Dallas, TX, 7535 reachdallas/@reacheils.org | 214.630.6390 | reacheils.org

24134

	Community Input Scoring Items				
		TDHCA# 24134		Self Score Total:	139
1.	Loc	al Government Support - §11.9(d)(1) - Only check the box	if support documents are inclu	ded in the Application.	
	Х	Resolution(s) of either "no objection" or "support" is inclue	ded behind this tab.**	Points Requested	17
	_	City of Lewisville			
		Name of Local Government Body	-		
		Name of Local Government Body (if applicable)	024		
2	0	** Note that resolutions are due March 1, <u>2</u>	<u>JZ4</u>		
2		antifiable Community Participation - §11.9(d)(4)		- • • • •	
	X	Application expects to receive QCP points.		Points Requested	4
		** Note that QCP Packets are due March 1, 2024 and M	AY NOT be submitted by the A borhood Organization!	pplicant. Packets MUST b	e
3	Inn	ut from State Representative - §11.9(d)(5)			
5			d babind this tab **	Doints Dogwooted	
		Letter of either support, neutrality, or opposition is include	a penina this tab.**	Points Requested	0
		OR			
		Letter stating that no letter will be provided is included be	hind this tab.**		
	X	No letter from a State Representative is included behind th	is tab		
	~			Points Requested	8
	**	Note that if there is no Representative, both items will be	scored as neutral. Letters are		8
4	Inp	ut from Community Organizations - §11.9(d)(6)			
	X	Applicant has included one or more letters of support or or	pposition behind this tab.	Points Requested	4
	Α.	Housing Channel			
		Name of Community Organization		X Supp	ort
		Donna VanNess		Орро	sition
		Contact Name			
	в.	North Texas Fair Housing Center			
		Name of Community Organization		X Supp	ort
		Frances Espinoza		Орро	sition
		Contact Name			
	C.	United Way of Denton County, Inc.			
		Name of Community Organization		X Supp	ort
		Gary Henderson		Орро	sition
		Contact Name			

RESOLUTION NO. <u>0642-24-RES</u>

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, SUPPORTING AN **APPLICATION FOR COMPETITIVE (9%) HOUSING TAX** CREDITS FROM THE TEXAS DEPARTMENT OF COMMUNITY HOUSING AND AFFAIRS FOR A MIXED-INCOME PROPOSED SENIOR LIVING DEVELOPMENT BY GENERATION HOUSING PARTNERS, OR AN AFFILIATE, TO BE LOCATED AT THE SOUTHEAST CORNER OF W VALLEY RIDGE BLVD AND N GARDEN RIDGE BLVD; COMMITTING TO A DEVELOPMENT INCENTIVE; AND PROVIDING AN **EFFECTIVE DATE.**

WHEREAS, Generation Housing Partners (GHP) has proposed a development for affordable senior rental housing, named Heritage Estates at Valley Ridge, to be located at the Southeast corner of W Valley Ridge Blvd and N Garden Ridge Blvd in the City of Lewisville; and

WHEREAS, GHP will submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive (9%) Housing Tax Credits for the proposed Heritage Estates at Valley Ridge development ("TDHCA Application"); and

WHEREAS, the Lewisville 2025 Vision Plan Update contains a big move to "Diverse and Thriving Neighborhoods" with the considerations of retaining lifelong residents and making Lewisville the location of choice for all ages and incomes; and

WHEREAS, the City of Lewisville has recognized a need for diverse housing options for residents of all incomes and older residents; and

WHEREAS, the proposed Heritage Estates at Valley Ridge development would directly assist in providing housing options for low-income residents and contribute to diverse and thriving neighborhoods; and

WHEREAS, the City commits to providing a development incentive in the form of a \$500 reduction to the New Commercial Construction permit fee for the proposed Heritage Estates at Valley Ridge development conditioned upon receipt of the 2024 Competitive (9%) Housing Tax Credits; and

WHEREAS, this resolution is specifically related to potential financing only and makes no finding regarding either the suitability of the proposed development site or compliance with the City's development or zoning regulations; and approval of this resolution will not be construed as a development permit or approval or a zoning change approval; and

WHEREAS, it is in the public interest of the citizens of the City of Lewisville that the TDHCA Application be made for such funding; and

WHEREAS, pursuant to Section 11.9 of the Qualified Allocation Plan and Chapter 2306 of the Texas Government Code, the City of Lewisville desires to provide a Resolution of Support to GHP, or an affiliate, for the TDHCA Application, and provide a development incentive in the form of a reduced permit fee to GHP, or an affiliate, for the benefit of the proposed Heritage Estates at Valley Ridge development.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are hereby incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. The City of Lewisville, acting through its governing body, supports the application for 2024 Competitive (9%) Housing Tax Credits from the TDHCA for the proposed

Heritage Estates at Valley Ridge development to be located at the Southeast corner of W Valley Ridge Blvd and N Garden Ridge Blvd in the City of Lewisville.

SECTION 3. The City of Lewisville approves and authorizes a development incentive in the form of a \$500 reduction to the New Commercial Construction permit fee for the proposed Heritage Estates at Valley Ridge development conditioned upon receipt of the 2024 Competitive (9%) Housing Tax Credits.

SECTION 4. The City of Lewisville recognizes that a zone change will be required in order to construct the proposed Heritage Estates at Valley Ridge project, and this resolution in no way grants approval of the zone change or commits the City to granting the zone change. The zone change request must follow the required process under state and local law.

SECTION 5. The City Manager is hereby authorized, empowered, and directed to submit this resolution, and to draft and submit a letter stating the City will provide a development incentive for the proposed Heritage Estates at Valley Ridge development, to the TDHCA.

SECTION 6. This resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, ON THIS THE <u>19th</u> DAY OF <u>FEBRUARY</u>, 2024.

APPROVED:

TJ Gilmore, MAYOR

ATTEST: Thomas Harris III, CITY SECRETARY

APPROVED AS TO FORM:

Lizbeth Plaster, CITY ATTORNEY

Page 4

TEXAS HOUSE of REPRESENTATIVES



KRONDA THIMESCH

DISTRICT 65

February 29, 2024

Cody Campbell Director of Multifamily Housing Texas Department of Housing and Community Affairs (TDHCA) P.O. Box 13941

Austin, TX 78711

Re: Heritage Estates at Valley Ridge, TDHCA Project No. 24134

Dear Mr. Campbell:

After further consideration 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 February 15, 2024.

Furthermore, no written statement of support, neutrality, or opposition is intended or will be provided by me for TDHCA application #24134.

Please do not hesitate to contact me should you have any questions or if there is any additional information you may need.

Sincerely,

Kronda Thimesch Texas State Representative House District 65



Fort Worth, TX 76111 (817) 924-5091 | (817) 924-7619 (f)

February 12, 2024

TX Valley Ridge 2024, Ltd. Attn: Adrian Iglesias Authorized Representative 17440 Dallas Pkwy, Ste 120 Dallas, TX 75287 Email: aiglesias@ghdevelopment.com

RE: Support for Heritage Estates at Valley Ridge, TDHCA #24134 – SEQ W Valley Ridge Blvd and N Garden Ridge Blvd, Lewisville, TX 75077

Dear Mr. Iglesias,

Please accept this letter as my statement of support for Heritage Estates at Valley Ridge, a proposed housing development sponsored by TX Valley Ridge 2024, Ltd.

Housing Channel is a certified 501(c)(3) organization and a leading Community Housing Development Organization (CHDO) with a 32-year history providing affordable housing solutions for lower income families in Dallas/Fort Worth metropolitan area. The mission of Housing Channel is to revitalize distressed neighborhoods and increase quality affordable housing available to low and moderate-income families. Housing Channel will be happy to work with the development team to offer free programs and services such as financial literacy classes and credit counseling to the residents of Heritage Estates at Valley Ridge.

Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,

Donna VanNess

President





February 15, 2024

TX Valley Ridge 2024, Ltd. Attn: Adrian Iglesias Authorized Representative 17440 Dallas Pkwy, Ste 120 Dallas, TX 75287 Email: aiglesias@ghdevelopment.com

RE: Support for Heritage Estates at Valley Ridge, TDHCA #24134 – SEQ W Valley Ridge Blvd and N Garden Ridge Blvd, Lewisville, TX 75077

Dear Mr. Iglesias,

Please accept this letter as the North Texas Fair Housing Center's statement of support for Heritage Estates at Valley Ridge, a proposed housing development sponsored by TX Valley Ridge 2024, Ltd.

The North Texas Fair Housing Center (NTFHC) provides fair housing services in the area where Heritage Estates at Valley Ridge development site is located and is a tax-exempt organization. NTFHC's primary purpose is the overall betterment of the community, and we believe building affordable housing fulfills that purpose.

Please feel free to contact me with any questions.

Sincerely,

Frances Espínoza

Frances Espinoza Executive Director North Texas Fair Housing Center

Our mission is to improve lives in Denton County

1314 Teasley Lane Denton, TX 76205 Tel: (940) 566-5851 Fax: (940) 898-8976 www.UnitedWayDenton.org



United Way of Denton County, Inc.

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24023

	Community Input Scoring Items			
	TDHCA#pp. Cove	Self Score Total: 132		
1.				
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Mesquite	Points Requested 1	7	
	Name of Local Government Body			
	Name of Local Government Body (if applicable)			
	** Note that resolutions are due March 1, <u>2024</u>			
2	Quantifiable Community Participation - §11.9(d)(4)			
-	X Application expects to receive QCP points.	Points Requested	1	
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the received from Neighborhood Organization!		+	
3	Input from State Representative - §11.9(d)(5)			
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested)	
	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.			
	** Note that if there is no Devress that is both items will be seened as neutral Letters a	Points Requested		
	** Note that if there is no Representative, both items will be scored as neutral. Letters a	re due March 1 <u>, 2024</u> .	5	
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	ł	
	A. Shared Housing Center, Inc.			
	Name of Community Organization	X Support		
	Maria Machado	Opposition		
	Contact Name			
	B. REACH			
	Name of Community Organization	X Support		
	Jennifer Stonemeier	Opposition		
	Contact Name			
	C. Metrocare			
	Name of Community Organization	X Support		
	Carolina Lasso	Opposition		
	Contact Name	—		
	D. North Texas Fair Housing Center			
	Name of Community Organization	X Support		
	Frances Espinoza	Opposition		
	Contact Name			
	E.			
	Name of Community Organization	Support		
		Opposition		
	Contact Name			
	F.			
	Name of Community Organization	Support		
		Opposition		
	Contact Name			

RESOLUTION NO. <u>10-2024</u>

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, SUPPORTING 930 MILITARY PARKWAY LIVING, LTD.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (THE "TDHCA") FOR 2024 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE CONSTRUCTION OF AN APPROXIMATELY 111-UNIT AFFORDABLE MULTI-FAMILY **RENTAL HOUSING DEVELOPMENT TO BE LOCATED AT 930** MILITARY PARKWAY, IN ACCORDANCE WITH CHAPTER 2306 OF THE TEXAS GOVERNMENT CODE; PROVIDING A LOCAL FUNDING COMMITMENT FOR THE DEVELOPMENT; AND AUTHORIZING THE CITY SECRETARY TO CERTIFY THE **RESOLUTION TO THE TDHCA.**

WHEREAS, 930 Military Parkway Living, Ltd. (the "App i ant"), has proposed the construction of an approximately 111-unit affordable multi-family rental housing development to be located at 930 Military Parkway in the City of Mesquite in Dallas County (the "Propose **De e opment**"); and

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (**"TDHCA"**) for 2024 Competitive 9% Housing Tax Credits for the Proposed Development (the "**App i ation**"); and

WHEREAS, the City of Mesquite (the "City"), acting through its governing body, desires to express its support for the aforementioned Proposed Development and the related application to the TDHCA; and

WHEREAS, the City intends to issue a commitment and letter confirming that the City will provide a loan, grant, reduced fees, or contribution of other value in an amount of \$500.00 for the benefit of the Proposed Development so the Applicant may receive one point for a contribution from the City.

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

SECTION 1. That after due consideration of the information provided by the Applicant and public comment at a duly called and noticed public hearing, the City Council of the City of Mesquite, as the governing body of the City, supports the Application and Proposed Development.

SECTION 2. This resolution is solely related to potential TDHCA financing for the Proposed Development and is not a statement of approval for any other matter, including but not limited to requirements of the City of Mesquite's Subdivision Ordinance, Zoning Ordinance, and other applicable regulations; Applicant has made no application for any permit as defined in Chapter 245 of the Texas Local Government Code.

P & D / Supports the Proposed Affordable Rental Housing Units at 930 Military Parkway February 19, 2024 Page 2 of 2

<u>SECTION 3.</u> That the City Secretary of the City of Mesquite, Texas, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA. The City Manager is hereby authorized to provide correspondence to the TDHCA confirming the City's commitment to provide a local funding contribution with a value of five hundred dollars (\$500.00) for the benefit of the Proposed Development as an affordable multi-family rental housing development so the Applicant may receive one point for local political subdivision funding as a part of the TDHCA application.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on this 19th day of February 2024.

DocuSigned by: Daniel Aleman Jr. -D999585317D142B...

Daniel Alemán, Jr. Mayor

ATTEST:

DocuSigned by: Sonja Lan C2518095973F46A..

Sonja Land City Secretary

APPROVED AS TO LEGAL FORM:

DocuSigned by: Varid Paschall -666E18891208434..

David L. Paschall City Attorney



January 30, 2024

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 2024 9% Applications – TDHCA #24023 930 Military Parkway Living, Mesquite, Dallas County, Texas, 75149

Dear Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit application 930 Military Parkway Living located at 940 Military Pkwy, Mesquite, Dallas County, Texas, 75149. The proposed development site is within our service area.

Shared Housing Center, Inc. is a non-profit organization serving Dallas County. Our organization serves the area in which the development is located. Shared Housing offers housing options and supportive services along with children's programs and special projects which focus on self-sufficiency and family stability. We have tax exempt status and are not a government entity. Our primary purpose is the overall betterment and improvement of the community as a whole. Attached I have provided material about our organization and its services.

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

Sincerely,

Maria Machado

Maria Machado Executive Director

Enclosures:

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

214.743.1200 | Main 214.743.1215 | 24/7 Hotline 1345 River Bend Drive Ste. 200 Dallas, Texas 75247-6943

metrocare.

February 6, 2024

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 2024 9% Applications – TDHCA #24023 930 Military Parkway Living, Mesquite, Dallas County, Texas, 75149

Dear Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit application 930 Military Parkway Living located at 940 Military Pkwy, Mesquite, Dallas County, Texas, 75149. We are confident the proposed housing development will provide much needed affordable housing for our community. The development site is located in our service area.

Metrocare Services is a non-profit organization that's the largest provider of behavioral health care services in North Texas. Our organization offers an array of diverse services that serve infants to older adults with a range of disabilities. Our goal is to improve neighborhoods and communities for everyone by advancing equity and meeting the needs of the community we serve. The 930 Military Parkway Living apartment development would help fill some of that need.

We look forward to working with this affordable housing community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

arolina Lasso

Chief Authority Officer (214) 743-1200 ext 32436 carolina.lasso@metrocareservices.org



February 15, 2024

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 2024 9% Applications – TDHCA #24023 930 Military Parkway Living, Mesquite, Dallas County, Texas, 75149

Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit application 930 Military Parkway Living located at 940 Military Pkwy, Mesquite, Dallas County, Texas, 75149. The proposed development site is within our service area.

The North Texas Fair Housing Center is a non-profit organization that provides advocacy, counseling and education services to residents of Dallas County. We have tax-exempt status and we are not a government entity. Our goal is to improve neighborhoods and communities for everyone. We assist people every day that are in desperate need of affordable housing. The proposed 930 Military Parkway 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,

Frances Espínoza

Frances Espinoza Executive Director



February 5, 2024

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 2024 9% Applications – TDHCA #24023 930 Military Parkway Living, Mesquite, Dallas County, Texas, 75149

Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit application 930 Military Parkway Living located at 940 Military Pkwy, Mesquite, Dallas County, Texas, 75149. The proposed development site is within our service area.

REACH, Inc. is a tax-exempt non-profit organization and not a government entity. Our organization serves the area in which the development is located. REACH has a dual mission of providing services for people with disabilities so that they are able to lead self-directed lives and educating the general public on disability related topics in order to promote a barrier free community. We operate four REACH Resource Centers on Independent Living serving Dallas, Denton, Collin, and Tarrant counties. Our array of services that would be available to the residents living at the 930 Military Parkway Living apartments would include information & referral, peer support, independent living skills training, and advocacy assistance. We also network with other North Texas nonprofit organizations, churches, and businesses to identify and address community needs.

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

Sincerely,

Jennifer Stonemeier Executive Director

Resources Centers on Independent Living

8625 King George Dr, Dallas, TX, 7535 reachdallas@reachcils.org | 214.630.6390 | reachcils.org

24010

Community Input Scoring Items				
_	TDHCA# 24010	Self Score Total:	121	
1. Lo	ocal Government Support - §11.9(d)(1) - Only check the box if support documents are in	cluded 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 March 1, 2024			
2 Q	uantifiable Community Participation - §11.9(d)(4)			
X	Application expects to receive QCP points.	Points Requested	4	
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the	e Applicant. Packets MUST b	e	
	received from Neighborhood Organization!			
3 In	put 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 a	re due March 1 <u>, 2024</u> .	8	
4 In	put 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	
Α	AB Christian Learning Center			
	Name of Community Organization	X Suppo	ort	
	Loretta Burns	Орро	sition	
	Contact Name			
В	Healthy Tarrant County Collaboration			
	Name of Community Organization	X Suppo	ort	
	Linda Fulmer	Орро	sition	
	Contact Name			
с	Center for Transforming Lives			
	Name of Community Organization	X Suppo	ort	
	Carol Klocek	Орро	sition	
	Contact Name			

A Resolution

NO. 5896-02-2024

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR HUGHES HOUSE III, COMMITTING DEVELOPMENT FUNDING, DETERMINING THAT HUGHES HOUSE III CONTRIBUTES TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN CAVILE PLACE/HISTORIC STOP SIX NEIGHBORHOOD, ACKNOWLEDGING THAT HUGHES HOUSE III IS LOCATED ONE LINEAR MILE OR LESS FROM A DEVELOPMENT THAT SERVES THE SAME TARGET POPULATION, ACKKNOWLEDGING THAT THE DEVELOPMENT IS LOCATED IN A CENSUS TRACT THAT HAS MORE THAN TWENTY PERCENT HOUSING TAX CREDIT UNITS PER TOTAL HOUSEHOLDS, AND DETERMINING THAT HUGHES HOUSE III IS LOCATED WITHIN A CENSUS TRACT THAT HAS A POVERTY RATE ABOVE FORTY PERCENT

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, FW Hughes House III, LP, an affiliate of Fort Worth Housing Solutions and McCormack Baron Salazar, has proposed a development for mixed-income affordable multifamily rental housing named Hughes House III to be located at the southeast and southwest corners of East Rosedale Street and Etta Street in the City of Fort Worth;

WHEREAS, FW Hughes House III, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2024 Competitive (9%) Housing Tax Credits for Hughes House III, a new complex consisting of approximately 78 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 2024 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 adopted the Cavile Place/Historic Stop Six Transformation Plan in July 2014 in order to redevelop public housing and the surrounding neighborhoods (2023 Comprehensive Plan, Appendix A-Existing Plans and Studies);

WHEREAS, the Hughes House III is located in the Cavile Place/Historic Stop Six Neighborhood;

WHEREAS, the City has determined that the application for Hughes House III to be submitted to TDHCA by FW Hughes House III, LP qualifies as a development contributing to the concerted revitalization efforts of the City in the Cavile Place/Historic Stop Six Neighborhood;

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;

WHEREAS, the QAP also states that applications for developments that will be located in a census tract with more than twenty percent (20%) Housing Tax Credit units per total households as established by the five (5) year American Community Survey are ineligible for Housing Tax Credits unless the governing body of the jurisdiction in which the development will be located states that it has no objection to the application, and that the governing body must also submit a resolution to TDHCA stating that the proposed development is consistent with the jurisdiction's obligation to affirmatively further fair housing; and

WHEREAS, the QAP also states that if proposed development will be located in a census tract with a poverty rate above forty percent (40%) for individuals, the governing body of the appropriate municipality must acknowledge the high poverty rate and authorize the development to move forward with its application for tax credits.

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

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of FW Hughes House III, LP to the Texas Department of Housing and Community Affairs for 2024 Competitive (9%) Housing Tax Credits for the purpose of the development of Hughes House III to be located 4912 East Rosedale Street and 5021 Avenue G (TDHCA Application No. 24010), 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, confirms that Hughes House III 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 place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Hughes House III (TDHCA Application No. 24010) as a development in the 2024 Competitive (9%) Housing Tax Credit Application round that contributes to the concerted revitalization efforts in the Cavile Place/Historic Stop Six Transformation Plan area, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, acknowledges that Hughes House III is located one (1) linear mile or less from a development that serves the same target population as the proposed Hughes House III 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, acknowledges that Hughes House III will be located in a census tract that has more than twenty percent (20%) Housing Tax Credit units per total households, that the City Council has no objection to the construction of the development, that it has determined that the development is consistent with the City's obligation to affirmatively further fair housing, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, acknowledges that Hughes House III will be located in a census tract that has more than forty percent (40%) poverty rate among individuals and authorizes the development to move forward with its application for tax credits.

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

Adopted this 13th day of February, 2024.

ATTEST:

Janone & Brider By: ()

Jannette S. Goodall, City Secretary





NICOLE COLLIER

- *

STATE REPRESENTATIVE • DISTRICT 95

February 23, 2024

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: FW Hughes House III, LP, 1401 Etta Street, Fort Worth, TX 76105 Competitive (9%) Housing Tax Credit Program Application, TDHCA# 24010

Dear Mr. Campbell:

This letter is in regards to the Competitive (9%) Housing Tax Credit Program Application submitted by FW Hughes House III, LP (TDHCA# 24010), to develop affordable, multifamily rental housing in House District 95 (HD95).

In my role as a state legislator, it is a privilege and an honor to be entrusted with decisions that greatly impact constituents in HD95. I am an avid believer in affordable, quality housing and its ability to provide individuals with a sustainable living environment without the fear of becoming financially crippled.

Therefore, pursuant to the Texas Government Code and rules of your agency, please accept this **letter of support** in regards to the application submitted by FW Hughes House III, LP.

Kindest regards,

Nicole Collier

CC: Mary-Margaret Lemons, Representative for FW Hughes House III, LP





February 7, 2024

FW Hughes House III, LP Attn: Mary-Margaret Lemons Authorized Representative 1407 Texas Street Fort Worth, TX 76102 Email: mmlemons@fwhs.org

RE: Support for Hughes House III, TDHCA #24010 – 4912 East Rosedale Street and 5021 Avenue G, Fort Worth, Tarrant Co., TX 76105

Dear Ms. Lemons,

The purpose of this letter is to express AB Christian Learning Center's support for Hughes House III, a proposed housing development sponsored by Hughes House III, LP.

AB Christian Learning Center is a 501(c)3 tax exempt organization, is active in, and serves the area containing Hughes House III development site. AB Christian Learning Center's primary purpose is to strengthen and improve the academic performance of vulnerable youths by taking a holistic approach to addressing their needs. Our goals: (a) improve the academic skills of children in a safe out of school environment; and (b) increase parental involvement in the educational process of their children.

AB Christian Learning Center enthusiastically supports Hughes House III housing development. Please direct any questions to the undersigned at <u>lburns@abchrist.org</u> or (817) 614-6210.

Sincerely,

Loute

Loretta Burns Executive Director



PO Box 8040 Fort Worth, TX 76124 817-451-8740 lindafulmer@sbcglobal.net

7 February 2024

FW Hughes House III, LP Attn: Mary-Margaret Lemons Authorized Representative 1407 Texas Street Fort Worth, TX 76102 Email: mmlemons@fwhs.org

RE: Support for Hughes House III, TDHCA #24010 -4912 East Rosedale Street and 5021 Avenue G, Fort Worth, Tarrant Co., TX 76105

Dear Ms. Lemons,

The purpose of this letter is to express Healthy Tarrant County Collaboration's (HTCC) support for Hughes House III, a proposed housing development sponsored by Hughes House III, LP.

HTCC is a 501 (c) Btax exempt organization, is active in, and serves the area containing Hughes House III development site. HTCC's primary purpose is test and implement policy, systems, and environmental strategies aimed at making jt easier for residents to engage in healthier lifestyles.

HTCC enthusiastically supports Hughes House III housing development. Please direct any questions to the undersigned at lindafulmer@sbcglobal.net] or 817-451-8740.

Sincerely,

in la furthe

Linda Fulmer Executive Director

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

Center for Transforming Lives From Poverty to Prosperity. Together.

2023-2024 Board of Directors

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Jim Whitton

FW Hughes House III, LP Attn: Mary-Margaret Lemons Authorized Representative 1407 Texas Street Fort Worth, TX 76102 Email: mmlemons@fwhs.org

RE: Support for Hughes House III, TDHCA #24010 – 4912 East Rosedale Street and 5021 Avenue G, Fort Worth, Tarrant Co., TX 76105

Dear Ms. Lemons,

The purpose of this letter is to express Center for Transforming Lives support for Hughes House III, a proposed housing development sponsored by Hughes House III, LP.

Center for Transforming Lives is a 501(c)3 tax exempt organization, is active in, and serves the area containing Hughes House III development site. Center for Transforming Lives primary purpose is to strengthen and improve the academic performance of vulnerable youths by taking a holistic approach to addressing their needs. Our goals: (a) improve the academic skills of children in a safe out of school environment, and (b) increase parental involvement in the educational process of their children.

Center for Transforming Lives enthusiastically supports Hughes House III housing development.

Please direct any questions to the undersigned at cklocek@transforminglives.org or (817) 484-1540.

Sincerely

mol thour

Carol Klocek Chief Executive Officer

24215

Community Input Scoring Items				
	TDHCA#op. Cove	Self Score Total: 139		
1. L	ocal Government Support - §11.9(d)(1) - Only check the box if support documents are in	cluded in the Application.		
Ē	Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Athens Name of Local Government Body	Points Requested 17		
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>			
2 0	Quantifiable Community Participation - §11.9(d)(4)			
Ĺ	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the <i>I</i> received from Neighborhood Organization!	Points Requested 4 Applicant. Packets MUST be		
3 Ir	nput from State Representative - §11.9(d)(5)			
Ĺ	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 0		
L	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		
	* Note that if there is no Representative, both items will be scored as neutral. Letters are	e due March 1 <u>, 2024</u> . 8		
4 L	nput from Community Organizations - §11.9(d)(6)	Delate D		
3	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested 4		
4	A. Henderson County United Way	C		
	Name of Community Organization	x Support		
	Kilena Underwood Contact Name	Opposition		
-				
É	3. Meals on Wheels East Texas Name of Community Organization	x Support		
	Miranda Asmussen	Opposition		
	Contact Name			
ſ	C. Goodwill of East Texas, Inc			
	Name of Community Organization	x Support		
	Kimberly Lewis	Opposition		
	Contact Name			
D	D. NA			
	Name of Community Organization	Support Opposition		
	Contact Name			
E	E			
	Name of Community Organization	Support Opposition		
	Contact Name	_		
F				
	Name of Community Organization	Support Opposition		
	Contact Name			

RESOLUTION NO. 2024-R-011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATHENS, TEXAS, AUTHORIZING SUPPORT FOR THE PROPOSED DEVELOPMENT OF ATHENS TRAILS TO TRINITY HOUSING DEVELOPMENT, LLC.

WHEREAS, Trinity Housing Development, LLC has proposed a development for affordable rental housing for seniors at 414 W College Street named Athens Trails in the City of Athens; and

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

WHEREAS, Trinity Housing Development, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Low Income Housing Tax Credit Program funds for Athens Trails; and

WHEREAS, that as provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that the City of Athens has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

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

WHEREAS, staff is recommending a \$250 reduction in the building permit fees.

NOW, THEREFORE, BE IT RESOLVED: that the City Council of the City of Athens, Texas, hereby supports the proposed development of Athens Trails and a \$250 reduction in the building permit fees and has voted specifically to approve the construction of the development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code \$2306.6703(a)(4).

PASSED AND APPROVED this the 22nd day of JANUARY 2024.

Smith

Aaron Smith, Mayor

mbrick Attest: Bonnie Hambrick, City Secretary



Henderson County United Way

February 5, 2024

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

RE: Athens Trails TDHCA Application #24215

Dear Mr. Campbell:

Henderson County United Way, EIN #75-1638907, <mark>is in support of the TDHCA T</mark>ax Credit Application: Athens Trails to be located at 414 W College Street in Athens, TX.

Henderson County United Way is 501c3 tax exempt civic organization that serves the community of Henderson County, Texas in which the development site is located. United Ways, as a network, choose to focus efforts in the impact areas of education, financial stability, and health believing that these three pillars are the foundation of a strong, stable, and healthy 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 and improve living conditions for the overall betterment of our community.

Thank you for your consideration.

Live United.

Kilena Underwood Executive Director Henderson County United Way P: 903-288-2808 <u>kunderwood@unitedwayhc.org</u> <u>www.unitedwayhc.org</u>

Rendlerscott

Bradley Scott President, Board of Directors Henderson County United Way P: 469-693-8545 president@unitedwayhc.org www.unitedwayhc.org



February 7, 2024

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

> RE: Athens Trails, TDHCA Application #24215; Tyler Trails, TDHCA Application #24217 Longview Terrace, TDHCA Application #24216

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Applications: Athens Trails to be located at 414 W College Street in Athens, TX; Tyler Trails to be located at 1095 E Gentry Pkwy in Tyler, TX; and Longview Terrace to be located at 1320 Reel Rd in Longview, TX.

Meals on Wheels East Texas is a tax-exempt, social service organization that serves the community in which the development sites are located, with a primary purpose of the overall betterment of the community. We see among the food-insecure clients we serve every day the need for affordable housing for citizens of modest means, and these developments will help meet that need.

Sincerely:

Minanda Jomme

Miranda Asmussen Marketing and Public Relations Director Miranda.Asmussen@mowmet.org

Goodwill

Industries of East Texas, Inc. geodual

ADMINISTRATIVE OFFICES

409 W. Locust Street Tyler, TX 75702 Phone: 903-593-8438 Fax: 903-593-8774

E-mail general@goodwilletx.com

Website www.goodwilleasttexas.com

Board of Directors

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Becky Steph

Holly Wilhelm

Robert (Bob) Wilhelm

Joseph Williams



Feb. 20, 2024

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

RE: Longview Terrace, TDHCA Application #24216; Athens Trails, TDHCA Application #24215

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Applications: Longview Terrace to be located at 1320 Reel Road in Longview, TX and Athens Trails to be located at 414 W College Street in Athens, TX.

Goodwill Industries of East Texas is a tax exempt civic organization that serves the communities in which the development sites are located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and these developments will help meet that need.

Sincerely,

Kimberly B. Lewis President & CEO

Mission Statement Goodwill Industries of East Texas is dedicated to providing skills training and vocational opportunities for people with barriers to employment.

24136

	Community Input Scoring Items							
		TDHCA# 24136			Self Score Total:	134		
1.	Loc		ort - §11.9(d)(1) - Only check the k	oox if support documents are inc	luded in the Application.			
	X	Resolution(s) of eithe	er "no objection" or "support" is in City of Tyler	cluded behind this tab.**	Points Requested	17		
		Name of Local Govern		_				
			nment Body (if applicable)					
1			that resolutions are due March 1	, <u>2024</u>				
2	Qu	antifiable Community	/ Participation - §11.9(d)(4)					
		Application expects to			Points Requested	4		
		** Note that QCP Pa	ackets are due March 1, 2024 and		Applicant. Packets MUST	be		
_				ghborhood Organization!				
3	Inp	out from State Represe						
	X	Letter of either suppo OR	ort, neutrality, or opposition is inclu	uded behind this tab.**	Points Requested	8		
		Letter stating that no	letter will be provided is included	behind this tab.**				
		No letter from a State	e Representative is included behind	d this tab.				
					Points Requested	8		
	**	Note that if there is no	o Representative, both items will	be scored as neutral. Letters are	due March 1 <u>, 2024</u> .	8		
4		-	Drganizations - §11.9(d)(6)					
	Χ	Applicant has included	d one or more letters of support o	r opposition behind this tab.	Points Requested	4		
	Α.	Tyler Area Chamber			_			
		Name of Community	Organization		XSupp	ort		
		Henry Bell, CCE			Орро	sition		
		Contact Name						
	Β.	Marvin Methodist C						
		Name of Community	-		XSupp			
		Dr. Doug Baker, Lea	nd Pastor		Орро	sition		
		Contact Name						
	C.	Name of Community	Organization			ort		
		warne of community	organization					
		Contact Name			Орро	sition		
	~							
	D.	Name of Community	Organization		Supp	ort		
			- outrisation			sition		
		Contact Name			Орро	SILIUII		
	Ε.							
	۲.	Name of Community	Organization		Supp	ort		
		,	<u> </u>			sition		
		Contact Name				51011		
	F.							
		Name of Community	Organization		Supp	ort		
		,	<u> </u>			sition		
		Contact Name				5111011		

RESOLUTION NO. R-2024-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TYLER, **TEXAS, INDICATING SUPPORT FOR THE APPLICATION OF MOORE** GROCERY LOFTS REHAB, LLC AND ITS AFFILIATES, AN AFFORDABLE RENTAL HOUSING DEVELOPMENT KNOWN AS MOORE GROCERY LOFTS, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY **AFFAIRS** FOR THE 2024 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS, **APPROVING A WAIVER OF DEVELOPMENT /PERMIT FEES IN THE** AMOUNT OF \$500.00, AUTHORIZING THE MAYOR AND/OR DESIGNATED CITY STAFF TO TAKE ALL NECESSARY OR **APPROPRIATE ACTIONS ASSOCIATED THEREWITH:** AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, it is the intent of the City Council to promote the general public welfare; and

WHEREAS, it is the intent of the City Council to promote and encourage affordable housing; and

WHEREAS, Moore Grocery Lofts Rehab, LLC and its affiliates have proposed the construction of the development of affordable rental housing known as Moore Grocery Lofts located at 414 North Broadway Avenue in the City of Tyler, Smith County, Texas; and

WHEREAS, Moore Grocery Lofts Rehab, LLC and its affiliates have communicated that they intend to submit an application to the Texas Department of Housing and Community Affairs for 2024 Housing Tax Credits for the Moore Grocery Lofts development; and

WHEREAS, Moore Grocery Lofts Rehab, LLC and its affiliates have requested a waiver of development/permit fees in the amount of \$500.00 for the Moore Grocery Lofts development as a commitment of development funding from the City of Tyler, Texas; and

WHEREAS, as noted in Tyler City Code Section 1-9, the City Council has the authority to refund, transfer or waive any fee when, in its sole discretion, it determines that circumstances justify such action in order to promote a public purpose or the public welfare; and

WHEREAS, the City of Tyler, Texas has the authority to defer development fees on the property located at 414 North Broadway Avenue, Tyler, Texas;

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

PART 1: That the City of Tyler, acting through its governing body, hereby confirms that it supports the proposed Moore Grocery Lofts proposed to be located at 414 North Broadway Avenue and that this formal action has been taken to put on record the opinion expressed by the City of Tyler on February 14, 2024.

PART 2: That the City Council, as governing body of the City of Tyler, Texas, hereby adopts this Resolution as evidence to its commitment of funds in the amount of \$500.00 to be provided to the development in the form of a waiver of development /permit fees.

PART 3: That for and on behalf of the governing body, Donald P. Warren, Mayor, and/or designated City Staff, is hereby authorized, empowered and directed to certify this Resolution to the Texas Department of Housing Community Affairs and to take all other necessary or appropriate steps or actions associated with this development funding.

PART 4: That this Resolution shall be effective immediately upon adoption.

PASSED AND APPROVED, this 28th day of February, A. D. 2024.

DONALD P. WARREN, MAYOR OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

CEERD. TEXA ANDRA BRAGER.

G PUL LUM. CITY ATTORNEY



January 26, 2024

Cody Campbell Director of Multifamily Finance Texas Dept. of Housing & Community Affairs 221 E. 11th Street Austin, TX 78701

RE: Moore Grocery Lofts, TDHCA #24136

Dear Mr. Campbell,

I would like to express my support for the proposed TDHCA #24136 Moore Grocery Lofts located at 410 North Broadway Avenue, Tyler, TX 75702. This housing development will continue to benefit the City of Tyler, House District 6, and further the revitalization efforts in Downtown Tyler.

Respectfully,

M.S.J.

Matt Schaefer State Representative - District 6



January 30, 2024

Bobby Wilkinson Executive Director Texas Department of Housing and Community Affairs (TDHCA) 221 East 11th Street Austin, Texas 78701-2410

RE: Letter of Support for Moore Grocery Lofts, TDHCA # 24136

Mr. Wilkinson:

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Competitive Housing Tax Credit Application #24136, Moore Grocery Lofts. This property is located at 410 N Broadway Ave, Tyler, TX 75702, within the boundaries of our service area.

The mission of the Tyler Area Chamber of Commerce is to enhance the business environment, economic well-being, and quality of life in the Tyler area. Our association consists of over 2,000 businesses, organizations, and individuals who work toward the interests of our business community. Additional information can be found on our website at https://www.tylertexas.com/.

Sincerely,

Sincerely Henry Bell, CCE

President Tyler Area Chamber of Commerce 315 N. Broadway, Tyler, TX 75702

EAST TEXAS **FOOD BANK**

February 23, 2024

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 Woodland Heights TDHCA ID 24178 203 S John Redditt Dr, Lufkin, TX 75904

Dear Mr. Campbell,

I am writing this letter to voice my support for Reserve at Woodland Heights, an affordable housing development to be located approximately at 203 S John Redditt Drive in Angelina County.

East Texas Food Bank is a 501(c)(3) non-profit organization that is active in the Lufkin community. We serve this community by fighting hunger and feeding hope. 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 Woodland Heights will serve our clients well and will promote a high quality of life for the underserved citizens of Lufkin and Angelina County.

If I can be of further help in this matter, please let me know. I can be reached at kmorris@easttexasfoodbank.org. Thank you for your consideration.

Sincerely,

Kim Morris Chief Impact Officer

East Texas Food Bank 3201 Robertson Road Tyler, TX 75701 Phone: 903.617.2031 Cell: 903.521.7191 Fax: 903.597.7659 kmorris@easttexasfoodbank.org

MF RCVD - 6/17/24 - JMG 24178

	Community Inpu	ut Scoring Items	
_	TDHCA# 24178		Self Score Total: 138
1. <mark>[</mark>	ocal Government Support - §11.9(d)(1) - Only check the	e box if support documents	s are included in the Application
	K Resolution(s) of either "no objection" or "support" is City of Lufkin	included behind this tab.**	Points Requested 17
	Name of Local Government Body		
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, 2	2024	
2	Quantifiable Community Participation - §11.9(d)(4)	2024	
2 L			
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MUST be received from Ne		Points Requested 4 by the Applicant. Packets
3 I	nput from State Representative - §11.9(d)(5)		
Ē	Letter of either support, neutrality, or opposition is inc OR	cluded behind this tab.**	Points Requested 0
	Letter stating that no letter will be provided is include	ed behind this tab.**	
	No letter from a State Representative is included behi	nd this tab.	
	-		Points Requested 8
	e that if there is no Representative, both items will be	scored as neutral. Letters a	are due March 1, <u>202</u> 8
	nput from Community Organizations - §11.9(d)(6)		Delinte De sus stad
	Applicant has included one or more letters of support	or opposition behind this t	ab Points Requested 4
4	A. Tri-County Community Astion, Inc.		V Cumment
	Name of Community Organization		X Support
	Paul Runyon Contact Name		Opposition
E	B. East Texas Food Bank Name of Community Organization		X Support
	Kim Morris Contact Name		Opposition
(C Name of Community Organization		Support
			Opposition
	Contact Name		Opposition
L	D Name of Community Organization		Support
			Opposition
	Contact Name		Opposition
1	Name of Community Organization		Support
	Contact Name		
	· · · · · · · · · · · · · · · · · · ·		
1	Name of Community Organization		Support
			Opposition
	Contact Name		

RESOLUTION NO. 2024 - 0005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS, DECLARING SUPPORT FOR THE APPLICATION OF **RESERVE AT WOODLAND HEIGHTS LLC AND ITS AFFILIATES, A** PROPOSED DEVELOPMENT FOR AFFORDABLE RENTAL HOUSING KNOWN AS RESERVE AT WOODLAND HEIGHTS LLC, 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, Reserve at Woodland Heights LLC has proposed a development for affordable rental housing at 203 South John Redditt Dr, Lufkin, Texas, 75904, named Reserve at Woodland Heights in the City of Lufkin; and

WHEREAS, Reserve at Woodland Heights LLC has advised that it intends to apply to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits for Reserve at Woodland Heights.

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:

- 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, and
- 2. The City of Lufkin hereby supports the proposed Reserve at Woodland Heights, and confirms that its governing body has voted specifically to approve the construction or rehabilitation of the proposed Reserve at Woodland Heights development located at 203 South John Redditt Dr., Lufkin, TX 75904, TDHCA ID No. 24178 and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4), and
- The City Council, as the governing body of the City of Lufkin, Texas, hereby confirms that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Lufkin, Texas on February 20, 2024, and
- 4. The City Council, as the governing body of the City of Lufkin hereby adopts this Resolution and confirms that upon successful award of the 2024 Competitive 9% Housing Tax Credits, Kevin Gee, City Manager, is authorized to grant a two- hundred fifty-dollar (\$250.00) reduction in fees for Reserve at Woodland Heights to meet all program criteria, and
- That for and on behalf of the City of Lufkin, Mayor Mark Hicks, or his designee, is hereby authorized, empowered and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

This Resolution shall be effective immediately on adoption.

PASSED, APPROVED AND ADOPTED on this 20th day of February 2024, at a regular meeting of the City Council of the City of Lufkin, Texas, which was held in compliance with the Open Meetings Act, Texas Government Code §551.001, *et Seq.* at which meeting a quorum was present and yoting.



Mark Hicks, Mayor

ATTEST:

Kara Andrepont, City Secretary

APPROVED AS TO FORM:

Kristi C. Skillern, City Attorney

Tri-County Community Action, Inc.

214 Nacogdoches Street P.O DRAWER 1748 CENTER, TEXAS 75935 PHONE (936)598-6315 1800-464-1839 FAX (936)598-3016

PAUL RUNYON **Executive Director** **ISHA BROWN Board President** LATRICIA REYNOLDS **Chief Financial Officer**

February 21, 2024

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 Woodland Heights TDHCA ID 24178 203 S John Redditt Dr, Lufkin, TX 75904

Dear Mr. Campbell,

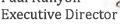
I am writing this letter to voice my support for Reserve at Woodland Heights, an affordable housing development to be located approximately at 203 S John Redditt Drive in Angelina County.

Tri-County Community Action, Inc. is a 501(c)(3) non-profit organization that is active in Angelina County and the surrounding communities. We serve this community by reducing poverty and removing barriers that prevent full participation in main-stream society for socially and economically disadvantaged households throughout the East Texas Region by providing Educational programs, Hunger Relief, Employment Services and Utility Assistance in collaboration with other social service agencies in our service areas. 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 Woodland Heights will serve our clients well and will promote a high quality of life for the underserved citizens of Lufkin and Angelina County.

If I can be of further help in this matter, please let me know. I can be reached at prunyon@tccainc.org. Thank you for your consideration.

Sincerely,

Paul Runyon





An Equal Opportunity Action Employer

EAST TEXAS **FOOD BANK**

February 23, 2024

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 Woodland Heights TDHCA ID 24178 203 S John Redditt Dr, Lufkin, TX 75904

Dear Mr. Campbell,

I am writing this letter to voice my support for Reserve at Woodland Heights, an affordable housing development to be located approximately at 203 S John Redditt Drive in Angelina County.

East Texas Food Bank is a 501(c)(3) non-profit organization that is active in the Lufkin community. We serve this community by fighting hunger and feeding hope. 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 Woodland Heights will serve our clients well and will promote a high quality of life for the underserved citizens of Lufkin and Angelina County.

If I can be of further help in this matter, please let me know. I can be reached at kmorris@easttexasfoodbank.org. Thank you for your consideration.

Sincerely,

Kim Morris Chief Impact Officer

East Texas Food Bank 3201 Robertson Road Tyler, TX 75701 Phone: 903.617.2031 Cell: 903.521.7191 Fax: 903.597.7659 kmorris@easttexasfoodbank.org

24089

	Community Input Scoring Items							
		TDHCA#pp. Cove		Self Score Total:	127			
1.	Lo	cal Government Support - §11.9(d)(1) - Only check the box if supp	ort documents are inc	luded in the Application.				
	X	Resolution(s) of either "no objection" or "support" is included beh City of Beaumont	ind this tab.**	Points Requested	17			
		Name of Local Government Body Name of Local Government Body (if applicable)						
		** Note that resolutions are due March 1, 2024						
2		antifiable Community Participation - §11.9(d)(4)						
2	Qu							
	X	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT received from Neighborhood		Points Requested Applicant. Packets MUST	4 be			
3	Inp	out from State Representative - §11.9(d)(5)						
		Letter of either support, neutrality, or opposition is included behin OR	d this tab.**	Points Requested	0			
		Letter stating that no letter will be provided is included behind thi	s tab.**					
	Х	No letter from a State Representative is included behind this tab.		Delinte De sus stad	0			
	**	Note that if there is no Representative, both items will be scored	as neutral. Letters are	Points Requested due March 1 <u>, 2024</u> .	<mark>8</mark> 8			
4	Inp	out from Community Organizations - §11.9(d)(6)						
	Χ	Applicant has included one or more letters of support or oppositio	n behind this tab.	Points Requested	4			
	Α.	Southeast Texas Food Bank						
		Name of Community Organization		X Supp	ort			
		Jimmy Sparks			sition			
		Contact Name						
	R	RISE Center						
	υ.	Name of Community Organization		X Supp	ort			
		Seth Wells						
		Contact Name		Орро	sition			
	_							
	C.	Name of Community Organization		Supp	o.**			
					sition			
		Contact Name						
	D.							
		Name of Community Organization			ort sition			
		Contact Name						
	Ε.							
		Name of Community Organization		Supp	ort			
		Counterst Norma		Орро	sition			
		Contact Name						
	F.							
		Name of Community Organization			ort sition			
Contact Name								

RESOLUTION NO. 24-052

BE IT RESOLVED BY THE CITY COUNCIL

OF THE CITY OF BEAUMONT:

WHEREAS, KCG Prado Place, LP, on behalf of KCG Development LLC, of Indianapolis, Indiana, has proposed a development for affordable rental housing at 415 S. 11th Street, Beaumont, Texas 77701 named Prado Place in the City of Beaumont, County of Jefferson; and,

WHEREAS, KCG Prado Place, 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 Prado Place; and,

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; and,

WHEREAS the City Council of City of Beaumont confirms that the development of Prado Place will contribute to the concerted revitalization efforts of the City as defined by Neighborhood Empowerment Zone #1, within which the proposed development site is located; 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 Prado Place, located at 415 S. 11th Street, Beaumont, Texas 77701; and,

THAT this formal action has been taken to put on record the opinion expressed by the City on the 20th of February 2024; 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 20th day of

February, 2024.





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: Prado Place – TDHCA Application #24089 – Beaumont, TX

Mr. Goldberg:

This correspondence serves as support of Prado Place – TDHCA Application #24089, with the proposed location of 415 S 11th St, Beaumont, TX 77701

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. Prado Place 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. If you would like further information on The RISE Center, please feel free to contact me using the information below.

Respectfully Submitted,

SWe

Seth S. Wells Executive Director RISE Center swells@risecil.org (409) 832-2599

755 S. 11th Street | Suite 213 | Beaumont, Texas 77701 (409) 832-2599 | (409) 838-4499 fax | www.risecil.org



February 2nd, 2024

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

AMERICA

RE: Prado Place - TDHCA Application #24089 - Beaumont, TX

Mr. Goldberg:

This correspondence serves as support of Prado Place – TDHCA Application #24089, with the proposed location of 415 S 11th St, Beaumont, TX 77701

The Southeast Texas Food Bank is a 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.

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. Prado Place 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,

y mark

Jimmy Sparks Chief Administrative Officer Southeast Texas Food Bank <u>isparks@setxfoodbank.org</u> (409) 839-8777

Southeast Texas Food Bank P.O. Box 21012 Beaumont, TX 77720 409.839.8777 setxfoodbank.org

24065

	Community Input Scoring Items							
		TDHCA#օր. Cove		Self Score Total:	130			
1.	Lo	cal Government Support - §11.9(d)(1) - Only check the bo	x if support documents are inc	luded in the Application.				
	X	Resolution(s) of either "no objection" or "support" is incl City of Huntsville	uded behind this tab.**	Points Requested	17			
		Name of Local Government Body	-					
		Name of Local Government Body (if applicable)	_					
		** Note that resolutions are due March 1, 2	2024					
2	Qu	antifiable Community Participation - §11.9(d)(4)						
	х	Application expects to receive QCP points.		Points Requested	4			
		** Note that QCP Packets are due March 1, 2024 and N	/IAY NOT be submitted by the Anborhood Organization!		be			
3	Inp	out from State Representative - §11.9(d)(5)	-					
	X	Letter of either support, neutrality, or opposition is incluc OR	led behind this tab.**	Points Requested	8			
		Letter stating that no letter will be provided is included b	pehind this tab.**					
		No letter from a State Representative is included behind t						
				Points Requested	0			
		Note that if there is no Representative, both items will be	e scored as neutral. Letters are	due March 1 <u>, 2024</u> .	8			
4	Inp	out from Community Organizations - §11.9(d)(6)						
	X	Applicant has included one or more letters of support or o	opposition behind this tab.	Points Requested	4			
	Α.	SAAFE House						
		Name of Community Organization		x Supp	ort			
		Tracy Stoudt		Орро	sition			
		Contact Name						
	В.	Senior Center of Walker County						
		Name of Community Organization		x Supp				
		Stacey Loll		Орро	sition			
		Contact Name						
	C.	Tomorrow's Promise						
		Name of Community Organization		x Supp				
		Kaye Boehning Contact Name		Орро	sition			
	-							
	D.	Good Shepherd Mission Name of Community Organization		x Supp	ort			
		Rev. Dave Smith						
		Contact Name		Орро	sition			
	Е.							
	с.	Name of Community Organization		Supp	ort			
		, - 0			sition			
		Contact Name						
	F.							
		Name of Community Organization		Supp	ort			
				Орро	sition			
		Contact Name						

RESOLUTION NO. 2024-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, TX, IN SUPPORT OF AN AFFORDABLE RENTAL HOUSING DEVELOPMENT TO BE KNOWN AS MILLPOND AT HUNTSVILLE (F.K.A., CEDARWOOD APARTMENTS), AND IN SUPPORT OF AN APPLICATION TO THE TX DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2024 COMPETITIVE 9% HOUSING TAX CREDITS FOR MILLPOND AT HUNTSVILLE, A DEVELOPMENT LOCATED AT 2201 BOBBY K MARKS DRIVE, HUNTSVILLE, TX, BETTER DESCRIBED AS PROPERTY I.D. 32916 ON THE WALKER COUNTY APPRAISAL DISTRICT, BEING A MULTIFAMILY DEVELOPMENT ON A TRACT OR PARCEL OF LAND CONTAINING APPROXIMATELY 3.3827 ACRES OF LAND, THE APPLICANT BEING MILLPOND LIVING AT HUNTSVILLE, LP; AND AUTHORIZING THE CITY MANAGER TO ACT AS THE EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S SUPPORT OF THIS DEVELOPMENT

- WHEREAS MillPond Living at Huntsville, LP (the "Applicant") has proposed rehabilitation of existing affordable rental housing to be named MillPond at Huntsville (f.k.a., Cedarwood Apartments) in the City of Huntsville, TX, located at 2201 Bobby K Marks Drive, Huntsville, TX, better described as property I.D. 32916 on the Walker County Appraisal District, being a multifamily development on a tract or parcel of land containing approximately 3.3827 acres of land;
- WHEREAS there is a need for affordable housing in the City of Huntsville TX;
- WHEREAS the Applicant has advised that it intends to submit an application to the TX Department of Housing and Community Affairs for 2024 Competitive 9% Housing Tax Credits for MillPond at Huntsville (TDHCA #24065);

NOW, THEREFORE, be it resolved by the City Council of the City of Huntsville, TX that:

- Section 1 The City of Huntsville, acting through its governing body, hereby confirms that it <u>supports</u> the proposed MillPond at Huntsville, located 2201 Bobby K Marks Drive, Huntsville, TX and that this formal action has been taken to put on record the opinion expressed by the City of Huntsville on February 6, 2024.
- Section 2 The City of Huntsville, acting through its governing body, hereby approves and authorizes a commitment of development funding to MillPond at Huntsville in the amount of \$250.00 (Two hundred and Fifty Dollars) in the form of reduced fees.
- Section 3 The City Manager is designated as the City's Chief Executive Officer and Authorized Representative to act in all matters in connection with this Resolution.

PASSED AND APPROVED this le day of February 2024.

CITY OF HUNTSVILLE, TEXAS

Russell Humphrey, Mayor

ATTEST:

Kristy Doll, City Secretary

APPROVED AS TO FORM:

Leonard Schneider, City Attorney





TEXAS HOUSE OF REPRESENTATIVES KYLE KACAL DISTRICT 12

February 16, 2024

Mr. Cody Campbell Director of Multifamily Finance Texas Dept. of Housing & Community Affairs 221 E. 11th Street Austin, Texas 78701

RE: MillPond at Huntsville – TDHCA # 24065 2201 Bobby K Marks Drive, Huntsville, TX 77340

Dear Mr. Campbell,

I would like to express my support of the proposed TDHCA# 24065, Millpond at Huntsville apartment community, located at 2201 Bobby K Marks Drive, Huntsville, TX 77340. This much needed rehabilitation and revitalization will tremendously benefit families living in the property, the city of Huntsville, and House District 12 which I represent.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Kyle Kacal State Representative

CAPITOL: P.O. Box 2910 · AUSTIN, TEXAS 78768-2910 · PHONE: 512-463-0412 · EMAIL: KYLE.KACAL@HOUSE.TEXAS.GOV DISTRICT: 3000 BRIARCREST, SUITE 203 · BRYAN, TEXAS 77802 · PHONE: 979-774-7276



Bobby Wilkinson Executive Director Texas Department of Housing and Community Affairs (TDHCA) 221 East 11th Street Austin, Texas 78701-2410

RE: Letter of Support for MillPond at Huntsville (Cedarwood), TDHCA # 24065

Mr. Wilkinson:

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Competitive Housing Tax Credit Application #24065, MillPond at Huntsville (Cedarwood). This property is located at 2201 Bobby K Marks Drive, Huntsville, TX 77340, within the boundaries of our service area.

SAAFE House is the local nonprofit serving family violence and sexual assault victims in Walker County. We provide residential and nonresidential services to adults and their children. Many individuals who come to us have had to leave their housing because of safety and try to rebuild their life. Two of the critical physical needs expressed the most are employment and housing. In this community rents are high and not affordable for individuals working part time or in manual labor/skilled labor jobs The housing that is offered through Millpond can be critical to someone leaving an abusive situation and having access to affordable, safe and secure housing to a sustainable abuse free life.

Respectfully,

racy Astoriet

Tracy Stoudt Executive Director

(936)291.3529

Senior Center of Walker County

February 8, 2024

Bobby Wilkinson Executive Director Texas Department of Housing & Community Affairs 221 E 11th Street Austin, TX 78701

Re: Letter of support, Millpond at Huntsville, TDHCA # 24065

Dear Mr. Wilkinson:

The purpose of this letter is to express support for the Millpond at Huntsville, an acquisition/rehab family housing development, TDHCA application # 24065, located at 2201 Bobby K Marks Drive, Huntsville, TX 77340.

There is a growing need for quality, safe and affordable housing for families in Walker County. Millpond at Huntsville would help fulfill this need. This development will add to the quality of life for residents in Walker County and Huntsville, TX; we have seen firsthand the positive impact that has been made with another one of their properties, Fishpond.

Sincerely,

Hacey Love Stacey Loll

Executive Director

340 SH 75 N Ste F, Huntsville, TX 77320 (936) 295-6151 seniorcenterwalkercounty@gmail.com MEALS WHEELSAMERICA



Bobby Wilkinson Executive Director Texas Department of Housing and Community Affairs (TDHCA) 221 East 11th Street Austin, Texas 78701-2410

RE: Letter of Support for MillPond at Huntsville (Cedarwood), TDHCA #24065

Mr. Wilkinson:

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Competitive Hosing Tax Credit Application #24065, MillPond at Huntsville (Cedarwood). This property is located at 2201 Bobby K Marks Drive, Huntsville, TX 77340, within the boundaries of our service area.

Huntsville is an economically challenged area with 60.2% of our local school children identified as poor. In addition, we have over 500 children identified as homeless in our district. This low-income housing is sorely needed in our community.

I was inspired by how Montessori education impacted my youngest son, I became determined to open a Montessori School (Tomorrow's Promise) to benefit the children of my community in the same way and have been going strong since 1997. I created a school where everyone learns, regardless of age.

Partnering with Dolly Parton's Imagination Library, we spread a love of reading by gifting age-appropriate books to our community's children-on an average of 1000 families benefit each month, bringing the magic of story time to life.

Determined to reach as many children as possible with the Montessori method, I gave up ownership of Tomorrow's Promise in favor of a board of non-profit directors. As a 501(c)(3) charity, the school can extend world-renowned early education opportunities to families regardless of economic status. Additional information can be found on our website at: https://tomorrowspromise.info/.

Kaye Boehning, M.Ed. Tomorrow's Promise Montessori Schools 2871 Old Houston Road Huntsville, TX 77340 936-435-0303



February 15, 2024

Bobby Wilkinson Executive Director Texas Department of Housing and Community Affairs (TDHCA) 221 East 11th Street Austin, Texas 78701-2410

RE: Letter of Support for MillPond at Huntsville (Cedarwood), TDHCA # 24065

Mr. Wilkinson:

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Competitive Housing Tax Credit Application #24065, MillPond at Huntsville (Cedarwood). This property is located at 2201 Bobby K Marks Drive, Huntsville, TX 77340, within the boundaries of our service area.

The Good Shepherd Mission has been sheltering individuals and families since 1983 as a faith based, 501C3 ministry. We have a 61 beds in our facilities of the Shelter Programs as we help both situational homeless and the chronic homeless. Our other programs also include being a meal site, feeding the shelter clients and the community open to any who come to one of the two hot meals prepared on site and served in our dining room. We also operate a Food Bank/Pantry open to Walker County Residents who are facing either situational poverty or generational poverty. We do also have a Clothing and Furniture Bank as well as managing Project Care for Entergy here in Walker County. We do Case Management and Counseling as well as enormous amounts of referrals to other organizations or agencies in a county with very little resources.

Although we are a faith-based ministry, we serve people from all walks of life without discrimination to ethnicity, creed, or country of origin. The Good Shepherd Mission offers resources for basic human needs and has outlets for families and individuals who wish to be involved in organized religious activities or fellowship. Our staff and volunteers works diligently to ensure that consumers and lodgers of Good Shepherd Mission are safe from harassment and discrimination. We strive to be a safe environment and trusted resource in our community. Additional information can be found on our website at https://www.goodshepherdmission.org/.

Feel free to contact us as needed.

Peace,

DECAR

Rev. Dave Smith, Exec. Dir.

Good Shepherd Mission Changing Lives for Good						
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ree 1005 M

24248

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Community Input Scoring Item	S
TDHCA#p. Cove	Self Score Total: 135
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.** City of Houston	Points Requested 17
Name of Local Government Body	
Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>	
Quantifiable Community Participation - §11.9(d)(4)	
Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by th received from Neighborhood Organization!	Points Requested 4
Input from State Representative - §11.9(d)(5)	
Letter of either support, neutrality, or opposition is included behind this tab.** OR OR	Points Requested 0
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 a	are due March 1 <u>, 2024</u> . 8
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. Houston Area Women's Center	
Name of Community Organization	X Support
Emilee Whitehurst	Opposition
Contact Name	
B. The Center for Pursuit	— —
Name of Community Organization	X Support
Charles C. Canton	Opposition
Contact Name	
с	
Name of Community Organization	Support Opposition
Contact Name	
D.	
Name of Community Organization	Support
Contact Name	Opposition
E.	
Name of Community Organization	Support
	Opposition
Contact Name	
F	
Name of Community Organization	Support
Contact Name	Opposition

City of Houston, Texas, Resolution No. 2024- 3

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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 2024 Competitive 9% Housing Tax Credits for the Applicant's Project; and

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

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

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

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

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

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

PASSED AND ADOPTED this <u>2/2</u> day of <u>Jebruary</u>, 2024.

Mayor of the City of Houston

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

City Secretary

DocuSigned by: tene Chinwege (Prepared by Legal Dept. -2D15F4E132574F1. Senior Assistant City Attorney

(Requested by Keith W. Bynam, Director, Housing and Community Development Department) LD-RE-0000002378 HighQ/Housing/EA.KC/Resolution_of_Support_9%_2024

Aye	No		
✓		Mayor Whitmire	
		Council Members	
✓		Peck	
Absent		Jackson	
\checkmark		Kamin	
\checkmark		Evans-Shabazz	
\checkmark		Flickinger	
\checkmark		Thomas	
√		Huffman	
✓ ✓		Castillo	
		Martinez	
\checkmark		Pollard	
Absent on per	sonal business	Castex-Tatum	
		Ramirez	
✓		Davis	
✓		Carter	
 ✓ 		Plummer	
✓		Alcorn	
Caption	Adopted	r.	

Meeting 2/21/2024

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Captions Published in DAILY COURT REVIEW Date: 2/27/2024

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Applicant Name	Project Name	Project Address	TDHCA Number
Greens at Retton LP	Greens at Retton	NWC of Retton Dr & Northwest Frwy	24204
Houston RE, LP	Retreat at Esther	Southwest Quadrant of Wheatley St and Esther Dr	24119
New Hope Housing Wheatley, LLC	New Hope Housing Wheatley	1131 Bland Street and 1117 Bland Street	24248
Northpark Garden Villas	Northpark Garden Villas	East Side Imperial Valley Dr at Northpark Central Dr	24110
WALIPP Senior Residence Expansion, LP	WALIPP Senior Residence Expansion	5220 Scott St, 5134 Grantwood St, & 5141 Grantwood St	24172
CSH Lofts at South Loop, Ltd.	Lofts at South Loop	Approximately 13000 Block of Hychohen Rd	24118
The Laurel at Kingwood, LP	The Laurel at Kingwood	23915 Highway 59 N	24011
		West Side of Kingwood Place Dr, South of Kingwood Medical	
West Fork Place, LP	West Fork Place	Dr	24083
CSH Forest Pines, Ltd.	Forest Pines	NWC of Forest Center Drive and US Interstate 69	24117
Dashwood Trails, LP	Dashwood Trails	NEC Dashwood Dr and Jetty Ln	24221
Oleander Commons Senior Housing Limited			
Partnership	Oleander Commons	12805 Bissonnet St	24102
SDTX Bissonnet Limited Partnership	Bissonnet Village	12865 Bissonnet St	24032
Parkside at Buffalo Bayou, LP	Parkside at Buffalo Bayou	Approximately 737 N Drennan Street	24001
Nunn Village LP	Nunn Village Apartments	6901 Bellfort Avenue	24084
AMTEX Forum Park Fund, LP	Forum Park Family Villas	10403 Forum Park Drive	24069
Arrowood Affordable LLC	Arrowood Apartments	8304 Course Dr	24202
10112 Bissonnet, Ltd.	10112 Bissonnet Living	NEQ of Bissonnet St and W Sam Houston Pkwy S	24042
New Faith Senior Village LP	New Faith Senior Village	4315 W. Fugua Street	24076



Board of Directors Jessica Ludwig Bertuccio Chair February 19, 2024

Executive Committee Lauren Brogdon Mindy Davidson Jeffrey Kaplan

Valencia Amenson Vineet Bhatia Alison Chen Greg Compean Cynthia W. George Jim Grace Giselle Rodriguez Greenwood Cynthia Hablinski **Charic Daniels Jellins** Eartha Jean Johnson Gin Kinney Suzanne Lind Liewald Marcus Malonson CleRenda McGrady David Rose Nicole West

> Emilee Dawn Whitehurst President and CEO

Lisa Modica Board Members Dear Mr. Campbell, Ann Al-Bahish

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

As President and CEO of Houston Area Women's Center, I am writing in support of TDHCA Application #24248, New Hope Housing Wheatley, to be located at 1131 & 1117 Bland Street in Houston, Harris County, Texas 77091. New Hope Housing's proposed site is in the Houston Area Women's Center service area as we serve the Houston metropolitan area.

Houston Area Women's Center is a non-profit with a mission to end domestic and sexual violence and support all in building safe and healthy lives. For 45 years, the agency has provided a comprehensive array of free and confidential support services to empower hundreds of thousands of victims of violence to transform into survivors and establish self-determined lives. As a shelter and housing support provider, we are keenly aware of the lack of affordable housing in the Houston area and the need for housing projects like New Hope Housing Wheatley. New Hope Housing Wheatley is located in Acres Homes, a neighborhood under increasing gentrification pressure, and will provide supportive housing for 103 families of modest means. The community is under the development of Houston Area Community Development Corporation (HACDC), an affiliate of New Hope Housing, Inc. (NHHI).

New Hope Housing has demonstrated its commitment to leadership in sustainability, design quality, and management, making its developments recognized leaders in beautiful and affordable housing. Please accept this letter of support and look with favor on TDHCA Application #24248 for housing tax credits.

Sincerely,

Mustand

Houston Area Women's Center (713) 528-6798 TTY (713) 528-3625 www.hawc.org

Emilee Whitehurst President and CEO

United Way of Greater Houston



Charles C. Canton President and Chief Executive Officer

BOARD OF DIRECTORS

Allison P. Edwards, DrPH

February 21, 2024

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

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Victoria Beard Second Vice Chair

Traci Arellano Treasurer

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PURSUIT FOUNDATION BOARD OF TRUSTEES

Glen Shepard Chairman

David C. Baldwin David Cunningham Allison P. Edwards, DrPH Shaheen Ladhani James Pavlik Lance Reynolds Lisa F. Schott

A United Way partner



Dear Mr. Campbell,

I am writing in support of TDHCA Application #24248, New Hope Housing Wheatley, to be located at 1131 & 1117 Bland Street in Houston, Harris County, Texas 77091. New Hope Housing's proposed site is in the Center for Pursuit ("The Center") service area as we serve the Houston metropolitan area.

The Center's humble origins began in 1950 when a small group of parents of children with intellectual disabilities came together to share their concerns and hopes for their children's future. Driven by the conviction that their children could live meaningful, rewarding lives with proper support and care, the parents combined resources to form The Center. Today, we continue to empower the growth of individuals with intellectual and developmental disabilities as they cultivate their abilities, opportunities and independence.

New Hope Housing Wheatley is in Acres Homes, a neighborhood that is experiencing the rising cost of living. New Hope Housing Wheatley is a proposed new construction 103-unit family housing property under the development of Houston Area Community Development Corporation (HACDC), an affiliate of New Hope Housing, Inc. (NHHI).

New Hope is a high-caliber organization with very capable staff. Please accept this letter of support and look with favor on TDHCA Application #24248 for housing tax credits.

Sincerely,

Charle l'aton

Charles C. Canton President & Chief Executive Officer The Center for Pursuit



February 19, 2024

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

Dear Mr. Campbell:

I am writing in support of TDHCA Application #24248, New Hope Housing Wheatley, to be located at 1131 & 1117 Bland Street Houston, Harris County, Texas 77091. New Hope Housing's proposed site is in the Star of Hope Mission service area as we serve the Houston metropolitan area.

Since 1907, Star of Hope has been dedicated to meeting the needs of homeless men, women and their children. We are a faith-based organization funded through public and private contributions, and supported by thousands of volunteers. Our programs encourage positive life changes by focusing on spiritual growth, education, employment, life management and recovery from substance abuse.

New Hope Housing Wheatley is being developed by Houston Area Community Development Corporation (HACDC), an affiliate of New Hope Housing, Inc. (NHHI). Star of Hope and HACDC/NHHI have a long and productive history, helping to change lives. Many Star of Hope graduates have gone on to live independently in New Hope Housing developments. We also collaborate with NHHI to provide supportive services to those residents.

Please look with favor on the New Hope Housing Wheatley, TDHCA Application #24248, for Housing Tax Credits.

Sincerely,

Hank Rush

President & CEO









24084

	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 in	ncluded in the Applicatio	on.				
	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 Concernment Darks (if any line bla)						
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, 2024						
2							
-		Doints Doguested	4				
	X Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the	Points Requested					
	be received from Neighborhood Organization!	e Applicant. Packets MO	31				
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	e due March 1, <u>2024</u> .	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. Covenant Community Capital	_					
	Name of Community Organization						
	Stephan Fairfield, CEO	Оррс	sition				
	Contact Name						
	B. Goodwill Houston	_					
	Name of Community Organization	X Supp	ort				
	Tanya Majied, Sr. Director	Оррс	sition				
	Contact Name						
	C. SERJobs	_					
	Name of Community Organization	X Supp	ort				
	Sheroo Mukhtiar, CEO	Оррс	osition				
	Contact Name						
	D. NA	_					
	Name of Community Organization	Supp					
		Оррс	osition				
	Contact Name						
	E						
	Name of Community Organization	Supp					
		Оррс	osition				
	Contact Name						
	F.						
	Name of Community Organization						
		Орро	osition				
	Contact Name						

City of Houston, Texas, Resolution No. 2024- 3

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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 2024 Competitive 9% Housing Tax Credits for the Applicant's Project; and

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

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

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

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

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

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

DocuSign Envelope ID: 3C6780E6-8021-491E-9139-94EDAACE795B

PASSED AND ADOPTED this 2/12 day of Lebruary, 2024.

the City of Houston May

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

City Secretary

DocuSigned by: bene Chinweze (Prepared by Legal Dept. -2D15F4E132574F1. Senior Assistant City Attorney

(Requested by Keith W. Bynam, Director, Housing and Community Development Department) LD-RE-0000002378 HighQ/Housing/EA.KC/Resolution_of_Support_9%_2024

Meeting 2/21/2024

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Aye	No	
 ✓ 		Mayor Whitmire
	****	Council Members
√		Peck
Absent		Jackson
<	20.6.2.5	Kamin
✓		Evans-Shabazz
√		Flickinger
\checkmark		Thomas
\checkmark		Huffman
\checkmark		Castillo
\checkmark		Martinez
\checkmark		Pollard
Absent on per	sonal business	Castex-Tatum
\checkmark		Ramirez
✓	2 000000000000000000000000000000000000	Davis
\checkmark		Carter
1		Plummer
1		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW Date: 2/27/2024

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

Applicant Name	Project Name	Project Address	TDHCA Number
Greens at Retton LP	Greens at Retton	NWC of Retton Dr & Northwest Frwy	24204
Houston RE, LP	Retreat at Esther	Southwest Quadrant of Wheatley St and Esther Dr	24119
New Hope Housing Wheatley, LLC	New Hope Housing Wheatley	1131 Bland Street and 1117 Bland Street	24248
Northpark Garden Villas	Northpark Garden Villas	East Side Imperial Valley Dr at Northpark Central Dr	24110
WALIPP Senior Residence Expansion, LP	WALIPP Senior Residence Expansion	5220 Scott St, 5134 Grantwood St, & 5141 Grantwood St	24172
CSH Lofts at South Loop, Ltd.	Lofts at South Loop	Approximately 13000 Block of Hychohen Rd	24118
The Laurel at Kingwood, LP	The Laurel at Kingwood	23915 Highway 59 N	24011
West Fork Place, LP	West Fork Place	West Side of Kingwood Place Dr, South of Kingwood Medical Dr	24083
CSH Forest Pines, Ltd.	Forest Pines	NWC of Forest Center Drive and US Interstate 69	24117
Dashwood Trails, LP	Dashwood Trails	NEC Dashwood Dr and Jetty Ln	24221
Oleander Commons Senior Housing Limited Partnership	Oleander Commons	12805 Bissonnet St	24102
SDTX Bissonnet Limited Partnership	Bissonnet Village	12865 Bissonnet St	24032
Parkside at Buffalo Bayou, LP	Parkside at Buffalo Bayou	Approximately 737 N Drennan Street	24001
Nunn Village LP	Nunn Village Apartments	6901 Bellfort Avenue	24084
AMTEX Forum Park Fund, LP	Forum Park Family Villas	10403 Forum Park Drive	24069
Arrowood Affordable LLC	Arrowood Apartments	8304 Course Dr	24202
10112 Bissonnet, Ltd.	10112 Bissonnet Living	NEQ of Bissonnet St and W Sam Houston Pkwy S	24042
New Faith Senior Village LP	New Faith Senior Village	4315 W. Fuqua Street	24076



STATE REPRESENTATIVE JOLANDA 'JO' JONES

DISTRICT 147

February 13, 2024

Texas	Department of Housing and Community Affairs
221 E.	11 th Street
Austin	, TX 78701
Attn:	Joshua Goldberger - Via Email - joshua.goldberger@tdhca.state.tx.us
	9% HTC Manager

Re: Support for Andover Village Apartments (f/k/a Nunn Village Apartments); TDHCA Application No. 24084

Dear Mr. Goldberger,

Greetings. I am writing to show my support for Andover Village Apartments - Nunn Village Apartments. I have visited other properties that this company has developed previously and I am excited for the opportunity that my constituents will have a better quality of life with this development.

This proposed apartment community, for individuals and families, will be located at 6901 Bellfort Avenue, Houston, Texas 77087. This development will include a stand-alone Pre-Kindergarten amenity component for the benefit of the residents of the apartment community, which I know will help stop the school to prison pipeline. DWR Andover LP - Nunn Village LP and its affiliates, the Applicant of Andover Village Apartments, is seeking 2024 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and development costs for this project.

My district, HD 147, includes the area where the development site is located and I believe this is a unique opportunity to increase the supply of affordable rental housing in this underserved area of Houston, Texas. It also provides Pre-K education to the young learners of our community. I therefore fully support this development, at its proposed location, and HTC Application No. 24084.

Respectfully,

Representative Jolanda Jones, Texas State House District 147

cc: Donna Rickenbacker - donna@dwrdevelopment.com



February 12, 2024

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

- Attn: Joshua Goldberger Via Email <u>joshua.goldberger@tdhca.state.tx.us</u> 9% HTC Manager
- Re: Support for Andover Village Apartments (f/k/a Nunn Village Apartments; TDHCA Application No. 24084

Dear Mr. Goldberger:

I am writing to express support for the development of Andover Village (f/k/a Nunn Village Apartments), a proposed affordable rental housing community for individuals and families that will be located at 6901 Bellfort Avenue, Houston, Texas 77087. It is my understanding that the applicant of Andover Village Apartments is seeking 2024 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and construction costs for this project.

Covenant Community Capital is a 501(c)(3) non-profit organization that operates in the Houston MSA. We are a United Way supported organization that works to increase community stability by providing financial education and coaching to help low income working families acquire affordable homes, access quality education and build savings for life.

Covenant Community Capital supports the development of Andover Village Apartments at its proposed location and its sponsor in its efforts to provide much needed quality affordable rental housing to an underserved area of Houston, Texas. We therefore fully support this project and HTC Application No. 24084.

Sincerely,

Stephan Fairfield, CEO

Cc: Donna Rickenbacker - donna@dwrdevelopment.com

3300 Lyons Avenue Suite 203 Houston, Texas 77020

Mailing Address P.O. Box 15398 Houston, Texas 77220

Phone 713.223.1864

Fax 713.223.1853

Mission

To enhance the beauty, safety, and economic vitality of low-income communities by increasing their capacity to develop affordable housing, grow business enterprises, and build family and community assets.



January 25, 2024

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

- Attn: Joshua Goldberger Via Email <u>joshua.goldberger@tdhca.state.tx.us</u> 9% HTC Manager
- Re: Support for Andover Village Apartments (f/k/a Nunn Village Apartments); TDHCA Application No. 24084

Dear Mr. Goldberger:

I am writing to express support for the development of Andover Village Apartments (f/k/a Nunn Village Apartments), a proposed affordable rental housing community for individuals and families that will be located at 6901 Bellfort Avenue, Houston, Texas 77087. It is my understanding that DWR Andover LP (f/k/a Nunn Village LP), the applicant of Andover Village Apartments is seeking 2024, 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and construction costs for this project.

We also understand that this development will include a stand-alone Pre-Kindergarten amenity component for the benefit of the residents.

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

Goodwill Industries of Houston supports the development of Andover Village Apartments at its proposed location and its sponsor in its efforts to provide much needed quality affordable rental housing in the City of Houston and Pre-K education to our youngest learners. We therefore fully support this project and HTC Application No. 24084.

Sincerely,

Tanya Majied

Tanya Majied Senior Director of Workforce Development

cc: Donna Rickenbacker – Via Email - <u>donna@dwrdevelopment.com</u>



BOARD OF DIRECTORS

Board Chair Paula Mendoza

Vice Chair Bryan Neely

Treasurer Mark McCullough

Secretary Gwen Tillotson-Bell

Members Lori Arnold Christen Bagley Rasheeda Carr Ricky Cortez Thuy Geraci Chris Harlow Vicki Luna Sonia Miyazono Hugo Mojica Daniel Saenz Diane Schenke Talor Thompson Frances Villagran-Glover

CDC Board Chair Steve Rosencranz

Chief Executive Officer Sheroo Mukhtiar January 23, 2024

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

Attn: Joshua Goldberger - Via Email – <u>joshua.goldberger@tdhca.state.tx.us</u> 9% HTC Manager

Re: Support for Andover Village Apartments (f/k/a Nunn Village Apartments); TDHCA Application No. 24084

Dear Mr. Goldberger:

SERJobs is submitting this letter to express support for the development of Andover Village Apartments (f/k/a Nunn Village Apartments), a proposed affordable rental housing community for individuals and families that will be located at 6901 Bellfort Avenue, Houston, Texas 77087. It is my understanding that DWR Andover LP (f/k/a Nunn Village LP), the applicant of Andover Village Apartments, is seeking 2024 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and construction costs for this project.

We also understand that this development will include a stand-alone Pre-Kindergarten amenity component for the benefit of the residents.

SER-Jobs for Progress of the Texas Gulf Coast, Inc. (SERJobs) is a 501(c)3 non-profit community organization that educates and equips people in the Texas Gulf Coast Region, including Houston, TX, who come from low-income backgrounds or who have significant barriers to employment. SERJobs believes the power and purpose of work can transform lives and communities. SER is a Spanish verb, "to be," so that is exactly what we impart on the people we serve – that they can be whatever they want "to be".

SERJobs supports the development of Andover Village Apartments at its proposed location and its sponsor in its efforts to provide much needed quality affordable rental housing in the City of Houston and Pre-K education to our youngest learners. We, therefore, fully support this project and HTC Application No. 24084.

Sincerely,

By:

Sheroo Mukhtiar, Chief Executive Officer SERJobs

cc: Donna Rickenbacker – Via Email - donna@dwrdevelopment.com

24221

	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 i	ncluded in the Application.
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** <u>City of Houston</u> Name of Local Government Body	Points Requested 17
2	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u> Quantifiable Community Participation - §11.9(d)(4)	
2		
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the be received from Neighborhood Organization!	Points Requested 4 e Applicant. Packets MUST
3	Input from State Representative - §11.9(d)(5)	
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 0
	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	
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. RaiseUp Families	
	Name of Community Organization Angela M. Burgess	x Support Opposition
	Contact Name	
	B. Alief ISD Educational Foundation	
	Name of Community Organization	x Support
	Raquel Olivier Contact Name	Opposition
	C. Mental Health America of Greater Houston	_
	Name of Community Organization	x Support
	Renae Vania Tomczak Contact Name	Opposition
	D. Lord of the Streets	_
	Name of Community Organization	X Support
	Rev. Brad Sullivan Contact Name	Opposition
	E. na	
	Name of Community Organization	Support
	Contact Name	Opposition
	F	
	Name of Community Organization	Support
	Contact Name	Opposition

City of Houston, Texas, Resolution No. 2024- 3

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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 2024 Competitive 9% Housing Tax Credits for the Applicant's Project; and

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

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

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

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

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

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

DocuSign Envelope ID: 3C6780E6-8021-491E-9139-94EDAACE795B

PASSED AND ADOPTED this 2/12 day of Lebruary, 2024.

the City of Houston May

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

City Secretary

DocuSigned by: bene Chinweze (Prepared by Legal Dept. -2D15F4E132574F1. Senior Assistant City Attorney

(Requested by Keith W. Bynam, Director, Housing and Community Development Department) LD-RE-0000002378 HighQ/Housing/EA.KC/Resolution_of_Support_9%_2024

Meeting 2/21/2024

1

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Aye	No	
 ✓ 		Mayor Whitmire
	****	Council Members
√		Peck
Absent		Jackson
<	20.6-201	Kamin
✓		Evans-Shabazz
√		Flickinger
\checkmark		Thomas
\checkmark		Huffman
\checkmark		Castillo
\checkmark		Martinez
\checkmark		Pollard
Absent on per	sonal business	Castex-Tatum
\checkmark		Ramirez
✓	2 000000000000000000000000000000000000	Davis
\checkmark		Carter
1		Plummer
1		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW Date: 2/27/2024

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

Applicant Name	Project Name	Project Address	TDHCA Number
Greens at Retton LP	Greens at Retton	NWC of Retton Dr & Northwest Frwy	24204
Houston RE, LP	Retreat at Esther	Southwest Quadrant of Wheatley St and Esther Dr	24119
New Hope Housing Wheatley, LLC	New Hope Housing Wheatley	1131 Bland Street and 1117 Bland Street	24248
Northpark Garden Villas	Northpark Garden Villas	East Side Imperial Valley Dr at Northpark Central Dr	24110
WALIPP Senior Residence Expansion, LP	WALIPP Senior Residence Expansion	5220 Scott St, 5134 Grantwood St, & 5141 Grantwood St	24172
CSH Lofts at South Loop, Ltd.	Lofts at South Loop	Approximately 13000 Block of Hychohen Rd	24118
The Laurel at Kingwood, LP	The Laurel at Kingwood	23915 Highway 59 N	24011
West Fork Place, LP	West Fork Place	West Side of Kingwood Place Dr, South of Kingwood Medical Dr	24083
CSH Forest Pines, Ltd.	Forest Pines	NWC of Forest Center Drive and US Interstate 69	24117
Dashwood Trails, LP	Dashwood Trails	NEC Dashwood Dr and Jetty Ln	24221
Oleander Commons Senior Housing Limited Partnership	Oleander Commons	12805 Bissonnet St	24102
SDTX Bissonnet Limited Partnership	Bissonnet Village	12865 Bissonnet St	24032
Parkside at Buffalo Bayou, LP	Parkside at Buffalo Bayou	Approximately 737 N Drennan Street	24001
Nunn Village LP	Nunn Village Apartments	6901 Bellfort Avenue	24084
AMTEX Forum Park Fund, LP	Forum Park Family Villas	10403 Forum Park Drive	24069
Arrowood Affordable LLC	Arrowood Apartments	8304 Course Dr	24202
10112 Bissonnet, Ltd.	10112 Bissonnet Living	NEQ of Bissonnet St and W Sam Houston Pkwy S	24042
New Faith Senior Village LP	New Faith Senior Village	4315 W. Fugua Street	24076



Stronger Families. Brighter Futures.

1/24/24

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

RE: Dashwood Trails and Clarke Lofts TDHCA Applications

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Applications:

Dashwood Trails TDHCA # 24221 to be located at the NE corner of Dashwood Drive and Jetty Lane in Houston, TX; and Clarke Lofts TDHCA #24222 to be located at 3921 W Fuqua Street in Houston, TX.

RaiseUp Families is a tax-exempt nonprofit organization dedicated to ensuring that no family experiences homelessness and that no child has their education and life interrupted by an eviction. We offer services to parents in the community in which the development site is located, with a primary purpose of helping families become financially stable, able to provide for their children without public assistance. Finding safe, affordable housing is a challenge many of our client families face. When housing is affordable and parents are taught how to budget and manage their finances, helped with getting higher paying jobs, and provided the mental healthcare and support they need (all services RaiseUp offers), their overall economic contribution to our communities moves from dependency to enrichment.

But we cannot do it alone. We need your help to move the needle. There is a need for housing that is affordable to citizens of modest means and these developments will help meet that need.

Cordially,

M. Kungers Angela M. Burgess

Angela M. Burgess Executive Director



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

RE: Dashwood Trails TDHCA Application

Dear Mr. Campbell:

I am writing this letter to document my support for TDHCA Tax Credit Application: Dashwood Trails to be located at the NE corner of Dashwood Drive and Jetty Lane in Houston, TX.

Alief ISD Education Foundation is a tax-exempt nonprofit organization that supports Alief Independent School District and the community in which the development site is located, with a primary purpose supporting AISD's mission: ""The mission of the Alief Independent School District, in collaboration with family and community, is to provide an exemplary education that values diversity of race, culture, gender, learning ability, and socioeconomic background in an environment that is equitable for all students and free of stereotypical expectations to ensure both a physically and mentally safe environment."

On information and belief, we believe that there is a need for housing that is affordable to citizens of modest means and that this development will help meet that need.

Sincerely,

Raquel Olivier President, Alief ISD Education Foindation



Letter of

support

Alief ISD Education

Foundation

P.O. Box 68

Alief, Texas 77411

(281) 498-8110

www.aliefisd.net/foundation

Date: February 16, 2024

Ms. Raquel Olivier

President, Alief ISD Foundation

rolivier@olivier-inc.com

(281) 498-8110



www.aliefisd.net/foundation



CHAIR Asim A. Shah, MD

VICE CHAIR Liz Sweigart, PhD

SECRETARY/TREASURER Denise Sanders

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Juaquin Arellano

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POSTHUMOUS EMERITUS Philip Burguières (2000 – 2016)

PRESIDENT | CEO Renae Vania Tomczak February 27, 2024

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

RE: Dashwood Trails TDHCA Application 24221

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application 24221: Dashwood Trails to be located at the NE corner of Dashwood Drive and Jetty Lane in Houston, TX.

Mental Health America of Greater Houston 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.

Decent, affordable housing is important to families. Certainly, it fulfills a basic human need for shelter, but it also contributes to the well being of both parents and children. Studies show that children in stable housing do better in school and are less likely to experience disruption in their education due to unwanted moves. Decent, affordable housing reduces stress, toxins, and infectious disease, which leads to improvement in both physical and mental health.

Sincerely,

Hense Vania Tomgek

Renae Vania Tomczak, MBA President & CEO

www.mhahouston.org

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

RE: Dashwood Trails TDHCA Application

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Dashwood Trails to be located at the NE corner of Dashwood Drive and Jetty Lane in Houston, TX.

Lord of the Streets 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 primarily serve people who are experiencing homelessness. 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,

Brod Sultor +

The Rev. Brad Sullivan Vicar Lord of the Streets 3401 Fannin Street Houston, TX 77004

24076

	Community Input Scoring Items					
	TDHCA#pp. Cov	Self Score Total: 132				
1. <mark>I</mark>	.ocal Government Support - §11.9(d)(1) - Only check the box if support documents are	e included in the Application.				
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Houston Name of Local Government Body	Points Requested 17				
	Name of Local Government Body (if applicable)					
	** Note that resolutions are due March 1, <u>2024</u>					
2 0	Quantifiable Community Participation - §11.9(d)(4)					
	X Application expects to receive QCP points.	Points Requested 4				
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by th be received from Neighborhood Organization!					
3 1	nput from State Representative - §11.9(d)(5)					
	X Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 8				
	Letter stating that no letter will be provided is included behind this tab.**					
** 1	No letter from a State Representative is included behind this tab.	Points Requested 0				
	nput from Community Organizations - §11.9(d)(6)					
-	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested 4				
	Applicant has mendeed one of more letters of support of opposition benind this tab.					
,	Name of Community Organization	X Support				
	Sheroo Mukhtiar, CEO	Opposition				
	Contact Name					
E	3. Goodwill Houston					
	Name of Community Organization	X Support				
	Tanya Majied, Sr. Director	Opposition				
	Contact Name					
(C. Covenant Community Capital	_				
	Name of Community Organization	X Support				
	Stephan Fairfield, President/CEO	Opposition				
	Contact Name					
[D. NA					
	Name of Community Organization	Support				
	Contact Name	Opposition				
I	E	— .				
	Name of Community Organization	Support Opposition				
	Contact Name					
I	F	_				
	Name of Community Organization	Support Opposition				
	Contact Name					

City of Houston, Texas, Resolution No. 2024- 3

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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 2024 Competitive 9% Housing Tax Credits for the Applicant's Project; and

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

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

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

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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: 3C6780E6-8021-491E-9139-94EDAACE795B

PASSED AND ADOPTED this 2/12 day of Lebruary, 2024.

the City of Houston May

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

City Secretary

DocuSigned by: bene Chinweze (Prepared by Legal Dept. -2D15F4E132574F1. Senior Assistant City Attorney

(Requested by Keith W. Bynam, Director, Housing and Community Development Department) LD-RE-0000002378 HighQ/Housing/EA.KC/Resolution_of_Support_9%_2024

Meeting 2/21/2024

1

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Aye	No	
 ✓ 		Mayor Whitmire
	****	Council Members
√		Peck
Absent		Jackson
<	20.6.2.5	Kamin
✓		Evans-Shabazz
√		Flickinger
\checkmark		Thomas
\checkmark		Huffman
\checkmark		Castillo
\checkmark		Martinez
\checkmark		Pollard
Absent on per	sonal business	Castex-Tatum
\checkmark		Ramirez
✓	2 000000000000000000000000000000000000	Davis
\checkmark		Carter
1		Plummer
1		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW Date: 2/27/2024

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

Applicant Name	Project Name	Project Address	TDHCA Number
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Houston RE, LP	Retreat at Esther	Southwest Quadrant of Wheatley St and Esther Dr	24119
New Hope Housing Wheatley, LLC	New Hope Housing Wheatley	1131 Bland Street and 1117 Bland Street	24248
Northpark Garden Villas	Northpark Garden Villas	East Side Imperial Valley Dr at Northpark Central Dr	24110
WALIPP Senior Residence Expansion, LP	WALIPP Senior Residence Expansion	5220 Scott St, 5134 Grantwood St, & 5141 Grantwood St	24172
CSH Lofts at South Loop, Ltd.	Lofts at South Loop	Approximately 13000 Block of Hychohen Rd	24118
The Laurel at Kingwood, LP	The Laurel at Kingwood	23915 Highway 59 N	24011
		West Side of Kingwood Place Dr, South of Kingwood Medical	
West Fork Place, LP	West Fork Place	Dr	24083
CSH Forest Pines, Ltd.	Forest Pines	NWC of Forest Center Drive and US Interstate 69	24117
Dashwood Trails, LP	Dashwood Trails	NEC Dashwood Dr and Jetty Ln	24221
Oleander Commons Senior Housing Limited			
Partnership	Oleander Commons	12805 Bissonnet St	24102
SDTX Bissonnet Limited Partnership	Bissonnet Village	12865 Bissonnet St	24032
Parkside at Buffalo Bayou, LP	Parkside at Buffalo Bayou	Approximately 737 N Drennan Street	24001
Nunn Village LP	Nunn Village Apartments	6901 Bellfort Avenue	24084
AMTEX Forum Park Fund, LP	Forum Park Family Villas	10403 Forum Park Drive	24069
Arrowood Affordable LLC	Arrowood Apartments	8304 Course Dr	24202
10112 Bissonnet, Ltd.	10112 Bissonnet Living	NEQ of Bissonnet St and W Sam Houston Pkwy S	24042
New Faith Senior Village LP	New Faith Senior Village	4315 W. Fuqua Street	24076

TEXAS HOUSE OF REPRESENTATIVES



STATE REPRESENTATIVE

CAPITOL OFFICE: P.O. BOX 2910 Austin, Texas 78768-2910 512.463.0744 Fax: 512.463.0761

Dr. Alma A. Allen

DISTRICT 131

DISTRICT OFFICE: 10101 Fondren, Suite 500 Houston, Texas 77096 713.776.0505 Fax: 713.776.1490

February 27, 2024

Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, TX 78701 Attn: Joshua Goldberger - Via Email – <u>joshua.goldberger@tdhca.state.tx.us</u> 9% HTC Manager

Re: Support for New Faith Senior Village Apartments; TDHCA Application No. 24076

Dear Mr. Goldberger,

I am writing to lend my support for New Faith Senior Village Apartments, a proposed apartment community for seniors that will be located at 4315 W Fuqua Street, Houston, Texas 77045. New Faith Senior Village LP and its affiliates, the Applicant of New Faith Senior Village Apartments, is seeking 2024 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and development costs for this project.

My district includes the area where the development site is located, and I believe this is a unique opportunity to increase the supply of affordable rental housing for seniors in an underserved area of Houston, Texas. I therefore fully support this development at its proposed location, and HTC Application No. 24076.

Sincerely,

llen

Representative Dr. Alma A. Allen Texas State House District 131

cc: Donna Rickenbacker – <u>donna@dwrdevelopment.com</u>



BOARD OF DIRECTORS

Board Chair Paula Mendoza

Vice Chair Bryan Neely

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Secretary Gwen Tillotson-Bell

Members Lori Arnold Christen Bagley Rasheeda Carr Ricky Cortez Thuy Geraci Chris Harlow Vicki Luna Sonia Miyazono Hugo Mojica Daniel Saenz Diane Schenke Talor Thompson Frances Villagran-Glover

CDC Board Chair Steve Rosencranz

Chief Executive Officer Sheroo Mukhtiar January 23, 2024

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

Attn: Joshua Goldberger - Via Email – <u>joshua.goldberger@tdhca.state.tx.us</u> 9% HTC Manager

Re: Support for New Faith Senior Village Apartments; TDHCA Application No. 24076

Dear Mr. Goldberger:

SERJobs is submitting this letter to express support for the development of New Faith Senior Village Apartments, a proposed affordable rental housing community for seniors that will be located at 4315 W Fuqua Street, Houston, Texas 77045. It is our understanding that New Faith Senior Village LP, the applicant of New Faith Senior Village Apartments, is seeking 2024 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and construction costs for this project.

SER-Jobs for Progress of the Texas Gulf Coast, Inc. (SERJobs) is a 501(c)3 non-profit community organization that educates and equips people in the Texas Gulf Coast Region, including Houston, TX, who come from low-income backgrounds or who have significant barriers to employment. SERJobs believes the power and purpose of work can transform lives and communities. SER is a Spanish verb, "to be," so that is exactly what we impart on the people we serve – that they can be whatever they want "to be".

SERJobs supports the development of New Faith Senior Village Apartments at its proposed location and its sponsor in its efforts to provide much-needed quality affordable senior rental housing in the City of Houston. We, therefore, fully support this project and HTC Application No. 24076.

Sincerely,

Sheroo Mukhtiar, Chief Executive Officer SERJobs

CC:

By:

Donna Rickenbacker – Via Email - <u>donna@dwrdevelopment.com</u>



February 12, 2024

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

Attn: Joshua Goldberger - Via Email – <u>joshua.goldberger@tdhca.state.tx.us</u> 9% HTC Manager

Re: Support for New Faith Senior Village Apartments; TDHCA Application No. 24076

Dear Mr. Goldberger:

I am writing to express support for the development of Oak Avenue Lofts, a proposed affordable rental housing community for individuals and families that will be located at 4315 W Fuqua Street, Houston, Texas 77045. It is my understanding that the applicant of New Faith Senior Village is seeking 2024 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and construction costs for this project.

Covenant Community Capital is a 501(c)(3) non-profit organization that operates in the Houston MSA. We are a United Way supported organization that works to increase community stability by providing financial education and coaching to help low income working families acquire affordable homes, access quality education and build savings for life.

Covenant Community Capital supports the development of New Faith Village Apartments at its proposed location and its sponsor in its efforts to provide much needed quality affordable rental housing to an underserved area of Houston, Texas. We therefore fully support this project and HTC Application No. 24076.

Sincerely,

Stephan Fairfield, CEO

Cc: Donna Rickenbacker - donna@dwrdevelopment.com

3300 Lyons Avenue Suite 203 Houston, Texas 77020

Mailing Address P.O. Box 15398 Houston, Texas 77220

Phone 713.223.1864

Fax 713.223.1853

www.covenantcapital.org

Mission

To enhance the beauty, safety, and economic vitality of low-income communities by increasing their capacity to develop affordable housing, grow business enterprises, and build family and community assets.



January 25, 2024

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

Attn: Joshua Goldberger - Via Email – <u>joshua.goldberger@tdhca.state.tx.us</u> 9% HTC Manager

Re: Support for New Faith Senior Village Apartments; TDHCA Application No. 24076

Dear Mr. Goldberger:

I am writing to express support for the development of <u>New Faith Senior</u> Village Apartments, a proposed affordable rental housing community for seniors that will be located at <u>4315 W Fuqua Street</u>, Houston, Texas 77045. It is my understanding that New Faith Senior Village LP, the applicant of New Faith Senior Village Apartments is seeking 2024, 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and construction costs for this project.

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

Goodwill Industries of Houston supports the development of New Faith Senor Village Apartments at its proposed location and its sponsor in its efforts to provide much needed quality affordable senior rental housing in the City of Houston. We therefore fully support this project and HTC Application No. 24076.

Sincerely,

Tanya Majisd

Tanya Majied Senior Director of Workforce Development

24021

	Community Input Scoring Items					
_	TDHCA#p. Cov	Self Score Total:	139			
1. L	ocal Government Support - §11.9(d)(1) - Only check the box if support documents are inc					
×	Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Houston	Points Requested	17			
	Name of Local Government Body Harris County					
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, 2024					
. 🗖	** Note that resolutions are due March 1, <u>2024</u>					
2 0	Quantifiable Community Participation - §11.9(d)(4)		_			
>	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested Applicant. Packets MUST I	4 be			
3 Ir	nput from State Representative - §11.9(d)(5)					
>	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	8			
	Letter stating that no letter will be provided is included behind this tab.**					
Ĺ	No letter from a State Representative is included behind this tab.	- /				
**	⁶ Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested due March 1, <u>2024</u> .	0 8			
4 1	nput from Community Organizations - §11.9(d)(6)					
Х	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4			
Α	. Goodwill Industries of Houston					
	Name of Community Organization	x Suppo	ort			
	Steven Lufburrow		sition			
	Contact Name					
В	Star of Hope	_				
	Name of Community Organization	X Suppo	ort			
	Randy Houston	Орроз	sition			
	Contact Name					
C	Northwoods Early Learning Center Preschool	_				
	Name of Community Organization	X Suppo	ort			
	Bambi McWhorter	Орроз	sition			
	Contact Name					
D						
	Name of Community Organization	Suppo				
	Contact Name	Орроз	sition			
-						
E	Name of Community Organization	Suppo	vrt			
	Contact Name		จานอท			
E						
r	Name of Community Organization	Suppo	ort			
	Contact Name					

Houston City Council Resolution of Support

City of Houston, Texas, Resolution No. 2024-

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, TEXAS OR HAVING BEEN ANNEXED INTO THE CITY OF HOUSTON ONLY FOR LIMITED PURPOSES, AND THE SUBMITTAL OF AN APPLICATIONS FOR 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 entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the extraterritorial jurisdiction of the City of Houston, Texas or having been annexed into the City of Houston only for limited purposes pursuant to an agreement between the City and the applicable municipal utility or other special purpose district, which provides that the areas remain in the extraterritorial jurisdiction of the City of Houston Texas for all other purposes; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2024 Competitive 9% Housing Tax Credits for the Applicant's Project; and

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

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

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

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

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

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

PASSED AND ADOPTED this 2/2t day of February, 2024. Mayor of the City of Houston

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

City Secretary

(Prepared by Legal Dept. Senior Assistant City Attorney

(Requested by Keith W. Bynam, Director, Housing and Community Development Department) LD-RE-0000002378 HighQ/Housing/EA.KC/Resolution_of_Support_9%_ETJ_2024

Aye	No	
\checkmark		Mayor Whitmire
		Council Members
\checkmark		Peck
Absent		Jackson
~		Kamin
✓		Evans-Shabazz
~		Flickinger
✓		Thomas
\checkmark		Huffman
~		Castillo
√		Martinez
\checkmark		Pollard
Absent on per	sonal business	Castex-Tatum
~		Ramirez
 ✓ 		Davis
\checkmark		Carter
~		Plummer
\checkmark		Alcorn
Caption	Adopted	

Meeting 2/21/2024

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Captions Published in DAILY COURT REVIEW Date: 2/27/2024

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Housing and Community Development Department Schedule I - Resolutions of Support - ETJ Projects				
		· • • · · · · · · ·	TDHCA	
Applicant Name	Project Name	Project Address	Number	
SDTX Veterans Limited Partnership	Veterans Memorial Village	11415 Veterans Memorial Dr	24021	

Harris County Commissioners Court Resolution of Support

Local Government Resolution of Support (9% Tax Credits)

WHEREAS, STEWARDSHIP DEVELOPMENT LLC., has proposed a development for affordable rental housing at 11415 VETERANS MEMORIAL / TDHCA Application # 24021 named VETERANS MEMORIAL VILLAGE in the County of Harris/ETJ of City of Houston; and

WHEREAS, **STEWARDSHIP DEVELOPMENT LLC.**, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for **2024 9%** Housing Tax Credits for **VETERANS MEMORIAL VILLAGE**;

It is hereby

RESOLVED, that the **County of Harris**, acting through its governing body, hereby confirms that it **SUPPORTS** the proposed **VETERANS MEMORIAL VILLAGE** development located at **11415 VETERANS MEMORIAL / TDHCA Application # 24021** and that this formal action has been taken to put on record the opinion expressed by the County of Harris on February 27, 2024, 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 <u>27th</u> day of	February	2024.			
Approved this <u>27th</u> day of <u>February</u>	2024.				
DocuSigned by:			YES	NO	ABSTAIN
AB		Judge Lina Hidalgo	-0-	0	-0-
By:		Comm. Rodney Ellis	Ø		
		Comm. Adrian Garcia	\square		
County Judge Lina Hidalgo,		Comm. Tom S. Ramsey	Ø		
Harris County, Texas		Comm. Lesley Briones	Ø		

Presented to Commissioners Court

February 27, 2024

Approve: G/R



STATE OF TEXAS House of Representatives Jarvis Johnson

District 139

Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, TX 78701 Attn: Cody Campbell, Director of Multifamily Programs

Re: Veterans Memorial Village 11415 Veterans Memorial

February 2nd, 2024

Delivered Electronically

I am writing to lend my support for Veterans Memorial Village, a proposed apartment complex for individuals and families to be located near 11415 Veterans Memorial, Houston, Texas. It is my understanding that the applicant of Veterans Memorial Village is seeking 2024 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and development costs for this project.

My district includes the area where the development site is located and I believe this is a unique opportunity to increase the supply of affordable rental housing in an underserved area of Houston, Texas. I therefore fully support this development at its proposed location and HTC Application No 24021. Please let me know at the earliest if you can accept this invitation. Please direct any questions or concerns to my Legislative Director, Amanda Rodriguez, at <u>Amanda.Rodriguez@house.texas.gov</u>.

Sincerely,

Jarvis Johnson State Representative | District 139

CAPITOL OFFICE: P.O. BOX 2910 . AUSTIN, TEXAS 78768-2910 . (512) 463-0554 DISTRICT OFFICE: 6112 WHEATLEY STREET . HOUSTON, TEXAS 7701 JARVIS.JOHNSON@HOUSE.TEXAS.GOV



Goodwill Industries of Houston

OFFICERS OF THE CORPORATION

Craig Nunez** Board Chairman

Sandy Scott** Vice Chairman

Coleman Rowland** Treasurer

Scott Doyle** Secretary

Tommy Moore* ** Senior Chairman

Bill J. Kacal* Chairman Emeritus

Jim R. Smith* Chairman Emeritus

Steven P. Lufburrow** President & CEO

BOARD OF DIRECTORS

Gil Beer Sue Burnett Scott Brooks Rich Cain John Ebeling* Alvin Gee Laura Gibson David Hanson Keith Kreuer Virginia Li George Lindahl* Allene Lucas* Valerie Toalson Andrae Turner Henry D. Wilde, Jr., M.D.*

Life Member

** Executive Committee Member

December 12, 2023

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

Dear Mr. Wilkinson:

Goodwill Houston enthusiastically supports the affordable housing developer, Stewardship Development, for the affordable housing proposed as Veterans Memorial Village at 11415 Veterans Memorial Dr. in Houston, Texas.

Goodwill is a non-profit organization that is active in the community with a primary mission that aligns with this proposed development. We believe there is a need for housing that is affordable for citizens of modest means and this development will meet this need.

If I can be of further help in this matter, please let me know.

Sincerely P Lufburrow ven resident & CEO Goodwill Houston



713.692.6221



December 18, 2023

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

Dear Mr. Wilkinson:

Star of Hope enthusiastically supports the affordable housing developer, Stewardship Development, for the affordable housing proposed as Veterans Memorial Village at 11415 Veterans Memorial Dr. in Houston, Texas.

Star of Hope is a non-profit organization that is active in the community with a primary mission that aligns with this proposed development. We believe there is a need for housing that is affordable for citizens of modest means and this development will meet this need. If I can be of further help in this matter, please let me know.

Sincerely,

Randy Houston, CPA VP and CFO Star of Hope Mission











Early Learning Center Preschool

 NORTHWOODS PRESBYTERIAN CHURCH
 Director: Bambi McWhorter

 3320 Cypress Creek Parkway • Houston, TX 77068 • 281-444-9416 • www.northwoods.org

January 2, 2024

Director of Treasury ARPA Affordable Housing 8410 Lantern Pt Houston, TX 77054

To the Director and Committee:

Northwoods Early Learning Center Preschool enthusiastically supports the affordable housing developer, Stewardship Development, Citrene Development and Structure Development for the affordable housing proposed at Veterans Memorial Village at 11415 Veterans Memorial, Houston, Texas.

Northwoods ELCP is an organization that is active in the community with a primary mission of providing a quality early learning center for children. We believe that there is a need for housing that is affordable for citizens of modest means and this development will meet that need.

If I can be of further help in this matter, please let me know.

Sincerely,

Bambi Millhoster

Bambi McWhorter, Director Northwoods ELCP

MF - 5/13/24 - 12:57 PM - JMG

24042

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 inc	luded in the Application.					
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Houston Name of Local Government Body	Points Requested 17					
	Name of Local Government Body Name of Local Government Body (if applicable)						
** Note that resolutions are due March 1, <u>2024</u>							
2	Quantifiable Community Participation - §11.9(d)(4)						
	Application expects to receive QCP points.	Points Requested 4					
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the Applicant. Packets MUST be						
received from Neighborhood 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.						
	in the letter from a state representative is included benind this tab.	Points Requested 8					
	** Note that if there is no Representative, both items will be scored as neutral. Letters ar						
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					
	Tanya Majied	Opposition					
	Contact Name						
	B. RaiseUp Families						
	Name of Community Organization	X Support					
	Angela M. Burgess	Opposition					
	Contact Name						
	C. SEARCH Homeless Services	V Current					
	Name of Community Organization	X Support					
	Alexis Loving Contact Name	Opposition					
	D. The Coalition for Barrier Free Living, Inc. Name of Community Organization	X Support					
	Dr. Stephanie Simmons, Esq	Opposition					
	Contact Name	opposition					
	Ε.						
	Name of Community Organization	Support					
		Opposition					
	Contact Name						
	F.						
	Name of Community Organization	Support					
		Opposition					
	Contact Name						

City of Houston, Texas, Resolution No. 2024- 3

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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 2024 Competitive 9% Housing Tax Credits for the Applicant's Project; and

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

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

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

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

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

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

PASSED AND ADOPTED this <u>2/10</u> day of <u>Jebruary</u>, 2024.

Mayor of the City of Houston

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

City Secretary

DocuSigned by: tene Chinwese (Prepared by Legal Dept. -2D15F4E132574F1. Senior Assistant City Attorney

(Requested by Keith W. Bynam, Director, Housing and Community Development Department) LD-RE-0000002378 HighQ/Housing/EA.KC/Resolution_of_Support_9%_2024

Aye	No	
1		Mayor Whitmire
	****	Council Members
~		Peck
Absent		Jackson
\checkmark		Kamin
~		Evans-Shabazz
1		Flickinger
~		Thomas
1		Huffman
1		Castillo
1		Martinez
1	1	Pollard
Absent on per	sonal business	Castex-Tatum
~		Ramirez
1		Davis
\checkmark		Carter
~		Plummer
1		Alcorn
Caption	Adopted	

Meeting 2/21/2024

Captions Published in DAILY COURT REVIEW Date: 2/27/2024

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

Applicant Name	Project Name	Project Address	TDHCA Number
Greens at Retton LP	Greens at Retton	NWC of Retton Dr & Northwest Frwy	24204
Houston RE, LP	Retreat at Esther	Southwest Quadrant of Wheatley St and Esther Dr	24119
New Hope Housing Wheatley, LLC	New Hope Housing Wheatley	1131 Bland Street and 1117 Bland Street	24248
Northpark Garden Villas	Northpark Garden Villas	East Side Imperial Valley Dr at Northpark Central Dr	24110
WALIPP Senior Residence Expansion, LP	WALIPP Senior Residence Expansion	5220 Scott St, 5134 Grantwood St, & 5141 Grantwood St	24172
CSH Lofts at South Loop, Ltd.	Lofts at South Loop	Approximately 13000 Block of Hychohen Rd	24118
The Laurel at Kingwood, LP	The Laurel at Kingwood	23915 Highway 59 N	24011
		West Side of Kingwood Place Dr, South of Kingwood Medical	S. 19
West Fork Place, LP	West Fork Place	Dr	24083
CSH Forest Pines, Ltd.	Forest Pines	NWC of Forest Center Drive and US Interstate 69	24117
Dashwood Trails, LP	Dashwood Trails	NEC Dashwood Dr and Jetty Ln	24221
Oleander Commons Senior Housing Limited			
Partnership	Oleander Commons	12805 Bissonnet St	24102
SDTX Bissonnet Limited Partnership	Bissonnet Village	12865 Bissonnet St	24032
Parkside at Buffalo Bayou, LP	Parkside at Buffalo Bayou	Approximately 737 N Drennan Street	24001
Nunn Village LP	Nunn Village Apartments	6901 Bellfort Avenue	24084
AMTEX Forum Park Fund, LP	Forum Park Family Villas	10403 Forum Park Drive	24069
Arrowood Affordable LLC	Arrowood Apartments	8304 Course Dr	24202
10112 Bissonnet, Ltd.	10112 Bissonnet Living	NEQ of Bissonnet St and W Sam Houston Pkwy S	24042
New Faith Senior Village LP	New Faith Senior Village	4315 W. Fuqua Street	24076

Type text here

City of Houston, Texas, Resolution No. 2024- _

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF ONE OR MORE PROPERTIES WHICH ARE SUBJECT TO THE TWO MILE SAME YEAR RULE, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR COMPETITIVE 9% HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; ALLOWING THE CONSTRUCTION OF SUCH DEVELOPMENTS; AND AUTHORIZING THE ALLOCATION OF TAX CREDITS TO SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

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

WHEREAS, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2024 Competitive 9% Housing Tax Credits for the Development; and

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

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

WHEREAS, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of each Applicant's Application related thereto and, in connection therewith, supports allowing the construction of each such project and authorizing an allocation of Housing Tax Credits to each such project pursuant to Texas Government Code §2306.6711(f-1); NOW, THEREFORE,

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

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

Section 2. That the City Council hereby (i) confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to each such project, (ii) allows the construction of each such project, and (iii) authorizes an allocation of Housing Tax Credits to each such project.

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

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

PASSED AND ADOPTED this 2/2 day of Ichruary, 2024.

or of the City of Houston

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

City Secretary

DocuSigned by: bene Chinwege Prepared by Legal Dept. 2D15F4E132574E1 Senior Assistant City Attorney

(Requested by Keith W. Bynam, Director, Housing and Community Development Department) LD-RE-000002378

HighQ/Housing/EA.KC/Resolution of Support 9% Two Miles Same Year 2024

Aye	No	
1		Mayor Whitmire
		Council Members
~		Peck
Absent		Jackson
1		Kamin
1		Evans-Shabazz
1		Flickinger
1		Thomas
~	2	Huffman
1		Castillo
1		Martinez
\checkmark		Pollard
Absent on per	sonal business	. Castex-Tatum
\checkmark		Ramirez
1	2 1	Davis
1		Carter
1		Plummer
1		Alcorn
Caption	Adopted	

Meeting 2/21/2024

Captions Published in DAILY COURT REVIEW Date: 2/27/2024

1

Housing and Community Development Department Schedule I - Two Mile Same Year - City of Houston Projects

Project Name	Project Address	TDHCA Number
New Hope Housing Wheatley	1131 Bland Street and 1117 Bland Street	24248
Retreat at Esther		24119
Forum Park Family Villas		24115
10112 Bissonnet Living		24003
	And a substance of and to sain Addition PRWy 5	24042
Oleander Commons	12805 Bissonnet St	24102
Bissonnet Village	12865 Bissonnet St	24102
	New Hope Housing Wheatley Retreat at Esther Forum Park Family Villas 10112 Bissonnet Living Oleander Commons	New Hope Housing Wheatley 1131 Bland Street and 1117 Bland Street Retreat at Esther Southwest Quadrant of Wheatley St and Esther Dr Forum Park Family Villas 10403 Forum Park Drive 10112 Bissonnet Living NEQ of Bissonnet St and W Sam Houston Pkwy S Oleander Commons 12805 Bissonnet St



February 5, 2024

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 2024 9% Applications – TDHCA #24042 10112 Bissonnet Living, Houston, Harris County, Texas, 77036

Dear Mr. Campbell,

The purpose of this letter is to express our support for the 10112 Bissonnet Living, TDHCA application No. 24042, located at NEQ of Bissonnet Street and W Sam Houston Parkway S, Houston, TX 77036.

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

We would like to offer our support for 10112 Bissonnet Living, a multifamily housing community for individuals and families proposed at NEQ of Bissonnet Street and W Sam Houston Parkway S, Houston, TX 77036. Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

Tanya Majisd

Tanya Majied Senior Director, Workforce Development Goodwill Industries of Houston Email: tmajied@goodwillhouston.org Phone: 713-542-0240



February 12, 2024

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 2024 9% Applications – TDHCA #24042 10112 Bissonnet Living, Houston, Harris County, Texas, 77036

Dear Mr. Campbell,

Please accept this letter of support for the 2024 9% Housing Tax Credit Application #24042 proposed 10112 Bissonnet Living development to be located at NEQ of Bissonnet Street and W Sam Houston Parkway S. We are confident the proposed housing development will provide much needed affordable housing for our community. The development site is located in our service area.

RaiseUp Families is a 501(c)(3) non-profit community service organization serving the Greater Houston area including the area in which the site is located. Our organization provides services to families by assisting them with the necessary life skills to be self-sufficient. Through our Client educational and encouragement programs, we have supported the needs of families to prevent homelessness. In addition, our extensive case management program, RaiseUp helps families achieve financial stability and stability in their child's learning experience. 10112 Bissonnet Living will provide a quality affordable housing option and as such will be an important part of improving the lives of individuals and families.

Affordable housing is an important need of the people and community we serve.

Sincerely,

Ahgela M. Burgéss Executive Director angela@raiseupfamilies.org 713-973-8083 ext. 101



The Coalition for Barrier Free Living, Inc.

www.coalitionforbarrierfreeliving.com

February 14, 2024

Mr. Cody Campbell Director of Multi-Family Programs Texas Department of Housing and Community Affairs 221 East 11th Street Austin, TX 78701

Re: Support Letter for 2024 9% Applications – TDHCA #24042 Bissonnet Living, Houston, Harris County, Texas 77036

Dear Mr. Campbell,

Please accept this letter of support for the 2024 9% Housing Tax Credit Application #24042 proposed 10112 Bissonnet Living development to be located at NEQ of Bissonnet and West Sam Houston Parkway South. We are confident the proposed housing development will provide much needed affordable housing for our community. The development site is located in our service area.

Houston Center for Independent Living is a tax-exempt non-profit organization with a dual mission of providing services for people with disabilities so that they are able to lead selfdirected lives and educating the general public on disability related topics in order to promote a barrier free community. Our array of services include information and referral, peer support, independent living skills training and assistive technology. Our goals include continually building relationships with other organizations to expand the services available to the disability and senior communities. Palladium is one such partner whose commitment to creating affordable housing, ADA compliant units and accommodations for those who are living or usually impaired is the reason I write and have our unequivocal support of the work and impact Palladium provides in our community.

Our agency looks forward to having a new affordable housing option to refer people with disabilities when the project is funded. I hope you will join me in our support of this initiative.

Sincerely,

Mann (

Dr. Stephanie Simmons, Esq. Executive Director

dm/SS

Corporate Office 11111 Wilcrest Green Drive, Suite 385 - Houston, Texas 77042 Voice: 713-974-4621 • Video: 346.231.0641 • Fax: 713.974.6927

hcil

Houston Center for Independent Living 11111 Wilcrest Green Dr., Suite 385 Houston, TX 77042

Adice: 713.974.4621 Videophone: 346.231.0641 Fax: 713.974.6927

bccil

Brazoria County Center for Independent Living 700 N. Front St., Suite A Angleton, TX 77515

Volce:979.849.7060 Videophone: 979.583.2992 Fax: 979.849.8465

fbcil

Fort Bend Cente for Independent Living 12946 Dairy Ashford Rd., Suite 110 Sugar Land, TX 77478

Voice: 281.980.221 Videophone: 832.532.3650 Fax: 281.980.2298

24119

	Community Input Scoring Items		
_	TDHCA# 24119	Self Score Total:	132
1. I	ocal Government Support - §11.9(d)(1) - Only check the box if support documents are inclu	uded 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 Covernment Dody (if employed)		
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>		
2	Quantifiable Community Participation - §11.9(d)(4)		
		Doints Requested	4
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, 2024 and MAY NOT be submitted by the A	Points Requested	4
	received from Neighborhood Organization!		
3	nput from State Representative - §11.9(d)(5)		
Ē	Letter of either support, neutrality, or opposition is included behind this tab.**	Points Requested	0
	OR	i onito nequested	U U
Г			
	Letter stating that no letter will be provided is included behind this tab.**		
Г	No letter from a State Representative is included behind this tab.		
		Points Requested	8
	** Note that if there is no Representative, both items will be scored as neutral. Letters are	due March 1 <u>, 2024</u> .	8
4	nput 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. Bread of Life, Inc.		
	Name of Community Organization	X Support	t
	Rudy Rasmus	Opposit	tion
	Contact Name		
I	B. Goodwill Industries of Houston		
	Name of Community Organization	X Support	t
	Tanya Majied	Opposit	tion
	Contact Name		
	C. Houston Area Urban League		
	Name of Community Organization	X Support	t
	Judson W. Robinson III	Opposit	tion
	Contact Name		
I	D.	_	
	Name of Community Organization	Support	t
		Opposit	tion
	Contact Name		
	E		
	Name of Community Organization	Support	t
		Opposit	tion
	Contact Name		
	F.		
	Name of Community Organization	Support	t
		Opposit	tion
	Contact Name		

Support Resolution

City of Houston, Texas, Resolution No. 2024- <u>3</u>

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 2024 Competitive 9% Housing Tax Credits for the Applicant's Project; and

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

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

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

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

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

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

PASSED AND ADOPTED this <u>21stary</u> of <u>Jebruary</u>, 2024. Mayor of the City of Houston

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

City Secretary

DocuSigned by: kene Chinweze (Prepared by Legal Dept. -2015F4E132574E1 Senior Assistant City Attorney

(Requested by Keith W. Bynam, Director, Housing and Community Development Department) LD-RE-0000002378 HighQ/Housing/EA.KC/Resolution_of_Support_9%_2024

Aye	No	
√ 		Mayor Whitmire
••••	****	Council Members
\checkmark		Peck
Absent		Jackson
\checkmark		Kamin
\checkmark		Evans-Shabazz
\checkmark		Flickinger
\checkmark		Thomas
\checkmark		Huffman
\checkmark		Castillo
\checkmark		Martinez
\checkmark		Pollard
Absent on per	sonal business	Castex-Tatum
\checkmark		Ramirez
\checkmark		Davis
\checkmark		Carter
✓		Plummer
\checkmark		Alcorn
Caption	Adopted	£

Meeting 2/21/2024

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Captions Published in DAILY COURT REVIEW Date: 2/27/2024

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

			TDHCA
Applicant Name	Project Name	Project Address	Number
Greens at Retton LP	Greens at Retton	NWC of Retton Dr & Northwest Frwy	24204
Houston RE, LP	Retreat at Esther	Southwest Quadrant of Wheatley St and Esther Dr	24119
New Hope Housing Wheatley, LLC	New Hope Housing Wheatley	1131 Bland Street and 1117 Bland Street	24248
Northpark Garden Villas	Northpark Garden Viilas	East Side Imperial Valley Dr at Northpark Central Dr	24110
WALIPP Senior Residence Expansion, LP	WALIPP Senior Residence Expansion	5220 Scott St, 5134 Grantwood St, & 5141 Grantwood St	24172
CSH Lofts at South Loop, Ltd.	Lofts at South Loop	Approximately 13000 Block of Hychohen Rd	24118
The Laurel at Kingwood, LP	The Laurel at Kingwood	23915 Highway 59 N	24011
		West Side of Kingwood Place Dr, South of Kingwood Medical	
West Fork Place, LP	West Fork Place	Dr	24083
CSH Forest Pines, Ltd.	Forest Pines	NWC of Forest Center Drive and US Interstate 69	24117
Dashwood Trails, LP	Dashwood Tralls	NEC Dashwood Dr and Jetty Ln	24221
Oleander Commons Senior Housing Limite	d		
Partnership	Oleander Commons	12805 Bissonnet St	24102
SDTX Bissonnet Limited Partnership	Bissonnet Village	12865 Bissonnet St	24032
Parkside at Buffalo Bayou, LP	Parkside at Buffalo Bayou	Approximately 737 N Drennan Street	24001
Nunn Village LP	Nunn Village Apartments	6901 Bellfort Avenue	24084
AMTEX Forum Park Fund, LP	Forum Park Famlly Villas	10403 Forum Park Drive	24069
Arrowood Affordable LLC	Arrowood Apartments	8304 Course Dr	24202
10112 Bissonnet, Ltd.	10112 Blssonnet Living	NEQ of Bissonnet St and W Sam Houston Pkwy S	24042
New Faith Senior Village LP	New Faith Senior Village	4315 W. Fuqua Street	24076

Two Mile Same Year Resolution

City of Houston, Texas, Resolution No. 2024- _5

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF ONE OR MORE PROPERTIES WHICH ARE SUBJECT TO THE TWO MILE SAME YEAR RULE, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR COMPETITIVE 9% HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; ALLOWING THE CONSTRUCTION OF SUCH DEVELOPMENTS; AND AUTHORIZING THE ALLOCATION OF TAX CREDITS TO SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

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

WHEREAS, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2024 Competitive 9% Housing Tax Credits for the Development; and

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

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

WHEREAS, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of each Applicant's Application related thereto and, in connection therewith, supports allowing the construction of each such project and authorizing an allocation of Housing Tax Credits to each such project pursuant to Texas Government Code §2306.6711(f-1); NOW, THEREFORE,

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

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

Section 2. That the City Council hereby (i) confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to each such project, (ii) allows the construction of each such project, and (iii) authorizes an allocation of Housing Tax Credits to each such project.

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

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

PASSED AND ADOPTED this 2/12 day of July VII , 2024.

or of the City of Houston

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

City Secretary

DocuSigned by: kene Chinwese Prepared by Legal Dept. 2D15E4E132574E1 Senior Assistant City Attorney

(Requested by Keith W. Bynam, Director, Housing and Community Development Department) LD-RE-0000002378

HighQ/Housing/EA.KC/Resolution_of_Support_9%_Two_Miles_Same_Year_2024

Ауе	No	
\checkmark		Mayor Whitmire
		Council Members
\checkmark		Peck
Absent		Jackson
✓		Kamin
\checkmark		Evans-Shabazz
\checkmark		Flickinger
 ✓ 		Thomas
\checkmark		Huffman
\checkmark	ļ	Castillo
\checkmark		Martinez
\checkmark		Pollard
Absent on per	sonal business	Castex-Tatum
✓		Ramirez
\checkmark		Davis
\checkmark		Carter
		Plummer
✓		Alcorn
Caption	Adopted	

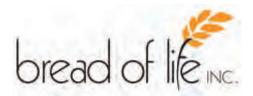
Meeting 2/21/2024

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Captions Published in DAILY COURT REVIEW Date: 2/27/2024

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		velopment Department	
	Schedule I - Two Mile Same Yea	ar - City of Houston Projects	
			TDHCA
Applicant Name	Project Name	Project Address	Number
New Hope Housing Wheatley, LLC	New Hope Housing Wheatley	1131 Bland Street and 1117 Bland Street	24248
Houston RE, LP	Retreat at Esther	Southwest Quadrant of Wheatley St and Esther Dr	24119
AMTEX Forum Park Fund, LP	Forum Park Family Villas	10403 Forum Park Drive	24069
10112 Bissonnet, Ltd.	10112 Bissonnet Living	NEQ of Bissonnet St and W Sam Houston Pkwy S	24042
Oleander Commons Senior Housing			
Limited Partnership	Oleander Commons	12805 Bissonnet St	24102
SDTX Blssonnet Limited Partnership	Blssonnet Village	12865 Blssonnet St	24032



February 8, 2024

Houston RE, LP Attn: Christopher A. Akbari Authorized Representative 9 Greenway Plaza Suite 1250 Houston, TX 77046 Email: apps@itexgrp.com

RE: Support for Retreat at Esther, TDHCA #24119 – Southwest Quadrant of Wheatley St and Esther Dr, Houston (Full Purpose), TX 77088

Dear Mr. Akbari,

We are writing to express wholehearted support for the building Retreat at Esther in the Acres Homes community. It not only meets a critical need in our community but also reflects a deep understanding of the challenges faced by our senior population. The impact of this work extends beyond shelter, reaching into the realm of fostering a sense of community, dignity, and well-being for seniors.

Bread of Life, Inc. (BOL) is one of the premier homelessness and low-income service providers in the City of Houston, focusing on the mission of sustaining, equipping, and transforming the lives of the forgotten with compassion. BOL has been at the forefront of HIV/AIDS prevention, eliminating food insecurity and health disparities, and providing education, disaster relief, and permanent housing to formerly homeless individuals, and low-income families.

We believe in the importance of supporting organizations that make a meaningful difference in the lives of our community members.

Sincerely,

Rudy Rasmus, Executive Director of Bread of Life, Inc.



December 18, 2023

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

Dear Mr. Wilkinson:

Star of Hope enthusiastically supports the affordable housing developer, Stewardship Development, for the affordable housing proposed as Veterans Memorial Village at 11415 Veterans Memorial Dr. in Houston, Texas.

Star of Hope is a non-profit organization that is active in the community with a primary mission that aligns with this proposed development. We believe there is a need for housing that is affordable for citizens of modest means and this development will meet this need. If I can be of further help in this matter, please let me know.

Sincerely,

Randy Houston, CPA VP and CFO Star of Hope Mission











Early Learning Center Preschool

 NORTHWOODS PRESBYTERIAN CHURCH
 Director: Bambi McWhorter

 3320 Cypress Creek Parkway • Houston, TX 77068 • 281-444-9416 • www.northwoods.org

January 2, 2024

Director of Treasury ARPA Affordable Housing 8410 Lantern Pt Houston, TX 77054

To the Director and Committee:

Northwoods Early Learning Center Preschool enthusiastically supports the affordable housing developer, Stewardship Development, Citrene Development and Structure Development for the affordable housing proposed at Veterans Memorial Village at 11415 Veterans Memorial, Houston, Texas.

Northwoods ELCP is an organization that is active in the community with a primary mission of providing a quality early learning center for children. We believe that there is a need for housing that is affordable for citizens of modest means and this development will meet that need.

If I can be of further help in this matter, please let me know.

Sincerely,

Bambi Millhoster

Bambi McWhorter, Director Northwoods ELCP

24172

	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 inc	cluded in the Application.			
	x Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Houston	Points Requested	17		
	Name of Local Government Body				
	Name of Local Government Body (if applicable)				
	** Note that resolutions are due March 1, 2024				
2					
	Application expects to receive QCP points.	Points Requested	4		
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!		be		
3	Input from State Representative - §11.9(d)(5)				
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0		
	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.				
	** Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested	8 8		
	Input from Community Organizations - §11.9(d)(6)	<u>uue muren 1, <u>2024</u>.</u>			
4	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4		
		i onto nequesteu	-		
	A. Bread of Life Name of Community Organization	x Suppo	ort		
	Rudy Rasmus		sition		
	Contact Name		Sicion		
	B. Blue Triangle Multicultural Association, Inc.				
	Name of Community Organization	x Suppo	ort		
	Charlotte Kelly Bryant	Орро	sition		
	Contact Name				
	C. Lucille's 1913 Community Kitchen				
	Name of Community Organization	xSuppo	ort		
	Christopher Williams	Орро	sition		
	Contact Name				
	D. Center for Civic and Public Policy Improvement (CCPI) Name of Community Organization	x Supp	b		
	Sean A. Haley, Ph. D Contact Name	Орро	sition		
	E. Anti-Defamation League (ADL) Southwest				
	Name of Community Organization	x Suppo	ort		
	Mark Toubin		sition		
	Contact Name				
	F. NAACP - Houston Branch				
	Name of Community Organization	x Suppo	ort		
	James Dixon, II	Орро	sition		
	Contact Name				

City of Houston, Texas, Resolution No. 2024- 3

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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 2024 Competitive 9% Housing Tax Credits for the Applicant's Project; and

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

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

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

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

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

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

PASSED AND ADOPTED this <u>2/10</u> day of <u>Jebruary</u>, 2024.

Mayor of the City of Houston

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

City Secretary

DocuSigned by: tene Chinwese (Prepared by Legal Dept. -2D15F4E132574F1. Senior Assistant City Attorney

(Requested by Keith W. Bynam, Director, Housing and Community Development Department) LD-RE-0000002378 HighQ/Housing/EA.KC/Resolution_of_Support_9%_2024

Aye	No	
1		Mayor Whitmire
	****	Council Members
~		Peck
Absent		Jackson
\checkmark		Kamin
~		Evans-Shabazz
1		Flickinger
~		Thomas
1		Huffman
1		Castillo
1		Martinez
1	1	Pollard
Absent on per	sonal business	Castex-Tatum
~		Ramirez
1		Davis
\checkmark		Carter
~		Plummer
1		Alcorn
Caption	Adopted	

Meeting 2/21/2024

Captions Published in DAILY COURT REVIEW Date: 2/27/2024

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

Applicant Name	Project Name	Project Address	TDHCA Number
Greens at Retton LP	Greens at Retton	NWC of Retton Dr & Northwest Frwy	24204
Houston RE, LP	Retreat at Esther	Southwest Quadrant of Wheatley St and Esther Dr	24119
New Hope Housing Wheatley, LLC	New Hope Housing Wheatley	1131 Bland Street and 1117 Bland Street	24248
Northpark Garden Villas	Northpark Garden Villas	East Side Imperial Valley Dr at Northpark Central Dr	24110
WALIPP Senior Residence Expansion, LP	WALIPP Senior Residence Expansion	5220 Scott St, 5134 Grantwood St, & 5141 Grantwood St	24172
CSH Lofts at South Loop, Ltd.	Lofts at South Loop	Approximately 13000 Block of Hychohen Rd	24118
The Laurel at Kingwood, LP	The Laurel at Kingwood	23915 Highway 59 N	24011
		West Side of Kingwood Place Dr, South of Kingwood Medical	
West Fork Place, LP	West Fork Place	Dr	24083
CSH Forest Pines, Ltd.	Forest Pines	NWC of Forest Center Drive and US Interstate 69	24117
Dashwood Trails, LP	Dashwood Trails	NEC Dashwood Dr and Jetty Ln	24221
Oleander Commons Senior Housing Limited			
Partnership	Oleander Commons	12805 Bissonnet St	24102
SDTX Bissonnet Limited Partnership	Bissonnet Village	12865 Bissonnet St	24032
Parkside at Buffalo Bayou, LP	Parkside at Buffalo Bayou	Approximately 737 N Drennan Street	24001
Nunn Village LP	Nunn Village Apartments	6901 Bellfort Avenue	24084
AMTEX Forum Park Fund, LP	Forum Park Family Villas	10403 Forum Park Drive	24069
Arrowood Affordable LLC	Arrowood Apartments	8304 Course Dr	24202
10112 Bissonnet, Ltd.	10112 Bissonnet Living	NEQ of Bissonnet St and W Sam Houston Pkwy S	24042
New Faith Senior Village LP	New Faith Senior Village	4315 W. Fuqua Street	24076



February 19, 2024

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

Dear Mr. Campbell,

On behalf of Bread of Life, Inc, I am pleased to write this letter of support for WALIPP Senior Residence Expansion (TDHCA #24172) located at 5120 Scott St., 5134 Grantwood St., and 5141 Grantwood St., Houston, TX 77004.

Bread of Life, Inc.is a nonprofit, tax exempt community organization based in Houston, Texas. Beginning in 1992 the Bread of Life, Inc., a nonprofit organization provides essential services to economically challenged Houstonians in need. The organization has also been involved in efforts to combat homelessness, HIV/AIDS, and substance abuse. Over the years the mission has expanded to address the social determinants of health by engaging the need for health equity, food security, and economic empowerment through training initiatives. We serve the community where these proposed apartments are located and look forward to more affordable housing opportunities that allow us to expand our services.

Please see attached 501(c)(3) determination letter. We have also attached an annual impact report which shows that we serve the Houston community and the area where this proposed project is located. Our website is www.breadoflifeinc.org and it provides more information about our services and organization.

Thank you for your consideration of their application for funding.

Sincerely,

Rudy Rasmus

Rudy Rasmus, DMin. Founder/Executive Director

2019 Crawford St. Houston, Texas 77002 713-659-3237 www.breadoflifeinc.org



February 21, 2024

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

Dear Mr. Campbell,

On behalf of Blue Triangle Multicultural Association Inc., I am pleased to write this letter of support for WALIPP Senior Residence Expansion (TDHCA#24172) located at 5120 Scott St., 5134 Grantwood St., and 5141 Grantwood St., Houston, TX 77004.

Blue Triangle Multicultural Association Inc. is a nonprofit, tax exempt community organization based in Houston, Texas. Blue Triangle Multicultural Association Inc. has a mission to serve the underserved and provide a safe place where the community can meet, learn and recreate. We tirelessly strive to unite the connective interest toward improving the quality of life for all citizens of the City of Houston and surrounding territory. We serve the community where these proposed apartments are located and look forward to more affordable housing opportunities that allow us to expand our services.

Please see attached 501(c) (3) determination letter. We have also attached a brochure/annual report which shows that we serve the Houston community and the area where this proposed project is located. Our website is <u>www.the-bluetriangle.org</u>, and it provides more information about our services and organization.

Thank you for your consideration of their application for funding.

Sincerely,

Charlotte Kelly Bryant,-Executive Director



12401 South Post Oak Road Houston, Texas 77045 www.lucilles1913.org

February 20, 2024

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

Dear Mr. Campbell,

On behalf of Lucille's 1913 Community Kitchen, I am pleased to write this letter of support for WALIPP Senior Residence Expansion (TDHCA #24172) located at 5120 Scott St., 5134 Grantwood St., and 5141 Grantwood St., Houston, TX 77004.

Lucille's 1913 is a nonprofit, tax exempt community organization based in Houston, Texas. Our mission is to combat food insecurity and waste; create training and employment opportunities in traditionally under-resourced neighborhoods; and empower communities to discover a self sustainable livelihood through culinary and cultural arts. We serve the community where these proposed apartments are located and look forward to more affordable housing opportunities that allow us to expand our services.

Please see attached 501(c)(3) determination letter. We have also attached an article which highlights that we serve the Houston community and the area where this proposed project is located. Our website is <u>https://www.lucilles1913.org/</u> and it provides more information about our services and organization.

Thank you for your consideration of their application for funding.

Sincerely,

toph 11:11:

February 20, 2024

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

Dear Mr. Campbell,

On behalf of the Center for Civic and Public Policy Improvement (CCPPI), I am pleased to write this letter of support for WALIPP Senior Residence Expansion (TDHCA #24172) located at 5120 Scott St., 5134 Grantwood St., and 5141 Grantwood St., Houston, TX 77004.

CCPPI is a nonprofit, tax exempt community organization based in Houston, Texas. CCPPI has a mission of community development, which includes increasing access to affordable housing units through implementation of the *Southeast Houston Affordable Housing Initiative*, which is the Affordable Housing Plan of the Midtown Redevelopment Authority/Tax Increment Reinvestment Zone No. 2. We work directly with Midtown to convey land for the explicit purpose of development of affordable housing units, including the conveyance of parcels for the expansion of the WALIPP Senior Residences. In addition, we serve the community where these proposed apartments are located and look forward to seeing more affordable housing units come up soon.

Please see attached 501(c)(3) determination letter. We have also attached a information that shows that we serve the Houston community and the area where this proposed project is located. Our website is <u>www.ccppi.org</u> and it provides more information about our services and organization.

Thank you for your consideration of their application for funding.

Sincerely,

Sean A. Haley, Ph.D. Executive Director



REGIONAL OFFICERS Regional Chair

Chair-Elect M

Vice-Chairs

М

COMMITTEE CHAIRS Civil Rights & Antisemitism Co-Chairs P

Education Co-Chairs

Μ

Governance Co-Chairs

International Affairs Co-Chairs

Strategic Development Co-Chairs

COALITION FOR MUTUAL RESPECT Chair

REGIONAL STAFF Regional Director

Senior Associate Director

Associate Regional Director

Director of Development

Education Director

Goldensohn Fellow

NATIONAL OFFICERS National Chair

CEO and National Director

Deputy National Director

February 21, 2024

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

Dear Mr. Campbell,

On behalf of ADL, (Anti-Defamation League), I am pleased to write this letter of support for WALIPP Senior Residence Expansion (TDHCA #24172) located at 5120 Scott St., 5134 Grantwood St., and 5141 Grantwood St., Houston, TX 77004.

ADL is a nonprofit, tax exempt community organization with its Southwest Regional Office based in Houston, Texas. ADL's mission statement is "to stop the defamation of the Jewish people, and to secure justice to all." We serve all of Houston, including the community where these proposed apartments are located and look forward to more affordable housing opportunities that allow us to expand our services. The description of some of these activities, including our signature No Place for Hate program, may be found in the following links:

- 2023 NPFH Youth Summit
- NPFH Express Yourself Challenge
- Laura Coates Lecture
- No Place for Hate (NPFH)
- International Women's Day with the Houston Rockets

Please see attached 501(c)(3) determination letter. Our national website is <u>www.adl.org</u>, and our regional website is <u>southwest.adl.org</u>, and they provide more information about our services and organization.

Thank you for your consideration of their application for funding.

Sincerely,

Molle

Mark Toubin ADL Southwest Regional Director

NAACP Houston Branch 2002 Wheeler Street Houston, TX 77004

> (713) 526-3389-Phone (713) 630-2699-Fax

> > OFFICERS

Bishop James W.E. Dixon, II Branch President

> Claude Cummings Jr. 1st Vice President

Dr. Carolyn Evans-Shabazz 2nd Vice President

> Roger Harris 3rd Vice President

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Janice Weaver Assistant Secretary

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Yolanda Smith EXECUTIVE DIRECTOR February 19, 2024

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

Dear Mr. Campbell,

On behalf of National Association for the Advancement of Colored People – Houston Branch (NAACP), I am pleased to write this letter of support for WALIPP Senior Residence Expansion (TDHCA #24172) located at 5120 Scott St., 5134 Grantwood St., and 5141 Grantwood St., Houston, TX 77004.

NAACP Houston Branch is a nonprofit, tax exempt community organization based in Houston, Texas. NAACP Houston Branch has a mission to achieve equity, political rights, and social inclusion by advancing policies and practices that expand human and civil rights, eliminate discrimination, and accelerate the well-being, education, and economic security of Black people and all persons of color. We serve the community where these proposed apartments are located and look forward to more affordable housing opportunities that allow us to expand our services.

Please see attached 501(c)(3) determination letter. We have also attached a brochure/annual report which shows that we serve the Houston community and the area where this proposed project is located. Our website is <u>www.numphotecommunity</u> and it provides more information about our services and organization.

Thank you for your consideration of their application for funding.

Sincerely,

James Dixon, II, Branch President NAACP Houston Branch



Community Input Scoring Items			
	TDHCA#pp. Cove	Self Score Total:	122
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are incl	uded in the Application.	
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Burnet	Points Requested	17
	Name of Local Government Body		
	Name of Local Covernment Body (if annliceble)		
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>		
2	Quantifiable Community Participation - §11.9(d)(4)		
	X Application expects to receive QCP points.	Points Requested	4
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the		e
	received from Neighborhood 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.		
	No letter non a state representative is included benind this tab.	Points Requested	8
	** Note that if there is no Representative, both items will be scored as neutral. Letters are	e due March 1 <u>, 2024</u> .	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. Hill Country Children's Advocacy Center		
	Name of Community Organization	XSuppo	ort
	Kim Winkler	Орро	sition
	Contact Name		
	B. Lakes Area Care, Inc Name of Community Organization	V Supp	o.v.t
		X Suppo	
	Mary Jane Shanes Contact Name	Орро	sition
	C.		
	Name of Community Organization	Supp	ort
		Орро	sition
	Contact Name		
	D.	_	
	Name of Community Organization	Supp	ort
		Орро	sition
	Contact Name		
	E Name of Community Organization	Supp	ort
	Contact Name	Орро	SILION
	F.		
	Name of Community Organization	Supp	ort
		Орро	sition
	Contact Name		

RESOLUTION NO. R2024-13

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, WAIVING TWO-HUNDRED AND FIFTY DOLLARS IN PERMIT FEES FOR THE IN SUPPORT OF NEW CONSTRUCTION OF AFFORDABLE RENTAL HOUSING AT 310 EAST THIRD STREET.

WHEREAS, HVM 2024 BURNET, LLC has proposed the new construction of affordable rental housing at 310 East Third Street, named the Green Manor Apartments in the City of Burnet, Burnet County, Texas (the "Project"); and

WHEREAS, HVM 2024 BURNET, LLC 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 the Project; and

WHEREAS, HVM 2024 BURNET, LLC has requested a waiver of development/permit fees in the amount of \$250.00 for the Project as a commitment of development funding from the City of Burnet, Texas; and

WHEREAS, City Council, finds, determines, and declares as provided for in 10 TAC §11.3(c), that the City of Burnet has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

WHEREAS, City Council, finds, determines, and declares it has the authority to defer development fees in said amount for the Project; and

WHEREAS, City Council, finds, determines, and declares that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given as required by Chapter 551 of the Texas Government Code:

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

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

Section two. Waiver. Council 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. Said waiver shall not exceed the aforementioned amount without further Council approval.

Section three. Authority. The Mayor is hereby authorized and empowered to certify this resolution to the Texas Department of Housing and Community Affairs, and take such other further actions as may be reasonably necessary to facilitate the purpose of this resolution.

Section five. Effective Date. This resolution shall take effect immediately upon its passage, and approval as prescribed by law; save and except the authorization granted hereby shall not be effective until the date prescribed in section four above.

PASSED AND APPROVED this the 13th day of February, 2024.

CITY OF BURNET, TEXAS

Gary Wideman Mayor

ATTEST:

Kelly Dix, City Secretary





February 18, 2024

Dennis Hoover P O Box 190 Burnet, TX 78611

Re: Letter of Support

Green Manor Apartments, 310 E. 3rd St. Burnet, TX 78611, Application # TBD

Dear Dennis Hoover,

The Hill Country Childrens Advocacy Center supports the construction of a new Multi-Family Low Income Housing property in the city of Burnet. Our organization is a 501(c)3 non-profit organization that serves the community in which this development will be located.

The Hill Country Childrens Advocacy Center feels the new property will benefit both the community and the residents of the location.

Please feel free to contact us if you have any questions or need more information.

Best Regards,

Kim Winkler Executive Director Hill Country Children's Advocacy Center

Tax ID # 74-2656084 Hill Country Children's Advocacy Center is a 501(c)3 organization as determined by the Internal Revenue Service



Lakes Area Care, Inc. PO Box 1115 Burnet, TX 78611 512.756.4422 lacareburnet@yahoo.com

February 20, 2024

Dennis Hoover HVM 2024 Burnet, LLC P O Box 190 Burnet Tx 78611

Re: Letter of Support Green Manor Apartments, 310 E 3rd St, Burnet Tx , 78611, Application # TBD

Dear Mr. Hoover:

The Lakes Area Care, Inc. (LaCare) food pantry highly supports the construction of a new Multi-Family Low Income Housing property in the city of Burnet. Our organization is a 501(C3) non-profit which serves the community in which this development will be located. Last year we served 10, 304 individuals.

We feel this is a critical need for our area and will benefit our neighbors.

Please call if you need any additional information or have any questions. My phone number is 806-292-6912.

Sincerely,

Mary Jane Śhanes, President Lakes Area Care, Inc. Tax ID # 74-2480858

Attachment: 501(C3) Letter from IRS

24019

		Community Input Scoring Item	IS	
	_	TDHCA#p. Cove	Self Score Total:	135
1.	Loc	cal Government Support - $\$11.9(d)(1)$ - Only check the box if support documents are		
ĺ	Χ	Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Austin	Points Requested	17
	I	Name of Local Government Body		
		Name of Local Government Body (if applicable)		
		** Note that resolutions are due March 1, <u>2024</u>		
2	Qu	uantifiable Community Participation - §11.9(d)(4)		
	X	Application expects to receive QCP points.	Points Requested	8
		** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by t	the Applicant. Packets MUST	be
. •		received from Neighborhood Organization!		
3	Inp	put from State Representative - §11.9(d)(5)		
		Letter of either support, neutrality, or opposition is included behind this tab. **	Points Requested	0
F	_	OR		
		Letter stating that no letter will be provided is included behind this tab. **		
	Х	No letter from a State Representative is included behind this tab.		
			Points Requested	8
10		Note that if there is no Representative, both items will be scored as neutral. Letters	are due March 1 <u>, 2024</u> .	8
4	Ing	put 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
	Α.	Sunrise Homeless Navigation Center		
		Name of Community Organization	X Suppo	
		Mark Hilbelink	Орро	sition
		Contact Name		
	В.	Imagine Art		
		Name of Community Organization	X Suppo	ort
		Debbie Kizer	Орро	sition
		Contact Name		
	С.	The Library Foundation		
	,	Name of Community Organization	X Suppo	ort
		Tim Staley	Орро	sition
	1	Contact Name		
	D.	ECHO		
	ļ	Name of Community Organization	X Suppo	ort
		Kate Moore	Орро	sition
	1	Contact Name	—	
	Ε.			
	1	Name of Community Organization	Suppo	ort
			Орро	sition
	1	Contact Name		
	F.			
	i	Name of Community Organization	Suppo	ort
			Орро	sition

RESOLUTION NO. 20240201-011

WHEREAS, Bailey at Berkman LP, its successors, assigns, or affiliates (Applicant), proposes to construct an affordable, multi-family housing development at or near 6405 Berkman Drive, Austin, Texas 78723 (Proposed Development) within the city of Austin; 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 Bailey at Berkman; 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' 2024 Qualified Allocation Plan, Council expressly acknowledges and confirms that the city of Austin 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' 2024 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' 2024 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 Myrna Rios, City Clerk, to certify this resolution to the TDHCA.

ADOPTED: February 1 , 2024 ATTEST:

Myrna Rios City Clerk



February 20, 2024

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

RE: Bailey at Berkman TDHCA ID 24019 6405 Berkman Dr Austin, TX 78723

Dear Mr. Wilkinson,

I received the Public Notification for Bailey at Berkman located at the above address in Texas State House District 50, which I represent.

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

Sincerely,

James Talarico State Representative District 50 Texas House of Representatives

February 6, 2024



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 Bailey at Berkman TDHCA ID 24019 6405 Berkman Dr, Austin, TX 78723

Dear Mr. Campbell,

I am writing this letter to voice my support for Bailey at Berkman, an affordable housing development to be located approximately at 6405 Berkman Drive in Travis County.

Sunrise Homeless Navigation Center is a 501(c)(3) non-profit organization that is active in the Austin community. We serve this community by offering pathways to housing for people experiencing homelessness through low-barrier access to wraparound services by providing innovative, trauma-informed, and person-centered programming that engages our communities and leads system-wide transformation. 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 Bailey at Berkman will serve our clients well and will promote a high quality of life for the underserved citizens of Austin and Travis County.

If I can be of further help in this matter, please let me know. I can be reached at 512-673-2825. Thank you for your consideration.

Sincerely,

Mark Hilbelink Executive Director – Sunrise Homeless Navigation Center 4430 Menchaca Road Austin, TX 78745 mark@sunriseaustin.org (512) 673-2825



February 20, 2024

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 Bailey at Berkman TDHCA ID 24019 6405 Berkman Dr, Austin, TX 78723

Dear Mr. Campbell,

I am writing this letter to voice my support for Bailey at Berkman, an affordable housing development to be located approximately at 6405 Berkman Drive in Travis County.

Imagine Art is a 501(c)(3) non-profit organization that is active in the Austin, Travis County community. We serve this community by leveraging art and place; empowering artists with disabilities who become creative catalysts for changing systems of day habilitation; long-term care, peer support, and affordable 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 Bailey at Berkman will serve our clients well and will promote a high quality of life for the underserved citizens of Austin and Travis County.

If I can be of further help in this matter, please let me know. I can be reached at 512-554-2406 or <u>debbie@imagineart.net</u>. Thank you for your consideration.

Sincerely,

Debbie Kizer Founder & CEO <u>debbie@imagineart.net</u> 512-554-2406 www.imagineart.net

> IMAGINE ART INC. Mail to: PO Box 29687 AUSTIN TX 78755-6687 Ship to: 3575 Far West Blvd Suite 29687 Austin, TX 78731-9998 p. 512-448-1840 | f.512.524.4948 | imagineart.net

The Library Foundation

February 22, 2024

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

executive committee

President Tom Oney

Vice President Frank Livaudais

Treasurer Sarah Keyton

Secretary Meera Krishnan

members of the board

Katrina Brooks Krista Callaghan Kathy Green Katherine Kroll Revlynn Lawson Benjamin Manwaring Bruce McCandless Hema Mullur Gloria Chan Packer Jackie Rangel Natalie Seeboth Jena Stude

executive director

Tim Staley

RE: Letter of Support for Bailey at Berkman TDHCA ID 24019 6405 Berkman Dr, Austin, TX 78723

Dear Mr. Campbell,

I am writing this letter to voice my support for Bailey at Berkman, an affordable housing development to be located approximately at 6405 Berkman Drive in Travis County.

The Austin Public Library Friends Foundation is a 501(c)(3) non-profit organization that is active in the Austin community. We serve this community by providing support for the Austin Public Library. 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 Bailey at Berkman will serve our clients well and will promote a high quality of life for the underserved citizens of Austin and Travis County.

If I can be of further help in this matter, please let me know. I can be reached at <u>tstaley@austinlibrary.org</u>. Thank you for your consideration.

Sincerely **Tim Staley Executive Director** (512) 296-5222

The Austin Public Library Friends Foundation is a 501 (c) (3) organization designated by the Internal Revenue Service and donations are tax-deductible to the extent the law allows.

PO BOX 13201 AUSTIN, TX 78711	(512) 542-0076	AUSTINLIBRARY.ORG	
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ECHO Board of Directors

ED MCHORSE ACTING CHAIR McGinnis Lochridge

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SHANNON SEDWICK SECRETARY Esther's Follies

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LYNN MEREDITH Community Advocate

C. LANE PRICKETT Attorney

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EXECUTIVE DIRECTOR Matthew Mollica 860-287-2587 matthewmollica@austinecho.org

February 27, 2024

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 Bailey at Berkman TDHCA ID 24019 6405 Berkman Dr, Austin, TX 78723

Dear Mr. Campbell,

I am writing this letter to voice my support for Bailey at Berkman, an affordable housing development to be located approximately at 6405 Berkman Drive in Travis County. National Core and their sister organization, Hope through Housing, have committed to creating 26 units of Permanent Supportive Housing (PSH) at this property. This PSH will serve people experiencing chronic homelessness who will be referred through the local Coordinated Entry system.

Austin ECHO is a 501(c)(3) non-profit organization that is active in the Austin community. We serve this community by leading and aligning a coalition to administer an effective Homelessness Response System, centered in racial equity, informed by the needs and expertise of people experiencing homelessness, and accountable to systemically marginalized communities. As an organization that coordinates referrals and services to people experiencing homelessness in Austin/Travis County, we are excited that that Bailey at Berkman will provide additional, much needed, PSH and affordable housing in our community.

If I can be of further help in this matter, please let me know. I can be reached at katemoore@austinecho.org. Thank you for your consideration.

Sincerely,

Kate Moore

Kate Moore Vice President of Homelessness Response System Strategy



2023 Quantifiable Community Participation (QCP) Neighborhood Information Packet

The following are materials to assist Neighborhood Organizations in determining if they are a qualified Neighborhood Organization for the purpose of providing input for Quantifiable Community Participation (QCP) and how to provide that input as provided under the State of Texas Qualified Allocation Plan (QAP). The materials include:

- Requirements for QCP Submission
- QCP Form
- Required Attachments
- Boundary Map Example

Este paquete contiene materiales e información para asistir a Organizaciones Vecindarios a determinar si califican para dar aportación a la Participación Cuantitativa Comunitaria ("QCP") y como proporcionar esa aportación según el State of Texas Qualified Allocation Plan ("QAP"). Si usted necesita asistencia o tiene preguntas sobre los requisitos del QAP, la plantilla, u otras preguntas con respecto al ciclo del Housing Tax Credit, favor de comunicarse con la División Multifamily Finance al 512-475-2201.

If you have questions regarding the QCP requirements, please contact Nicole Fisher in the Multifamily Finance Division by email at nicole.fisher@tdhca.state.tx.us, or by phone at (512) 475-2201.

REQUIREMENTS FOR QCP SUBMISSION

Should there be any conflict between this guidance and the QAP, the QAP takes precedence.

Quantifiable Community Participation, referred to as "QCP", is one of many selection criteria by which applications competing for Housing Tax Credits are reviewed and scored. This scoring item allows qualified neighborhood organizations to have input in the development that occurs in their community and serves the purpose of encouraging community participation from neighborhood organizations whose boundaries contain the proposed development site. Pursuant to §2306.6710(b)(1)(I) and §2306.6725(a)(2), Texas Government Code, the Texas Department of Housing and Community Affairs (the "Department" or "TDHCA") is required to rank applications using a competitive scoring system. QCP may qualify an Application for up to 9 points.

Written statements from a qualified Neighborhood Organization in current, valid existence with boundaries that contain the entire Development Site and which are on record with the Texas Secretary of State or county in which the development is to be located can be included in the QCP score.

DEADLINES

In order for its statement(s) to be eligible for points, Neighborhood Organization(s) must comply with the Program Calendar and QCP Deadlines provided in the 2023 Qualified Allocation Plan.

As of December 2, 2022 (30 days prior to the beginning of the Application Acceptance Period): The Neighborhood Organization must have been in existence with boundaries containing the entire Development Site; and on record with the Texas Secretary of State or county in which the development is to be located.

No later than 5:00 p.m. on March 1, 2023: The 2023 QCP Neighborhood Information Packet, including letters of support, opposition, or neutrality, must be received by the Department.

Statements may be mailed to the Department at:

Texas Department of Housing and Community Affairs Attention: Housing Tax Credit Program, Neighborhood Input PO Box 13941 (MC 332-10) Austin, TX 78711-3941

For overnight delivery or courier delivery DO NOT use the PO Box address. Use the following physical address. DO NOT SEND INFORMATION TO THIS ADDRESS VIA U.S. MAIL!

221 East 11th Street Austin, TX 78701-2410

DEFINITION OF "NEIGHBORHOOD ORGANIZATION" [2306.004(23-a) TX Govt. Code]

An organization that is composed of persons living near one another within the organization's defined boundaries for the neighborhood and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood. A Neighborhood Organization includes a homeowners' association or a property owners' association. For purposes of QCP, "persons living near one another" means two or more separate residential households.

In addition, the Neighborhood Organization must certify to the following:

- At least 80% of the current membership consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization; and
- None of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.

SUBMISSION REQUIREMENTS

A Neighborhood Organization must submit the following:

- Completed Qualified Neighborhood Organizations Evidence of Quantifiable Community Participation form ("QCP form").
- Documentation that the organization was on record with the county or Secretary of State on or before December 2, 2022, which is 30 days prior to the Application Acceptance Period. (NOTE: County and Secretary of State Registry may require additional documentation to be submitted upon request.) If the documentation submitted for being on record with the county or Secretary of State is dated after December 2, 2022, evidence of being on record on or prior to December 2, 2022 is also required.
- Evidence that the Neighborhood Organization was in existence (ex: bylaws, articles, newsletter, minutes, etc.) with boundaries that include the entire Development Site as of December 2, 2022 (30 days prior to the beginning of the Application Acceptance Period) is required. If the documentation submitted for being in existence is dated after December 2, 2022, evidence of existence on or before December 2, 2022 is also required.
- Boundary Map The boundary map should be legible, clearly marked with the geographical boundaries of the Neighborhood Organization, and indicate the location of the proposed Development. The written description and boundary map should have the same geographical boundaries as the map. The map must show the street names or identify the landmarks (for instance, railroad tracks or a creek) that make up the boundaries. This documentation is subject to the Department's approval. A street-level map can be created at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or at http://www.mapquest.com or or at appropriate map.

ADDITIONAL INFORMATION

TDHCA may request that the organization provide additional information or documentation that it deems relevant to clarify information contained in the organization's form and/or enclosures. If the Department determines additional information is needed, staff will request information in an Administrative Deficiency Notice by e-mail or facsimile to the e-mail addresses or facsimile numbers provided on the form. If the deficiencies are not clarified or corrected to the Department's satisfaction within five business

days from the date the notice is sent to the organization, the organization's form may not be considered further for scoring and the organization will be so advised. This deficiency process does not, however, extend any deadline associated with the "Quantifiable Community Participation" process. An organization may not submit additional information or documentation after the original submission of the QCP documentation except in response to the Department specifically requesting additional information.

Letters received by the Department setting forth that the eligible Neighborhood Organization objects to or opposes the Application or Development will be added to the Application posted on the Department's website. Written statements from the Neighborhood Organizations included in an Application and not received by the Department from the Neighborhood Organization will not be scored but will be counted as public comment. Any submission determined to be ineligible for QCP scoring will be summarized for the Department's Governing Board as public comment but will not be scored for QCP.

Any statement of opposition from a Neighborhood Organization may be challenged if it is contrary to findings or determinations (including zoning) made by a city, county, school district, or other local governmental entity having jurisdiction or oversight over the finding or determination. If any such statement is challenged, the challenger must declare the basis for the challenge and the Neighborhood Organization will be given seven calendar days to provide support for its statements. Should the neighborhood Organization's statements be founds to be contrary to findings or determinations of a local Government Entity, or should the Neighborhood Organization not respond in seven (7) calendar days, then the Application shall be eligible for four (4) points under this scoring item.

INSTRUCTIONS FOR COMPLETING THE QCP FORM

If an organization is eligible to provide input on more than one Development, each Development must be addressed in a separate submission.

Part 1: Development Information

This section of the form requests basic information regarding the proposed affordable housing development for which the Neighborhood Organization wishes to provide comment. Please enter the Development Name and address. (If a street address is not available, descriptions such as "the southwest corner of Smith St and Jones Rd" are acceptable.)

Part 2: Neighborhood Organization Information

This section of the form requests information about the Neighborhood Organization that is providing input on a specific property. If the Neighborhood Organization has submitted comment during a past Application Round, provide the year the comment was submitted. If the organization is on record with the county or the Secretary of State 30 days prior to the beginning of the Application Acceptance Period, evidence of such is required to be attached to this form.

Part 3: Neighborhood Organization Contact Information

This section of the form requests contact information for two individuals <u>who have authority to sign on</u> <u>behalf of the organization</u> in case the Department needs to contact these individuals for additional information. Information about other members of the Neighborhood Organization may be required if the two contacts listed here do not reside within the Neighborhood Organizations boundaries.

Part 4: Reason for Support or Opposition

This section of the form requests the Neighborhood Organization to indicate whether they support or oppose the proposed development for which the input is being provided. A clear reason or reasons for the Neighborhood Organization's support or opposition is required in order for the statement to qualify for points. A Neighborhood Organization should be prepared to provide additional information with regard to opposition.

Part 5: Written Boundary Description

This section of the form requests a written description of the Neighborhood Organization's boundaries. In order for the comment to count for the QCP score, the boundaries of a Neighborhood Organization must be complete and include the Development Site. A boundary map, showing each boundary consistent with the description, should be attached to this form. If boundaries are not visible on the map or do not match the description, the Department will issue an Administrative Deficiency to request clarification. If the Development Site is not located within the boundaries, no QCP points will be awarded for the letter. The letter will still be presented to the Department's Governing Board as part of public comment.

Part 6: Certifications

This section of the form requests that the individuals with authority to sign on behalf of the Neighborhood Organization certify to the information presented on this form and that the Neighborhood Organization meets the requirements to qualify for purposes of Quantifiable Community Participation.

This certification includes statements regarding the membership of the neighborhood Organization as well as its boundaries and should be carefully reviewed.

The form requires the signature, printed name, date and title for both the 1st and 2nd Contact to be considered complete.

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

- Read each item carefully before completing the blanks.
- Certify to each requirement by signing the last page.
- All attachments must be included in the QCP submission package.
- Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information

Development Name:	Bailey at Berkman	
Development Street Address:	6405 Berkman Drive	
Development City:	Austin	
Development County:	Travis County	
TDHCA # (for office use only):		

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Windsor Park Neighborhood Plan Contact Team

This organization also made a submission to TDHCA in prior HTC Application Rounds:

- If YES, provide the years that the organization made submissions prior to 2023:

The Neighborhood Organization is a (select one of the following):

- Homeowners Association
- Property Owners Association
- □ Resident Council and our members occupy the existing development
- Other (explain): Neighborhood Organization

As of **December 2, 2022**, (as applicable) this Neighborhood Organization is on record with (*select one of the following*):

🔳 County

□Secretary of State

Part 3: Neighborhood Organization Contact Information

Do not list persons that will not be able/available to respond to emails or phone calls from the Department.

1st Contact Informatio	n		
Name:	Rodney E. Ahart		
Title:	Chair		
Physical Address:	1609 Briarcliff Boulevard, Austin, TX 78723		
Mailing Address (if			_
different from above):			
City:		ZIP Code:	
Phone:	512-587-3442	Email: rodahart@vahoo.com	_

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

2nd Contact Information

Name:	Scooter Cheatham		
Title:	Vice-Chair 2612 Sweeney Lane, Austin, TX 78723		
Physical Address:			
Mailing Address (if different from above):			
City:	ZIP Code:		
Phone:	512-924-1334	Email: scooter@usefulwildplants.org	

Part 4: Reason for Support or Opposition

The Neighborhood Organization:
Supports Opposes the Application for Competitive Housing Tax Credits for the above-referenced development for the following reasons:

- The proposed size of the residential units---448 square feet—grossly inadequate to accommodate the needs of families
- Berkman Drive, the primary roadway to serve the Bailey at Berkman project, is already over capacity and struggles to meet existing mobility demands
- The detrimental environmental and water and electricity utility services impact

(A letter outlining the neighborhood's full opposition reasons is attached.)

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

North: Hwy 290 (Between IH 35/ Northeast Dr.)

South: 51st (Between Manor Rd. and IH 35) and all parcels south of E. 51st Street between IH35 and Manor Rd. and north of Mueller that are NOT a part of Mueller.

East: Northeast Dr. (Between Hwy. 290 & Manor Rd.) Manor Road (between Northeast Dr. and 51st Street)

West: IH 35 (Between 51st Street and Hwy. 290)

QUALIFIED NEIGHBORHOOD OF	RGANIZATION EVIDENCE OF	OUANTIFIABLE COMM	AUNITY PARTICIPATION
(Continued)			

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed and on record with the county or state on or before December 2, 2022, which is 30 days prior to the beginning of the Application Acceptance Period.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after December 2, 2022 may not be considered eligible and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an
 organization of persons living near one another within the organization's defined boundaries that
 contain the proposed Development Site and that has a primary purpose of working to maintain or
 improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization.
- This organization certifies that all certifications contained herein are true and accurate.
 (First and Second Contacts must sign below):

Contact Signature

02.25.24 Date

Rodney E. Ahart

1st Contact Printed Name

Chair Title Scooter Cheatham

2nd Contact Signature

Scooter Cheatham

2nd Contact Printed Name

Vice-Chair

02.25.24

Date

Title

Page 9 of 10

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

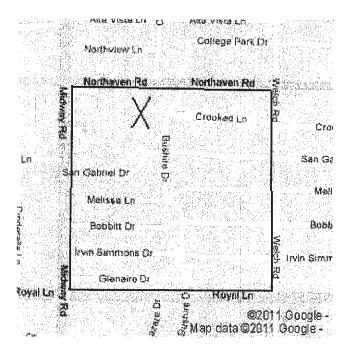
REQUIRED ATTACHMENTS

(Only if not previously submitted to register with TDHCA)

In addition to the information requested on the form, please attach the following items and include with your submission to the Texas Department of Housing & Community Affairs:

- 1. Documentation to support the selection of being on record with the County or Secretary of State 30 days prior to the beginning of the Application Acceptance Period (ex: letter from county clerk or judge acknowledging the Organization, letter from the Secretary of State stating the incorporated entity is in good standing).
- 2. Evidence of the Neighborhood Organization's existence (ex. bylaws, newsletter, minutes, etc.).
- 3. Boundary Map: The boundary map should be legible, clearly marked with the geographical boundaries of the Neighborhood Organization, and indicate the location of the proposed Development.

Example:



The solid line indicates the Neighborhood Organization's boundary. The X indicates the development site.

February 23, 2024

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

Re: OPPOSITION to Project Number 24019, Bailey at Berkman, 6405 Berkman Drive, Austin, TX 78723

Dear Mr. Campbell,

I am writing on behalf of the Windsor Park Neighborhood Plan Contact Team to express our opposition to Structure Development's tax credit application for the Bailey at Berkman project. While we acknowledge the importance of affordable housing initiatives, we contend that this project does not align with the strategic allocation of limited resources for several compelling reasons.

Firstly, our community faces a significant need for affordable housing, particularly for families. <u>Harris</u> <u>Elementary School</u>, situated adjacent to the proposed project site, is a central hub for many families in our area. Despite the opportunity for convenient access to educational resources, we find the proposed size of the residential units—448 square feet—grossly inadequate to accommodate the needs of families. Housing diversity is essential, and we advocate for investment in projects offering a range of unit sizes to cater to the diverse needs of our community. Regrettably, the Bailey at Berkman project falls short in this aspect.

Secondly, Berkman Drive, the primary roadway to serve the Bailey at Berkman project, is already over capacity and struggles to meet existing mobility demands. As outlined in Section <u>25-6-116 of the</u> <u>Austin, Texas Land Development Code</u>, traffic on a residential local or collector street operates at a desirable level if it does not exceed certain thresholds. However, vehicle trips per day for Berkman Drive, a roadway with a pavement width of approximately 38 feet, far exceed the Desirable Operating Levels, posing serious risks for pedestrians and exacerbating congestion. Despite a 2016 traffic study recommending infrastructure improvements, including the installation of a new traffic light and concrete pedestrian crossing medians, no planned enhancements are forthcoming. With four additional construction projects underway along Berkman Drive (Acre at Berkman – 6203 Berkman Drive, Berkman Residences – 6305 Berkman Drive, Windsor Village – 5811 Berkman Drive, and Counter Culture – 5810 Berkman Drive), investing in a fifth project exacerbating these infrastructure challenges would not serve the community's best interests.

Thirdly, we are profoundly concerned about the potential environmental and utility services impact of the Bailey at Berkman project. The proposed development can potentially disrupt our neighborhood's Blackland Prairie ecosystem, jeopardizing wildlife habitats and exacerbating strain on local resources such as water and energy. During the last two significant freeze events, thousands of Windsor Park residents were left without power and water, revealing the vulnerabilities of our aging infrastructure through water main bursts and a surge in emergency repairs. Moreover, the increased impervious cover resulting from this project could worsen stormwater runoff issues and degrade local water quality, further compromising our neighborhood's frequent flooding and environmental integrity. Balancing environmental concerns with utility challenges, it is imperative that projects prioritize minimizing adverse impacts on both fronts and champion responsible stewardship of our natural surroundings while ensuring the reliability of essential services for our community.

Given the limited funding availability, we implore the Texas Department of Housing and Community Affairs to allocate its resources strategically to projects addressing pressing needs while enhancing the existing community. We believe alternative projects offer greater potential to provide affordable housing diversity and improve overall community well-being.

In conclusion, we respectfully request that the Texas Department of Housing and Community Affairs refrain from awarding \$2 million in tax credits to Structure Development for the Bailey at Berkman project. We remain committed to collaborating with you to support initiatives addressing our community's housing needs.

Should you require further information or clarification regarding our opposition to this project, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,

Koleyeaher

Rodney E. Ahart, Chair Windsor Park Neighborhood Plan Contact Team

RESTRICTIVE COVENANT

(Affordable Housing Requirements)

THE STATE OF TEXAS

COUNTY OF TRAVIS

Definitions:

Owner:	Berkman Terraces, LLC,
	a Texas limited liability company

\$ \$

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Owner's Address: 2407 South Congress Avenue, Suite E107 Austin, Travis County, Texas 78704

TRV

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the Windsor Park Neighborhood Association, Inc., a Texas nonprofit corporation ("WPNA"), to the Owner, the receipt and sufficiency of which is acknowledged.

Property: Lots 2 and 3, Block A, Hickman Oaks subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 201600305 of the Official Public Records of Travis County, Texas;

> Lots 1 and 2, Block A, Berkman Terrace subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 201600264 of the Official Public Records of Travis County, Texas; and

> 0.50 acre tract of land out of the Dinsmore Simpson Survey No. 27, Abstract No. 694 in Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit A** incorporated herein.

Recitals:

- A. The Owner wishes to provide affordable housing on the Property; and
- B. The Owner and WPNA agree that the Property should be impressed with certain private covenants and restrictions in connection with the City of Austin Zoning Case No. C14-2018-0037 ("Zoning Case").

NOW, THEREFORE, it is declared by the Owner of the Property, for the Consideration paid to the Owner, the receipt and sufficiency of which are hereby acknowledged, that the Property shall be held, developed, used, sold, and conveyed subject to the following covenants and

1

restrictions impressed upon the Property by this Restrictive Covenant. This Restrictive Covenant shall run with the Property and shall be binding on the Owners of the Property, their heirs, successors, and assigns.

- 1. **Development Restrictive Covenants.** Development of the Property shall provide the following:
 - a. At least ten percent (10%) of the total number of owner occupied residential dwelling units on the Property must be available for purchase and occupancy by a homeowner household whose adjusted gross income for the year immediately preceding the date of occupancy of the residential dwelling unit is at or below a household income that is equal to eighty percent (80%) of the current median family income in the Austin statistical metropolitan area, as determined by the Bureau of Labor Statistics of the United States Department of Labor ("MFI").
 - b. Owner shall reserve the units developed as affordable under Section 1.a. of this Restrictive Covenant ("Affordable Units") for not less than ninety-nine (99) years from the date a certificate of occupancy is issued. Affordable means spending no more than (i) thirty percent (30%) of gross income or (ii) thirty-five percent (35%) of gross income if homeowner receives homebuyer counseling, on the estimated utilities and mortgage payments.
- Designated Units. It is the express intent of Owner that only certain owner-occupied 2. residential dwelling units constructed on the Property be encumbered by the affordable housing requirements provided in Section 1 above ("Affordable Housing Requirements"). At such time as the Owner (i) has created a condominium regime with residential condominium units, and (ii) designates the Affordable Units, such Affordable Units shall be encumbered by a separate restrictive covenant in a form reasonably acceptable to Owner, recorded in the real property records of Travis County, Texas ("Replacement Restrictive Covenant"), to remain so encumbered for the period of time set forth in Section 1.b. of this Restrictive Covenant. At such time as the Affordable Housing Requirements for the Property have been met by the recordation of a Replacement Restrictive Covenant, this Restrictive Covenant shall automatically terminate and be of no further force or effect. In such event, WPNA shall execute a release and termination of this Restrictive Covenant for Property to be replaced by the Replacement Restrictive Covenant encumbering each of the four Affordable Units; provided, however, that WPNA's failure to do so shall in no way prevent automatic termination.
- 3. Zoning Case. Owner and WPNA hereby acknowledge and agree that the terms, covenants, conditions, and provisions of this Restrictive Covenant shall only be binding on the Owner and shall encumber the Property only if the City of Austin Council approves, on all three (3) required readings, the Zoning Case to rezoning the Property to "GR-MU-CO" as approved by the Austin City Council on first reading on November 11, 2018, with only those modifications that are accepted by the Owner and contained in the final zoning ordinance.

- 4. **Modification and Amendment.** This Restrictive Covenant may only be modified, amended, or terminated upon the filing of a modification, amendment, or termination in the Official Public Records of Travis County, Texas, executed, acknowledged, and approved by (i) the Owner, and (ii) the officer or employee signing on behalf of WPNA. The joint action shall only become effective after it is reduced to writing and signed by the parties listed above.
- 5. Duration. This Restrictive Covenant shall be effective for no more than ninety-nine (99) years of documented compliance with the affordability terms listed in Section 1 unless modified, amended, or terminated in accordance with Section 4 (Modification and Amendment).
- 6. Violation. If any person or entity shall violate or attempt to violate this Restrictive Covenant, it shall be lawful for WPNA to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant to prevent the person or entity from taking actions in violation of this Restrictive Covenant.
- 7. No Waiver. The failure to enforce any provision of this Restrictive Covenant at any time shall not constitute a waiver of the right thereafter to enforce any such provision or any other provision of the Restrictive Covenant. A violation of any provision of this Restrictive Covenant shall never be grounds for, nor give rise to the modification, amendment, or termination of, any provision of this Restrictive Covenant.
- 8. Assignment and Conveyance. WPNA may not assign its rights under this Restrictive Covenant, in whole or in part. When the Owner conveys all or any portion of the Property, the former Owner will thereupon be released and discharged from any and all further obligations, if any, under this Restrictive Covenant that they had in connection with the Property conveyed by them from and after the date of recoding of such conveyance, but no such conveyance releases such Owner from any liabilities, if any, existing as of the time of such conveyance.
- 9. Governing Law; Place of Performance. This Restrictive Covenant and all rights and obligations hereunder shall be governed by the laws of the State of Texas. This Restrictive Covenant is performable on the Property.
- 10. Severability. The provisions of this Restrictive Covenant are deemed to be independent and severable, and the invalidity or partial invalidity of any provision or portion does not affect the validity or enforceability of any other provision.
- 11. Entire Agreement. This Restrictive Covenant contains all the representations and the entire agreement between the parties with respect to the subject matter. Any prior correspondence, memoranda, or agreements are superseded in total.

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- 12. Counterparts. This Restrictive Covenant may be executed in any number of counterparts which will, together, be deemed to constitute one document.
- 13. Interpretation. Regardless of which party prepared the initial draft of this Restrictive Covenant, this Restrictive Covenant shall, in the event of any dispute, however its meaning or application, be interpreted fairly and reasonably and neither more strongly for nor against any party.

--- signatures on following page ---

EXECUTED to be effective the <u>24</u> day of <u>Jecember</u> , 2018.

OWNER:

BERKMAN TERRACES, LLC, a Texas limited liability company By: Pierre Fay, Manager

THE STATE OF FLORIDA S COUNTY OF MICANI-Dade S

This instrument was acknowledged before on the <u>24</u>th day of <u>December</u>, 2018, by Pierre Fay as Manager of Berkman Terraces, LLC, a Texas limited liability company, on behalf of said limited liability company.



Notary Public, State of Florida

WPNA:

WINDSOR PARK NEIGHBORHOOD ASSOCIATION, INC., a Texas nonprofit corporation

By:

Name: Rodney

Title: Windsor Park Neighborhord Plon Contract Team, Chair

STATE OF TEXAS 8 8 8 **COUNTY OF TRAVIS**

This instrument was acknowledged before me on the 20th day of <u>becombolic</u> 2018, by <u>kcolney E. alphan</u>, as <u>Chair</u> of Windsor Park <u>connect</u> Neighborhood Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

SHERRIE MARINO lotary Public, State of Texas comm. Expires 09-17-2020 Notery ID 8565495

NOTARY PUBLIC, State of Texas

6

EXHIBIT A to the Restrictive Covenant

Property Description

7

FIELD NOTES FOR 0 50 ACRE OUT OF THE DINSMORE SIMPSON SURVEY No. 27, ABSTRACT No. 694 TRAVIS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 0.56 ACRE TRACT OF LAND OUT OF THE DINSMORE SIMPSON SURVEY No. 27, ABSTRACT NO. 694 IN TRAVIS COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO TROY HANNA BY DEED RECORDED IN DOCUMENT NO. 2004150493 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ iron rod found on the southerly line of a 0.945 acre tract of land conveyed to Anthony V. Monroe by deed recorded in Volume 13090, Page 2879 of the Real Property Records of Travis County, Texas, at the northwest comer of a 0.499 acre tract of land conveyed to Hilde A. Mora by deed recorded in Volume 11801, Page 488 of the Real Property Records of Travis County, Texas, for the northeast comer of the tract herein described;

THENCE, departing the southerly line of said 0.945 acre tract and along the common line of said 0.499 acre tract and this tract, S 29*29'00"W, a distance of 105.27 FEET to a ¼" iron rod found at the northeast corner of a 0.438 acre tract of land conveyed to Carolyn Young, et al by deed recorded in Document No. 2005135650 of the Official Public Records of Travis County, Texas, for the southeast corner of the tract herein described;

THENCE, departing the westerly line of sold 0.499 acre tract and along the common line of sold 0.438 acre tract and this tract, N 60°01'33"W, at 181.28 feat pass a P.K. nail found at the northwest comer of sold 0.436 acre tract, being in the easterly right-of-way of Berkman Drive, continuing with the easterly right-of-way of Berkman drive and the southerly line of this tract for a total distance of 206.75 FEET to a punchhole set for the southwest comer of the tract herain described;

THENCE, along the easterly right-of-way of Berkman Dive, N 29'28'58"E, a distance of 105.39 FEET to a P.K. nail set at the southwest comer of the aforementioned 0.945 acre tract, for the northwest comer of the tract herein described.

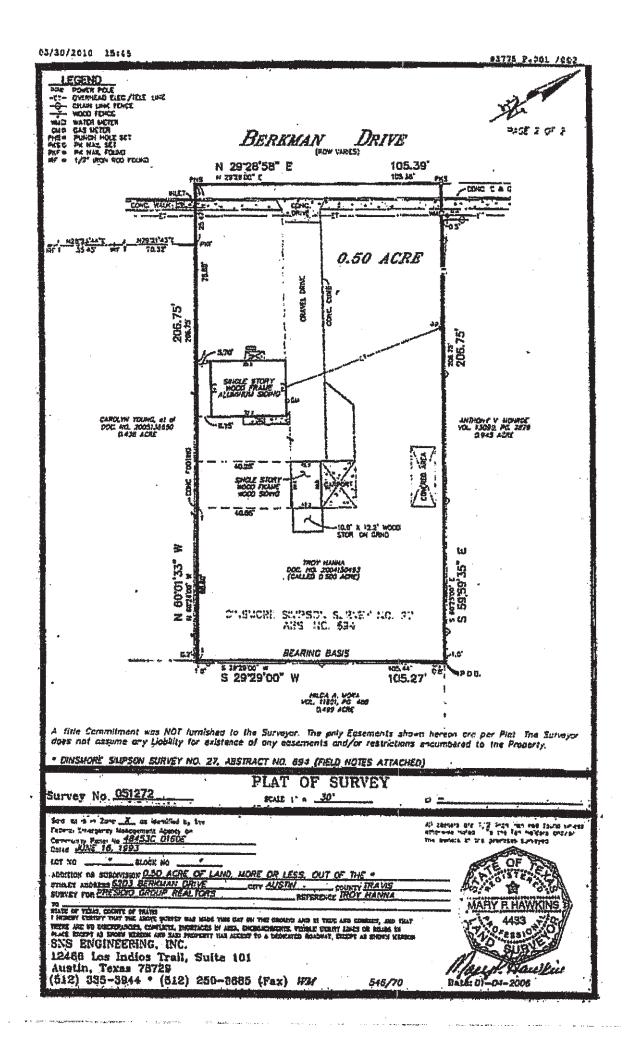
THENCE, departing the easterly right-of-way of Berkman Drive and along the common line of said 0.945 acre tract and this tract, S 59*59'35"E, a distance of 206.75 FEET to the POINT OF BEGINNING and containing 0.50 acre of land, more or tess.

See SNS Engineering "Plat of Survey" No. 051272, page 2 of 2 attached hereto and made a part hereof.

Mary P. Hawkins Registered Professional Land Surveyor No. 4433 State of Texas



Exhibit A





FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Due Beauser

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

December 27 2018 11:17 AM

Windsor Park Neighborhood Plan Contact Team Bylaws As of August 2019

Preamble

The Windsor Park Neighborhood Plan Contact Team is a representative group of neighborhood stakeholders, charged with being stewards of the University Hills/Windsor Park Neighborhood Plan and upholding the implementation of the Plan's vision, goals and recommendations. The Contact Team shall involve the community in the decision-making process, discuss and provide a recommendation to City Staff, the Planning Commission and the City Council on any proposed Plan amendment. The Contact Team may also submit an application to the Director of the Neighborhood Planning & Zoning Department to amend the neighborhood plan when it is determined to be necessary in order to sustain and improve the neighborhood residents' quality of life.

Section 1 – Definition

- A. The neighborhood plan contact team (NPCT) means the individuals designated to implement an adopted neighborhood plan. The neighborhood plan contact team is a separate body apart from any existing or future neighborhood associations.
- B. This organization shall be known as the Windsor Park Neighborhood Plan Contact Team (WPNPCT).

Section 2 - Roles, Responsibilities, and Objectives

- A. The role of the WPNPCT shall be to review and make recommendations on all proposed amendments to the adopted University Hills/Windsor Park Neighborhood Plan and to support implementation of the plan, especially with regard to the portion known as the Windsor Park neighborhood, as defined by the boundaries in these bylaws.
- B. When appropriate the WPNPCT may decide to initiate a plan amendment.
- C. When appropriate the WPNPCT may give written approval to allow a plan amendment application for an individual property within the planning area to be filed out of cycle.
- D. The members of the WPNPCT serve as community points of contact on matters related to plan implementation and other City of Austin planning initiatives.
- E. It is also the responsibility of the WPNPCT to work on behalf of all stakeholders in the neighborhood planning area.
- F. Objectives:
 - 1. Sustain and improve infrastructure such as schools, public transportation, sidewalks, bike paths, streets, parklands and green spaces, community centers, and recreation centers.
 - 2. Maintain the residential character of the residential areas of the neighborhood, and to generally provide stability and predictability of the intensity of use to the residents of those areas.
 - 3. Sustain and improve affordability and diversity.
 - 4. Attract needed vendors and service providers into the neighborhood through support for local businesses and revitalization/redevelopment of neighborhood shopping areas.

- 5. Support the area's ethnic and language diversity and foster greater communication among area residents.
- 6. Cooperate with adjoining neighborhood associations and neighborhood plan contact teams for issues nearby and affecting this neighborhood area, especially with University Hills since they are a part of the combined planning area.

Section 3 – Boundaries

The boundaries of the jurisdiction of the WPNPCT are:

- A. North: US Highway 290 East
- B. East: Northeast Drive and Manor Road
- C. South: Mueller PUD (North of Mueller between I35 and Manor to include the Water tower site, Troublemaker Studios, Rathgeber Village and other land not included in the Mueller PUD)
- D. West: Interstate Highway 35

Section 4 - Membership

- A. Membership of the WPNPCT shall to the greatest extent practicable include at least one representative from each of the following groups within the neighborhood planning area
 - 1. Property owners
 - 2. Residential renters
 - 3. Business owners
 - 4. Neighborhood organization members owning or renting property within the neighborhood plan area.
- B. A member is defined as an individual who resides, owns a real property interest, or owns or operates a business within the boundaries of WPNP.
- C. A person who wishes to become a voting member automatically becomes a voting member after having attended 3 of the last 5 regularly scheduled meetings and notifies the chair of their interest to serve.
- D. No member shall purport to represent the WPNPCT unless authorized to do so by the WPNPCT.
- E. Each member of the WPNPCT shall be provided a copy of or directed to the location online of the adopted WPNPCT by-laws, the current Roberts Rules of Order, current standing rules, active committees, WPNPCT membership contact information, the current plan as amended, a copy of current documentation relevant to City of Austin assistance in implementation of neighborhood plans as well as related land use information, and access to free city-led training appropriate to their duties. Members shall be strongly encouraged to attend such training.

Section 5 — Removal and Vacancies of Members

- A. Membership on the WPNPCT shall lapse on the third consecutive absence; however, the Member may cite extenuating circumstances and the absence shall be approved by a vote of the remaining members present and voting.
- B. A WPNPCT member who no longer meets the specified membership criteria of Section 4 must be immediately removed from Contact Team.
- C. The Secretary will make a notation in the minutes of each meeting of the names of the individuals whose voting eligibility will lapse at the next scheduled meeting.

Section 6 – Decision Making

- A. Decision Making Method. Decisions of the WPNPCT will be made by a vote, according to the following rules:
 - 1. Majority rule;
 - 2. Any member who is present at the meeting and eligible to vote as described under Subsections 4.B and 4.C, Eligibility, and does not have a conflict of interest under Section 15, gets to vote; and
 - 3. One vote per property owner regardless of the number of properties owned in the planning area.
- B. Eligibility. The ability to participate in decision-making shall be granted to any member who:
 - 1. Meets the membership criteria as outlined in Sections 4.B and 4.C;
 - 2. Has attended a total of 3 meetings of last 5 regularly scheduled meetings and notifies the chair of their interest to serve (members shall be able to participate in decision-making at the end of the 3rd meeting);
 - 3. Does not have a conflict of interest as outlined in Section 15;
 - 4. Has not lost their eligibility to vote or is barred from a meeting under Section 5; and
 - 5. is at least 18 years of age.
- C. The names of eligible members participating in decision making shall be noted in the minutes.
- D. The Contact Team Chair (or acting Chair) may unilaterally table a matter for discussion and votes for one meeting for any reason, including due to suspected vote-packing.

Section 7 — Meetings

- A. Unless otherwise specifically defined in these bylaws, all affairs of the WPNPCT shall be governed by most recent published edition of Robert's Rules of Order, Newly Revised (RONR).
- B. A quorum of eligible members must be present in order to make a decision at an WPNPCT meeting. A quorum is established when at least half of eligible decision-making members, as defined under Subsection 6.B., are present, with an absolute minimum of five (5).
- C. Unless otherwise noticed, meetings will be held on the second Monday of the month from 6:30PM to 8:00PM.
- D. Meetings of the WPNPCT shall be open to the public and executive session is expressly prohibited. Community stakeholders are invited to participate in the discussion of the matters at hand, but only eligible members of the WPNPCT, as defined under Subsection 6.B, are allowed to participate in decision-making.
- E. Unless otherwise noticed all meetings will be held at the Windsor Park Libary.
- F. Meetings can be held on an as-needed basis when an application to amend the Windsor Park/University Hills Neighborhood Plan has been submitted to the City of Austin.
- G. Special meetings of the WPNPCT may be called by the Chair or two members of the executive committee provided proper notifications are made.
- H. The WPNPCT shall meet at least once per year in November to hold officer elections.
- I. Approved minutes of meetings and sign-in sheets, as a record of attendance, must be kept for all meetings of the WPNPCT and shall be forwarded to the Planning and Zoning Department upon request.

J. Meeting discussions will be conducted in a conversational format with special regard for a dialogue that is respectful and considerate of all members in attendance.

Section 8 — Notification

- A. All WPNPCT meetings shall be publicized in the neighborhood using whatever reasonable means available, including, but not limited to: e-mail, mailings, and newsletters.
- B. Unless otherwise noted in these bylaws, notification means that notices shall be distributed not less than seven days before the meeting date and shall include the agenda.
- C. Failure to receive a meeting notice does not invalidate the meeting. However, the provisions of this section must be complied with in good faith.

Section 9 — Officers and Duties

- A. The officers of WPNPCT shall be, at a minimum: Chair, Vice-Chair, and Secretary.
- B. Duties of the officers are as follows:
 - 1. The Chair shall be responsible for:
 - a. the operation of the WPNPCT and its officers pursuant to these bylaws, including preparing agendas, conducting meetings, representing WPNPCT at official functions, and generally overseeing the business of the WPNPCT;
 - b. the leadership of the long-term and short-term efforts required to implement the WPNP and shall also have specific duties as spelled out elsewhere in these bylaws and as delegated by the WPNPCT; and
 - c. ensuring proper notifications have been made.
 - 2. The Vice-Chair shall be responsible for:
 - a. assisting the Chair in preparing meeting agendas and conducting meetings;
 - b. assuming all duties of the Chair when required-;
 - c. securing location and availability for all meetings;
 - d. acting as contact point for meeting times and cancellations; and
 - e. acting as Parliamentarian.
 - 3. The Secretary shall be responsible for:
 - a. maintaining all written records as required by these bylaws;
 - b. maintaining the contact team membership list, officer list, and communicating any changes to the City of Austin Neighborhood Planning and Zoning Department;
 - c. taking attendance and note the status of each member in the minutes of all meetings and record excused and unexcused absences;
 - d. maintaining and making available approved minutes of all meetings of the WPNPCT; and
 - e producing in a timely manner all written communications as directed by the Chair, the executive committee, or the WPNPCT.

Section 10 — Election of Officers

- A. Election of officers shall be held at the regularly scheduled November meeting. Elections shall be held for each office in the order listed in this section.
- B. Terms of office shall be for one year. The term of office shall be December through November. The first officers shall serve for the extra part of the time prior to the first full term.

- C. Officers shall be elected by the currently sitting WPNPCT members by majority vote. In the case of no majority, a runoff between the top two candidates shall be held immediately.
- D. Nominations shall open at the regularly scheduled October meeting and shall remain open until just prior to the vote for each office.
- E. All officer candidates must be members in good standing of the WPNPCT.

Section 11 — Removal and Vacancies of Officers

- A. Any WPNPCT officer may be removed from office with or without cause. A resolution proposing the consideration of the removal shall be adopted during the meeting prior to the meeting where the vote to remove will occur. Notice of the proposed vote shall be included in any notification of the meeting prior to the vote being taken. Removal shall require a two-thirds (2/3) vote of members present and voting.
- B. Whenever an officer vacancy occurs, nominations shall commence immediately and candidates shall be nominated from the floor and an election shall be held at the next regularly scheduled meeting following the vacancy provided proper notification has occurred. The person elected to the vacated office shall serve for the remainder of the term of office.

Section 12 — Executive Committee

- A. The executive committee shall be composed of the officers, the immediate past chair (when possible), and the chair(s) of any standing committee(s) of the WPNPCT.
- B. The executive committee shall be responsible for the management of the affairs of the WPNPCT. The duties shall include updating the annual membership list, holding WPNPCT meetings, conducting elections as called for in the bylaws, and representing the WPNPCT in good faith for the WPNPCT between regular meetings; however, no binding decisions may be made, any such action shall be reported at the next regular meeting, and none of its actions shall conflict with actions taken or standing rules formulated by the WPNPCT.

Section 13 — Committees

- A. The WPNPCT Chair may form, appoint and dissolve standing and special committees to assist in conducting the business of the WPNPCT.
- B. Committees shall report to the WPNPCT at all regular meetings and these reports shall be entered into the minutes.

Section 14 — Effective Date

These bylaws of the WPNPCT shall become effective upon adoption by a two- thirds (2/3) vote of eligible members present and voting at a properly called WPNPCT meeting.

Section 15—Conflict of Interest

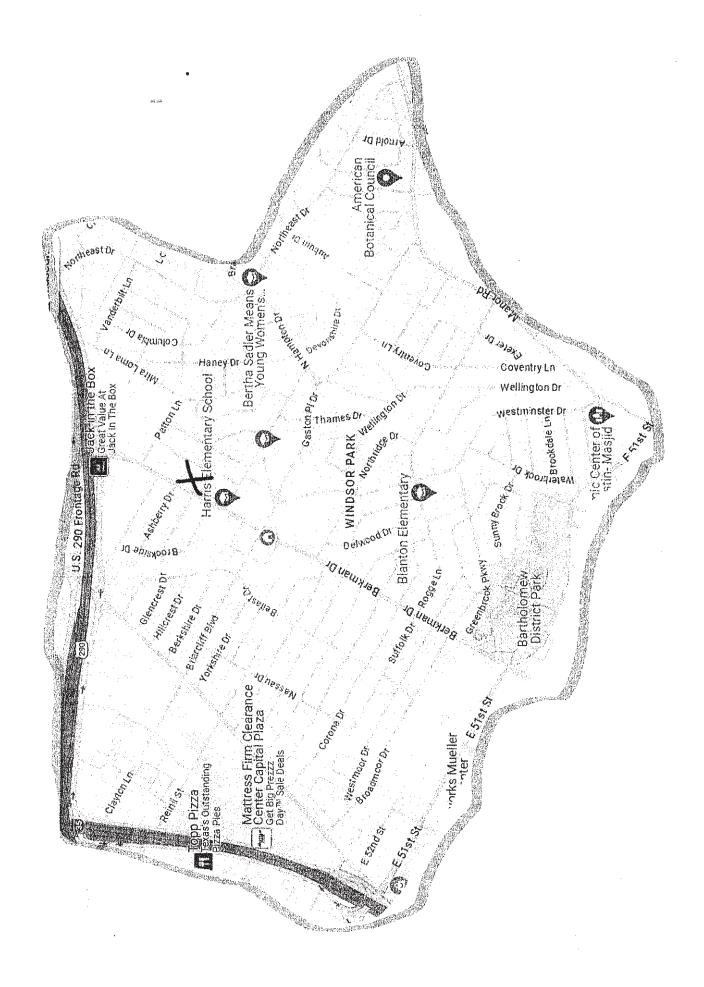
- A. If a member of the WPNPCT, has an interest in a development that requires a plan amendment, the member must follow these rules:
- B. If a member has a substantial interest (see below) in a project, the member cannot participate in any decision concerning the project, including the decision of the WPNPCT to recommend an application for a plan amendment or the decision to support or not support the project.
- C. If a member has a substantial interest in a proposed project, the member must disclose this interest at the time a plan amendment application is discussed and at the time the

recommendation letter for the project is submitted to the Director of the Planning and Zoning Department.

- D. A member with a substantial interest in a project may participate in the discussion regarding the proposed amendment. However, participating in the decision regarding that change is not allowed.
- E. Substantial interest means any of the following:
 - a. A person owns at least a part of or is invested in the property, or the business developing the property.
 - b. A person has worked for someone involved in the project over the past year.
 - c. A person has a business that would directly benefit from the project.
 - d. A person serves on the board of directors, corporate officer, or any other board overseeing the project.
 - e. A person owes money to anyone involved in the project.
 - f. A person has been compensated as part of regular employment or by special payment by a person meeting any of the above conditions.
 - g. A person is elated to the a person meeting any of the above conditions in the first degree by consanguinity or affinity, as determined under Chapter 573, Texas Government Code.

Section 16—Amendments

A. These bylaws may be amended by a two-thirds majority vote of those the elegible voting members present at a WPNPCT meeting, providing that a resolution proposing the amendment has been adopted at a preceding regular meeting and that notice of the proposed amendment has been given in the call for the meeting at which the amendment shall be voted upon.



24150

	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 i	ncluded in the Application.		
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Austin Name of Local Government Body	Points Requested 17		
2	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u> Quantifiable Community Participation - §11.9(d)(4)			
2				
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the be received from Neighborhood Organization!	Points Requested 4 Points Requested 4 Points Packets MUST		
3	Input from State Representative - §11.9(d)(5)			
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 0		
	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			
4	Input from Community Organizations - §11.9(d)(6)			
	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested 4		
	A. Austin Revitalization Authority			
	Name of Community Organization	x Support		
	Gregory L. Smith	Opposition		
	Contact Name			
	B. Any Baby Can			
	Name of Community Organization	🗙 Support		
	Veronda L. Durden	Opposition		
	Contact Name	—		
	C. Family Endeavors	_		
	Name of Community Organization	x Support		
	Annie Erickson	Opposition		
	Contact Name			
	D. Skillpoint Alliance	_		
	Name of Community Organization	× Support		
	Kevin Brackmeyer	Opposition		
	Contact Name			
	E. SAFE			
	Name of Community Organization	x Support		
	Julia Spann	Opposition		
	Contact Name			
	F. NA			
	Name of Community Organization	Support Opposition		
	Contact Name			

RESOLUTION NO. 20240201-017

WHEREAS, Ovetta Rosedale, LLC, its successors, assigns, or affiliates (Applicant), proposes to construct an affordable, multi-family housing development at or near 4202-4210 Medical Parkway, Austin, Texas 78756 (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 Ovetta Rosedale; 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' 2024 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' 2024 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' 2024 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 Myrna Rios, City Clerk, to certify this resolution to the TDHCA.

ADOPTED: February 1 . 2024 ATTEST:

Myrna Rios

City Clerk



Willis Hunt - ARA Board Chair | Gregory L. Smith - President & CEO

TDHCA Cody Campbell 221 East 11th Street Austin, TX 78701 1/15/24

RE: TDHCA Application # 24150, Ovetta Rosedale

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 24150, Ovetta Rosedale to be located at 4202-4204 & 4208-4210 Medical Parkway, in Austin, TX.

The 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 and CEO

anybabycan

BOARD OF DIRECTORS

Marisol Rawlins, Chair eena uerbach, Vice Chair Jesse M. Holguin, Co-Treasurer Alexandria Robertson, Co-Treasurer rett Rodgers, Secretary Casey nust Cathy Schechter Colleen Rasmussen-Lynch David ader Greg Van Wyk Janet D. Lawson, MD John Schieferle hlenbrock Julie Hajek irby aird Leah Harris, MD Nancy Harris Patricia ooser Rakima Dolliole Parson Ryan reaux Sarah Churchill Llamas Sheri Ravenscroft, MD Tonya Netzley Tracye Murphy rtega Tracy Letzerich Vilma Luna

January 18, 2024

Competitive Housing Tax Credit Manager Texas Department of Housing and Community Affairs 221 East 11th Street Austin, TX 78701 RE: TDHCA Tax Credit Application 24150

I am writing this letter to provide Any Baby Can's support for the new construction of affordable housing, specifically vetta Rosedale, located at 4202 - 4204 & 4208 - 4210 Medical Parkway, Austin in Travis County

Any aby Can is a tax exempt 501 (c)3 not-for-profit organization that serves the community in which the development site is located. Any aby 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 aby 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 citizens with modest incomes, and this development will help meet that need.

We have also attached a <u>link here</u>, to our annual report which shows that we serve the Austin community and the area where this proposed project is located. ur website is <u>anybabycan.org</u> and it provides more information about our services and organization.

Sincerely,

Virman L. Llunden

Veronda L. Durden CE and President



January 29, 2024

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

RE: TDHCA Application # 24150, Ovetta Rosedale

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 24150, Ovetta Rosedale to be located at 4202-4204 & 4208-4210 Medical Parkway, in Austin, TX.

Endeavors 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, Him Eaks

Annie Erickson Senior Director of Veteran and Community-Based Services



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

RE: TDHCA Application # 24150, Ovetta Rosedale

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 24150, Ovetta Rosedale to be located at 4202-4204 & 4208-4210 Medical Parkway, in Austin, TX.

Skillpoint Alliance 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,

3/____

Kevin Brackmeyer Chief Executive Officer Skillpoint Alliance

February 5th, 2024

www.skillpointalliance.org 8868 Research Blvd, Suite 505 Austin, TX 78758



February 12, 2024

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

To Whom It May Concern:

On behalf of SAFE, I am pleased to write this letter of support for O-SDA Industries and its proposed project Ovetta Rosedale, to be located at 410 Medical Parkway, Austin, in Travis County.

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 these proposed apartments are located and look forward to more affordable housing opportunities that allow us to expand our services.

Thank you for your consideration of their application for funding.

Sincerely,

Julia Spann Chief Executive Officer

24224

	Community Input Scoring Items			
	TDHCA#pp. Cov	Self Score Total: 86		
1.		included in the Application.		
	Resolution(s) of either "no objection" or "support" is included behind this tab.** <u>City of Gatesville</u> Name of Local Government Body	Points Requested 17		
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>			
2	Quantifiable Community Participation - §11.9(d)(4)			
	× Application expects to receive QCP points.	Points Requested 4		
	** Note that QCP Packets are due March 1, 2024 and MAY NOT be submitted by the			
	be received from Neighborhood Organization!			
3	Input from State Representative - §11.9(d)(5)	_		
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 0		
	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	e due March 1 <u>, 2024</u> . 8		
4				
	x Applicant has included one or more letters of support or opposition behind this tab.	Points Requested 4		
	A. Gatesville Care Center	—		
	Name of Community Organization	x Support		
	Deral McWhorter	Opposition		
	Contact Name			
	B. Gatesville Chamber of Commerce	Π.		
	Name of Community Organization	x Support		
	Mason K Matthews	Opposition		
	Contact Name			
	C. Hidden Gem Family Center	n ,		
	Name of Community Organization	x Support		
	Jennifer Featherston	Opposition		
	Contact Name			
	D. Mission Righteous Roots			
	Name of Community Organization	x Support		
	Melanie Webb	Opposition		
	Contact Name			
	E. Fort Hood Area Habitat for Humanity			
	Name of Community Organization	x Support		
	Brian J Ockert	Opposition		
	Contact Name			
	F. NA	— .		
	Name of Community Organization	Support		
	Contact Name	Opposition		
	Contact Name			

CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS

RESOLUTION NO. 2024-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS SUPPORTING GATESVILLE CROSSING, LP'S PROPOSED DEVELOPMENT OF AFFORDABLE RENTAL HOUSING KNOWN AS GATESVILLE CROSSING TO BE LOCATED AT APPROXIMATELY 2909 TX-36 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 Crossing, LP has proposed a development for affordable rental housing known as Gatesville Crossing to be located at approximately 2909 TX-36 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 Crossing, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2024 Low Income Housing Tax Credit Program funds for Gatesville Crossing; 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 Crossing 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 Crossing 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 **23** day of **January** 2024.

APPROVED:

Meredith Rainer, Mayor Pro-Tem

ATTEST:

endy Cola Wendy Cole, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney 4876-7062-1854, v. 1 4876-7062-1854, v. 1





TDHCA Cody Campbell 221 East 11th Street Austin, TX 78701 2/5/2024

RE: Gatesville Crossing TDHCA Application #24224

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Gatesville Crossing to be located at approximately 2909 S Hwy 36 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 this development will help meet that need.

Sincerely,

157, That

Deral McWhorter, Executive Director, Gatesville Care Center

lauchard

Debbie Blanchard, Co-Director, Gatesville Care Center



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

RE: Gatesville Crossing TDHCA Application #24224

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Gatesville Crossing to be located at approximately 2909 S Hwy 36 in Gatesville, TX.

The Gatesville 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,

Mosan K. Mauher

Mason K. Matthews - President

tesul

Office: 254-865-2617 Cell: 254-206-0488 Email: gatesvillecoc@gmail.com Social Media: <u>Facebook</u> Website: <u>Chamber of Commerce</u>

1/29/24

Growing Business. Building Community.



115 N. 7th St. Gatesville, Tx 76528 Hiddengemfamilycenter.org 254-206-3003 <u>Hiddengemfamilycenter@gmail.com</u>

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

RE: Gatesville Crossing TDHCA Application #24224

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Gatesville Crossing to be located at approximately 2909 S Hwy 36 in Gatesville, TX.

Hidden Gem Family Center is a tax-exempt 501©3 non-profit organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Jennifer Featherston

Jennifer Featherston Executive Director Hiddengemfamilycenter@gmail.com

254-206-3003 Off. 254-216-3160 Cell

2/02/2024



904 E Leon St. Gatesville, TX 76528 info@righteousroots.org (254) 651-3600

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

RE: Gatesville Crossing TDHCA Application #24224

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Gatesville Crossing to be located at approximately 2909 S Hwy 36 in Gatesville, TX. Mission: Righteous Roots 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,

Melanie Webb

Melanie Webb; Founder/Executive Director Mission Righteous Roots 1/29/24

We build strength, stability, self-reliance and shelter.

2/9/24

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

RE: Gatesville Crossing TDHCA Application #24224

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application: Gatesville Crossing to be located at approximately 2909 S Hwy 36 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 this development will help meet that need.

Sincerely,

Brian J Ockert Chief of Operations FHA Habitat for Humanity

Date: 02/09/2024



24045

Community Input Scoring Items			
	TDHCA#pp. Cov	Self Score Total: 139	
1. Lo	cal 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.** City of Temple Name of Local Government Body	Points Requested 17	
	Name of Local Government Body (if applicable)		
	** Note that resolutions are due March 1, <u>2024</u>		
2 Q	uantifiable Community Participation - §11.9(d)(4)		
X	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the be received from Neighborhood Organization!	Points Requested 4	
3 In	put from State Representative - §11.9(d)(5)		
x	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 8	
	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	
** N	ote that if there is no Representative, both items will be scored as neutral. Letters are		
4 In	put from Community Organizations - §11.9(d)(6)		
_	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested 4	
	Habitat for Humanity		
~	Name of Community Organization	X Support	
	Kristin Smith	Opposition	
	Contact Name		
B.	Families in Crisis		
	Name of Community Organization	X Support	
	William K. Hall	Opposition	
	Contact Name		
C.	Zoe's Wings Foundation		
	Name of Community Organization	X Support	
	Zoe Grant	Opposition	
	Contact Name		
D.	Keep Temple Beautiful		
	Name of Community Organization	X Support	
	Heather Leedy	Opposition	
	Contact Name		
E.			
	Name of Community Organization	Support	
	Contact Name		
F.		_	
	Name of Community Organization	Support Opposition	
	Contact Name		

RESOLUTION NO. 2024-0055-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, DECLARING SUPPORT FOR THE PROPOSED BIRD CREEK SENIOR LIVING TAX CREDIT DEVELOPMENT TO BE LOCATED AT 3000 SOUTH GENERAL BRUCE DRIVE IN TEMPLE, TEXAS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, each year, the Texas Department of Housing and Community Affairs accepts applications for housing tax credits to help fund affordable housing in Texas - developers participate in this competitive process by identifying a location, engaging local stakeholders, and securing their support for the project;

Whereas, Temple TXHP, LP (Developer) has approached the City of Temple for support in the development of the Bird Creek Senior Living Community, which is proposed to be located at 3000 South General Bruce Drive - the development will include 102 units (one- and twobedroom) of affordable housing for seniors ages 55 and older, and the project will include a community center, outdoor recreation space, and upgraded finishes throughout;

Whereas, the Developer would like to include a resolution of support and a commitment of a \$500 fee waiver (for permit fees) with its application;

Whereas, Staff recommends Council declare its support for the proposed Bird Creek Senior Living tax credit development to be located at 3000 South General Bruce Drive;

Whereas, upon approval of the resolution, the City will commit to waiving a portion of permit fees in a not-to-exceed amount of \$500; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

<u>**Part 1**</u>: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

<u>Part 2</u>: The City Council declares its support for the proposed Bird Creek Senior Living tax credit development to be located at 3000 South General Bruce Drive in Temple, Texas, including the commitment to waive \$500 in permit fees, and authorizes the City Manager, or her designee, after approval as to form by the City Attorney's Office, to execute any necessary documents.

<u>**Part 3**</u>: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 15th day of February, 2024.

THE CITY OF TEMPLE, TEXAS

---- DocuSigned by:

Timothy a. Davis

TIMOTHY A. DAVIS, Mayor

APPROVED AS TO FORM:

ATTEST:

-DocuSigned by:

Jana Lewellen

Jana Lewellen City Secretary -DocuSigned by:

Eathryn Davis

Kathryn H. Davis City Attorney

HOULE of REFREEDENTITIE E



HUGH D. SHINE DISTRICT 55 BELL COUNTY

27 February 2024

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

Ref: Texas Department of Housing and Community Affairs, Application for Bird Creek Senior Living TDHCA ID 24045, Temple, Texas 76504

Dear Mr. Wilkinson,

As State Representative for House District 55 representing the area for the Bird Creek Senior Living project I am providing this letter as my approval for the project, required by the Texas Department of Housing and Community Affairs.

My office has been notified of Bird Creek's approval by the City of Temple and the project developers.

On behalf of my constituents, I am delighted to give this approval on the Bird Creek Senior Living Project, and I believe the project will serve the constituents in my district for many years to come.

Sincerel Hugh D. Shine

We build strength, stability, self-reliance and shelter.

February 1, 2024

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 Bird Creek Senior Living TDHCA ID 24045 3000 S General Bruce Dr, Temple, TX 76504

Dear Mr. Campbell,

I am writing this letter to voice my support for Bird Creek Senior Living, on affordable housing development to be located approximately at 3000 S General Bruce Drive in Bell County.

Fort Hood Area Habitat for Humanity is a 501 (c) (3) non-profit organization that is active in the Bell County community. We serve this community by seeking to put God's love into action, Fort Hood Area Habitat for Humanity brings people together to build homes, communities, and hope through housing solutions of home ownership, community development, and home repair. 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 Bird Creek Senior Living will serve our clients well and will promote a high quality of life for the underserved citizens of Temple and Bell County.

If I can be of further help in this matter, please let me know. I can be reached at ceo@fhahfh.org. Thank you for your consideration.

Sincerely,

Kristin Smith

CEO

Fort Hood Area Habitat for Humanity





p.o. box 25 killeen, tx 76540 • 254.634.1184 • 254.526.6111 • ficinc@earthlink.net • www.familiesincrisis.net

February 13, 2024

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 Bird Creek Senior Living TDHCA ID 24045 3000 S General Bruce Dr, Temple, TX 76504

Dear Mr. Campbell,

I am writing this letter to voice my support for Bird Creek Senior Living, an affordable housing development to be located approximately at 3000 S General Bruce Drive in Bell County.

Families in Crisis is a 501(c)(3) non-profit organization that is active in the Bell County community. We serve this community by housing, supporting, and empowering people experiencing family violence, sexual violence, and homelessness. As an organization that regularly works within the area and has a primary purpose of bettering the community that this development will serve, we believe that Bird Creek Senior Living will serve our clients well and will promote a high quality of life for the underserved citizens of Temple and Bell County.

If I can be of further help in this matter, please let me know. I can be reached at 254-634-1184 or doo@familiesincrisis.net. Thank you for your consideration.

Sincerely,

ian K Hall

William K. Hall **Director of Operations** Families In Crisis, Inc. 254-634-1184 doo@familiesincrisis.net

families in crisis, inc. houses, supports, & empowers people experiencing family violence, sexual violence, & homelessness.





1208 W Avenue A Temple, Texas 76504 <u>www.zoeswings.com</u> zgrant@zoeswings.org

February 13, 2024

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 Bird Creek Senior Living TDHCA ID 24045 3000 S General Bruce Dr, Temple, TX 76504

Dear Mr. Campbell,

I am pleased to express my wholehearted support for Bird Creek Senior Living, an upcoming affordable housing development set to be situated at 3000 S General Bruce Drive in Bell County.

Zoe's Wings, a dedicated 501(c)(3) non-profit organization actively involved in the Temple community, is compelled to endorse this initiative. Zoe's Wings is committed to enhancing the lives of seniors and individuals with disabilities by securing funding and providing essential support for crucial home repairs. Our mission revolves around creating secure and wholesome living environments for those in need.

Having a deep understanding of the community's needs and regularly working within the Temple area, we firmly believe that Bird Creek Senior Living will be an asset in serving our clients. The development aligns with our organization's core values and has the potential to significantly contribute to improving the quality of life for underserved citizens in Temple and Bell County.

Should you require any additional information or if I can be of further assistance, please do not hesitate to contact me at (254) 421-7930 or via email at zgrant@zoeswings.org. Thank you for considering our endorsement, and we look forward to witnessing the positive impact Bird Creek Senior Living will undoubtedly bring to our community.

Sincerely,

al Aunt

Zoe Gant, Executive Director Zoe's Wings Foundation, Inc. zgrant@zoeswings.org www.zoeswings.org



February 28, 2024

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 Bird Creek Senior Living TDHCA ID 24045 3000 S General Bruce Dr, Temple, TX 76504

Dear Mr. Campbell,

I am writing this letter to voice my support for Bird Creek Senior Living, an affordable housing development to be located approximately at 3000 S General Bruce Drive in Bell County.

Keep Temple Beautiful is a 501(c)(3) non-profit organization that is active in the Temple community. We serve this community by partnering with the City of Temple to hold an annual household hazardous waste materials clean up, a multitude of educational events, and a create beautiful gateway for the city at the intersection of I-35 and Adams Avenue/Central Avenue. 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 Bird Creek Senior Living will serve our clients well and will promote a high quality of life for the underserved citizens of Temple and Bell County.

If I can be of further help in this matter, please let me know. I can be reached at 254.298.5725 or hleedy@templetx.gov. Thank you for your consideration.

Sincerely,

Heather Leedy V Keep Temple Beautiful Chairman 254.298.5725

101 N. Main St. Temple, TX 76501 Keeptemplebeautiful.org FB @keeptemplebeautiful

24175

	Community Input Scoring Items			
		TDHCA#pp. Cove	Self Score Total:	139
1.	Loc	cal Government Support - §11.9(d)(1) - Only check the box if support documents are inclu	ded in the Application.	
	X	Resolution(s) of either "no objection" or "support" is included behind this tab.**	Points Requested	17
		City of Killeen		
		Name of Local Government Body		
	i	Name of Local Government Bady (if englischie)		
		Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, 2024		
2	0	antifiable Community Participation - §11.9(d)(4)		
-		Application expects to receive QCP points.	Points Requested	4
	^	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A		
		received from Neighborhood Organization!	remain rankets most k	
3	Inp	out from State Representative - §11.9(d)(5)		
	X	Letter of either support, neutrality, or opposition is included behind this tab.**	Points Requested	8
		OR		L
	-	Letter stating that no letter will be provided is included behind this tab.**		
		No letter from a State Representative is included behind this tab.		
			Points Requested	0
	**	Note that if there is no Representative, both items will be scored as neutral. Letters are	due March 1 <u>, 2024</u> .	8
4	Inp	out 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
		Neighborhood Housing Services Of Waco, Inc.		
		Name of Community Organization	X Suppo	ort
		Roy Nash	Орро	sition
		Contact Name		
	1	Bring Everyone In The Zone, Inc.	_	
		Name of Community Organization	X Suppo	
	i	Maureen J Jouett	Орро	sition
		Contact Name		
		Destiny World Outreach Center	_	
		Name of Community Organization	X Suppo	
	1	Pastor Chad Rowe	Орро	sition
		Contact Name		
		State of Texas LULAC District 17		
		Name of Community Organization	X Suppo	
		AnaLuisa Carillo-Tapia	Орро	sition
	1	Contact Name		
	Ε.	Name of Community Organization		ort
		Name of Community Organization	Suppo	
		Contact Name	Орро	sition
		Contact Name		
	F.	Name of Community Organization		ort
		Contact Name	Орро	sition

RESOLUTION NO. 24-032R

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF KILLEEN EXPRESSING SUPPORT FOR THE APPLICATION OF AVANTI LEGACY WESTWOOD, LP TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2024 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS TO DEVELOP AFFORDABLE RENTAL HOUSING AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Madhouse Development LLC, - Avanti Legacy Westwood LP, and its affiliates (the "Applicant") brought to the City of Killeen (the "City") a proposal to develop an affordable rental housing community for seniors named Avanti Legacy Westwood (the "Housing Community") to be located at 3001 Illinois Avenue, Killeen, Bell County, Texas 76543 (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 2024 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 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 Avanti Legacy Westwood for HTC to TDHCA and for a commitment of development funding that will benefit the Housing Community.

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

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.

The City, acting through its governing body, hereby confirms that it supports the proposed development of the Housing Community on the Development Site and to the submission of Avanti Legacy Westwood to TDHCA for HTC.

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

The City, acting through its governing body, hereby approves a commitment to the Applicant of funding 4 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.

5. The City, acting through its governing body, hereby authorizes, empowers, and directs Mayor Debbie Nash-King to execute this resolution on behalf of the City and to certify this resolution to TDHCA.

DULY RESOLVED by the City Council of the City of Killeen, on this the day of 2024. APPROVED:

MAYOR, Debbie Nash-King

APPROVED AS TO FORM:

Holli Clements, City Attorney

ATTEST:

Laura Calcote, City Secretary

TEXAS HOUSE OF REPRESENTATIVES



BRAD BUCKLEY, D.V.M.

State Representative · District 54

February 28, 2024

Texas Department of Housing and Community Affairs Multifamily Finance Division Attention: Cody Campbell 221 East 11th Street Austin, Texas 78701

Re: A anti e a y est oo (TDHCA #2417) to e o ate at 1 inois A e i een e Co nty Te as 7 4

Dear Mr. Campbell,

I would like to express my support for the application for housing tax credits concerning the proposed Avanti Legacy Westwood senior community. This project is located in my district at 3001 Illinois Ave., Killeen, Bell County, Texas, 76543.

I firmly believe that we need more affordable housing options in District 54. This development would greatly benefit the community by providing quality affordable housing to those living on low to moderate incomes. The development is designed to address the needs of our growing community, especially those who have financial obstacles. The Avanti Legacy Westwood community will give seniors the opportunity to reside in decent, safe, and affordable housing.

Citizens of Killeen deserve the opportunity to live in a safe and comfortable environment, and Avanti Legacy Westwood will provide this opportunity for elderly households in the Killeen area. For these reasons, I support the Avanti Legacy Westwood application for tax credits.

If I can be of further assistance, please do not hesitate to contact my office.

Sincerely,

Brad Buckley, DVM Chairman, House Committee on Public Education Chairman, House Select Committee on Educational Opportunity and Enrichment State Representative, Texas House District 54 Proudly serving Bell County



February 12, 2024

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

Attention: Joshua Goldberger – Multifamily Division

RE: Avanti Legacy Westwood, LP (TDHCA #24175) 3001 Illinois Avenue Killeen, TX 76543

Dear Mr. Goldberger,

This letter is in wholehearted support of the application for the award of housing tax credits to the proposed development of Avanti Legacy Westwood, LP (TDHCA#24175), multifamily senior housing community. As the City of Killeen continues to grow exponentially, this development will address the increasing need for affordable housing for our senior citizens.

NeighborWorks Waco is a non-profit organization whose designated service area includes the City of Killeen and Bell County. Our mission is to build stronger neighborhoods through homeownership, quality rental housing, and community-building initiatives. We have a 30-year track record of serving the housing needs of Central Texas Citizens. We have already participated in a TSAHC program that allowed us to gift homes to disabled veterans in the City of Killeen.

There is a tremendous need for affordable housing for senior citizens in the City of Killeen. Avanti Legacy Westwood would provide quality, affordable housing for seniors of Bell County, and will assist in adding to the tax base and creating jobs. Thank you for your consideration of the application and we strongly urge you to award the housing tax credits to Avanti Legacy Westwood, LP for the Westwood Apartments development. If you have any questions, please contact me at (254)752-1647.

Sincerely,

Koy Nash

Roy Nash President/CEO

> NeighborWorks Waco | 922 Franklin Avenue | Waco, TX 76701 254-752-1647 | www.nw-waco.org | NMLS #336607



February 8, 2024

Texas Department of Housing and Community Affairs 221 East 11th Street Austin, TX 78701 Attention: Joshua Goldberger – Multifamily Division

RE: Avanti Legacy Westwood, LP (TDHCA #24175) 3001 Illinois Avenue, Killeen, TX 76543

Dear Mr. Goldberger,

It is with pleasure that we give our support to Avanti Legacy Westwood, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for Avanti Legacy Westwood, LP senior development (TDHCA #24175), located at 3001 Illinois Avenue in Killeen, Texas. As a tax-exempt non-profit organization we feel that this development would be a help to those whom we serve in the City of Killeen and Bell County.

Since 2008, our organization, Bring Everyone in the Zone, has been providing peer support in a myriad of ways to Service Members, Veterans, and their families, especially those suffering from Post-Traumatic Stress, Traumatic Brain Injury, Military Sexual Trauma and other traumatic events in their lives. Through our Military Support Program, we provide financial assistance for housing, utility and transportation to help improve the quality of life for those we serve. We believe this development will also help to improve the quality of life for the elderly citizens of Killeen.

Westwood Apartments will not only increase the availability of quality affordable housing and better living for seniors in Bell County and the City of Killeen but will also assist in adding to the tax base and creating jobs.

We encourage you to award housing tax credits to Avanti Legacy Westwood, LP for the Westwood Apartments development.

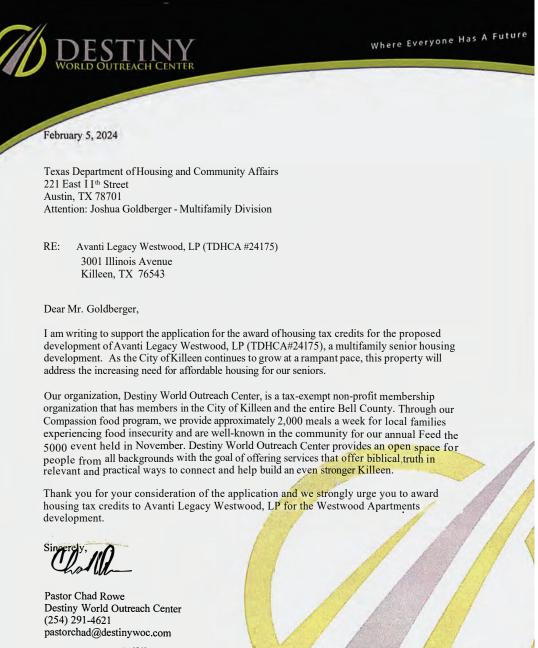
Regards,

Marrien J Jonet

Maureen J Jouett Bring Everyone In The Zone, Inc. Member—Military Veteran Peer Network 254-681-9112



"If you think you can, or you think you can't, you're right". Henry Ford



ADDRESS 101 N WS Young Killeen, TX 76543 PHONE 254,690.0856 WEBSITE www.destinywoc.com EMAIL Info@destinywoc.com



Analuísa Carríllo-Tapía

Dístríct Dírector State of Texas LULAC Dístríct 17

February 5, 2024

Texas Department of Housing and Community Affairs 221 East 11th Street Austin, TX 78701 Attention: Joshua Goldberger – Multifamily Division

RE: Avanti Legacy Westwood, LP (TDHCA #24175) 3001 Illinois Avenue Killeen, TX 76543

Dear Mr. Goldberger,

We are writing to give our support to Avanti Legacy Westwood, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Westwood Apartments senior development (TDHCA #24175) located at 3001 Illinois Avenue in Killeen, Texas.

Our organization, the League of United Latin American Citizens, known as LULAC, is a tax-exempt non-profit membership organization that has members in the City of Killeen and the entire Bell County. LULAC focuses heavily on education, civil rights, health, housing and employment and its main purpose is to defend the rights and liberties of every American citizen by the law of the land.

There is a tremendous demand for affordable housing in the City of Killeen, as the population in Killeen, Bell County and the surrounding area is growing rapidly. There is an especial need for affordable housing for our aging population to allow them to retire on fixed incomes in place. Westwood Apartments would address this need by providing quality, affordable housing for the seniors of Bell County, and will assist in adding to the tax base and creating jobs.

Thank you for your consideration of the application and we strongly urge you to award the housing tax credits to Avanti Legacy Westwood, LP for the Westwood Apartments development.

Sincerely, Anadiina Carrillo-Tapia

AnaLuisa Carillo-Tapia District Director State of Texas LULAC District 17

> ission: To a an e the e onomi on ition e ationa attainment po iti a in en e ho sin heath an i i ri hts o the Hispani pop ation o the nite States an P erto Ri o P o 1 i een Te as 7 41 (2 4) 2 2

24094

Community Input Scoring Items			
	TDHCA#pp. Cove	Self Score Total:	140
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are inclu	uded in the Application.	
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Kerrville Name of Local Government Body	Points Requested	17
	Name of Local Government Body (if applicable)		
	** Note that resolutions are due March 1, <u>2024</u>		
2	Quantifiable Community Participation - §11.9(d)(4)		
	X Application expects to receive QCP points.	Points Requested	4
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	· · ·	
3	Input from State Representative - §11.9(d)(5)		
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	8
	Letter stating that no letter will be provided is included behind this tab.**		
	No letter from a State Representative is included behind this tab.		
	** Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested due March 1, 2024.	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. American Legion Post 157 		
	Name of Community Organization	X Suppo	rt
	Susan L Junker		
	Contact Name		
	B. CPL. JACOB C. LEICHT MEMORIAL AMVETS POST 1000		
	Name of Community Organization	X Suppo	rt
	William A Cantrell	Oppos	ition
	Contact Name		
	C. Riverside Nature Center Association	_	
	Name of Community Organization	X Suppo	rt
	Becky Etzler	Oppos	ition
	Contact Name		
	D. Together With Hill Country Veterans	_	
	Name of Community Organization	X Suppo	rt
	Lance Maley	Oppos	ition
	Contact Name		
	E		
	Name of Community Organization	Suppo	
		Oppos	ition
	Contact Name		
	F.	— .	
	Name of Community Organization	Suppo	
	Contact Name	Oppos	ition

CITY OF KERRVILLE, TEXAS RESOLUTION NO. 02-2024

A RESOLUTION SUPPORTING THE APPLICATION OF FREEDOM'S PATH KERRVILLE II LIMITED PARTNERSHIP TO CONSTRUCT AFFORDABLE RENTAL HOUSING PURSUANT TO THE LOW INCOME HOUSING TAX CREDIT PROGRAM ADMINISTERED BY THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

WHEREAS, Freedom's Path Kerrville II Limited Partnership has proposed a development for affordable rental housing at 3602 Memorial Boulevard, Kerrville, Texas, named Freedom's Path at Kerrville II; and,

WHEREAS, Freedom's Path Kerrville II Limited Partnership 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 Freedom's Path at Kerrville II; and

WHEREAS, to be competitive, Freedom's Path at Kerrville II tax credit application requires a commitment of a financial contribution to the project by the City of Kerrville in an amount of at least \$250.00 as a loan, grant, or reduced fees; and

WHEREAS, City Council finds it in the public interest to support efforts by the private development sector to construct decent affordable housing in Kerrville;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:

SECTION ONE. The City of Kerrville, Texas, acting through its City Council, hereby confirms that it supports the proposed Freedom's Path at Kerrville II, 3602 Memorial Boulevard, Kerrville, TX, Application #24-094 and that this formal action has been taken to put on record the opinion expressed by the City of Kerrville, Texas on January 23, 2024.

SECTION TWO. In accordance with 10 Texas Administrative Code §11.9(d)(2), City Council hereby commits to an in-kind contribution to the project referenced in Section One, above, in the form of an in-kind contribution such as a fee waiver, grant, or contribution of other value for the benefit of the project. Should the project be approved, City Council will formalize such action pursuant to the future adoption of a resolution.

SECTION THREE. For and on behalf of the City Council, the City Manager is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED ON this the <u>23</u> day of <u>JANUARY</u> 2024. July Eychner A.D., 2024.

Judy vchner. Ma

APPROVED AS TO FORM:

ATTEST:

Michael C. Hayes, City Attorney

Shelley McElhannon, City Secretary

TALEGALARESOLUTIONS-GENERALASUPPORTING FREEDOM'S PATH HODSING KERRVILLE II PROJECT, 020419.DOCX

Bandera County Crane County Crockett County Edwards County Kerr County Kimble County Llano County Mason County



McCulloch County Medina County Menard County Pecos County Real County Schleicher County Sutton County Upton County

Texas House of Representatives ANDREW S. MURR

District 53

February 28, 2024

Cody Campbell Director of Multifamily Finance Texas Department of Housing and Community Affairs P.O. Box 13941 Austin, TX 78701

RE: Freedom's Path at Kerrville II Solutions for Veterans, Inc. 3602 Memorial Boulevard Kerrville, Texas 78028 TDHCA Application #24-094

Dear Director Campbell,

I would like to express my support for Solutions for Veterans, Inc.'s pursuit of Housing Tax Credits (HTCs) from the Texas Department of Housing and Community Affairs (TDHCA) for the Freedom's Path II development in Kerrville, Texas.

Affordable housing has been an ongoing struggle, particularly for our veterans, and the HTCs program is undeniably one of the best tools available in our State's toolbox to combat this challenge effectively. The development of Freedom's Path at Kerrville II plays a vital role in offering affordable housing for veterans, particularly in Kerrville, home to one of the state's five Veterans Affairs (VA) Medical Centers.

I would be pleased to offer my support, as it provides additional and affordable housing options to veterans who reside in House District 53. This project will also bring much-needed jobs to our area and assist in the economic growth of the City of Kerrville.

Again, I am very pleased to lend my support to this proposal and application.

Very sincerely,

Andrew Murr State Representative

Capitol Office: Post Office Box 2910 Austin, Texas 78768-2910 (512) 463-0536 Telephone andrew.murr@house.texas.gov



District Office: 507 Earl Garrett Street Kerrville, Texas 78028 (830) 257-0432 Telephone district53.murr@house.texas.gov



American Legion Post 157 P.O. Box 422 205 (2th Street Bandera, Texas (78003) (830) 796-7528 Bandera A) 157 *a*-gunrd.com (http://www.aft/57).com

Gary Noller President Texas Freedom's Path 3602 Memorial Boulevard Kerrville, Texas 78028

Re: 2024 Housing Tax Credit Application--TDHCA #24094-Freedom's Path at Kerrville II

Dear Mr. Noller,

The Bandera American Legion Post 157 supports the award of Low-Income Housing Tax Credits (LIHTCs) from the Texas Department of Housing and Community Affairs (THHCA) for the new construction of 58 units of veterans housing to be located at 3602 Memorial Blvd on the Kerrville Division of the South Texas Healthcare Services VA Medical Campus under the Supportive Housing category. Disabled and homeless or near-homeless Veterans will have priority access to housing.

In addition to the construction of 58 units of 1 and 2-bedroom apartments, the project will include a Commons area, Computer Lab, Fitness Center, Meeting Rooms, on-site management, and laundry.

This project meets a significant local community need and will assist in improving the documented shortage of affordable housing for disabled and lower-income Veterans in Texas. Uniquely located on the Kerrville campus, this housing will complement the medical services already utilized by many veterans, and provide immediate access to health care for Veterans who come to live there.

The project is being undertaken by the local non-profit, Texas Freedom's Path, Inc., which has been formed by local veterans for the express benefit of veterans. This will ensure local control of design, construction, and operations. We are confident that their Board members have extensive experience with the first phase of the development, Freedom's Path at Kerrville I, which has operated very effectively for over eight years on the Kerrville campus.

We endorse this project because it serves our community of Texas Veterans who are disabled or live on limited incomes and urge the TDHCA to approve the Freedoms Path at Kerrville II LIHTC application. If you have any questions, contact me at 210-788-9160 or the email address shown above.

Sincerely,

Tunker Wan

Susan L. Junker 🖌 Commander American Legion Post 157

Gary Noller President Texas Freedom's Path 3602 Memorial Boulevard Kerrville, Texas 78028

Re: 2024 Housing Tax Credit Application--TDHCA #24094-Freedom's Path at Kerrville I

Dear Mr. Noller,

I am writing to express my support for an award of Low Income Housing Tax Credits (LIHTC's) from the Texas Department of Housing and Community Affairs (TH HCA) for the new construction of 52 units of Veterans housing to be located at 3602 Memorial Blvd on the Kerrville Division of the South Texas Healthcare Services VA Medical Campus under the Supportive Housing category. Disabled and homeless or near homeless Veterans will have priority access to the housing.

In addition to the construction of 52 units of 1 & 2 bedroom apartments, the project will include a Commons area, Computer Lab, Fitness Center, Meeting Rooms, on-site management and a laundry.

This project meets not only a local community need, but addresses an overall State shortage of affordable housing for disabled and lower income Veterans. Uniquely located on the Kerrville campus, this housing will complement the medical services already utilized by many Veterans, and provide immediate access to the health care for Veterans who come to live there.

The project is being undertaken by the local non-profit, Texas Freedom's Path, Inc., which has been formed by local Veterans for the express benefit of Veterans. This will ensure local control of design, construction and operations. I recognize that the Board members of this non-profit have extensive experience with the first phase of the development, Freedom's Path at Kerrville I, which has operated very effectively for over eight years on the Kerrville campus.

I support this project because of its service to our community of Texas Veterans who are disabled or live on limited incomes and urge the TDHCA approve the Freedoms Path at Kerrville II LIHTC application.

William A Cantrell, Vice-Commander Jacob C Leicht Memorial AMVETS Post 1000 February 15, **2024**



Riverside Nature Center Association 150 Francisco Lemos Street Kerrville, Texas 780 (830) 257-4837 RNC.kerrville@gmail.com

RNCA is a 501(c)(3) non-profit organization

Board of Directors:	Eshanara 10, 2024		
President:	February 19. 2024		
Bryan Brown	Gary Noller		
,	President		
Vice President:	Texas Freedom's Path		
Leslie Jones	3602 Memorial Boulevard		
	Kerrville, Texas 78028		
Secretary:			
Brad Toelle	Re: 2024 Housing Tax Credit ApplicationTDHCA #24094-Freedom's Path at Kerrville II		
	Dear Mr. Noller,		
Treasurer:			
Jeff Gelsone	I am writing to express my support for an award of Low Income Housing Tax Credits		
	(LIHTC's) from the Texas Department of Housing and Community Affairs (THHCA) for		
Past President:	the new construction of 52 units of Veterans housing to be located at 3602 Memorial		
Tara Bushnoe	Blvd on the Kerrville Division of the South Texas Healthcare Services VA Medical Campus under the Supportive Housing category. Disabled and homeless or near		
	homeless Veterans will have priority access to the housing.		
Board Members:	In addition to the construction of 52 units of 1 & 2 bedroom apartments, the project will		
Johnny Arredondo	include a Commons area, Computer Lab, Fitness Center, Meeting Rooms, on-site		
Mary Bourne-Marth	management and a laundry.		
Rachael Carruthers	This project meets not only a local community need, but addresses an overall State		
Chris Distel	shortage of affordable housing for disabled and lower income Veterans. Uniquely		
Kathryn Dover	located on the Kerrville campus, this housing will complement the medical services		
Kevin Lockhart	already utilized by many Veterans, and provide immediate access to the health care for		
Kevin Wessels	Veterans who come to live there.		
	The project is being undertaken by the local non-profit, Texas Freedom's Path, Inc.,		
Executive Director:	which has been formed by local Veterans for the express benefit of Veterans. This will		
	ensure local control of design, construction and operations. I recognize that the Board		
Becky Etzler	members of this non-profit have extensive experience with the first phase of the		
	development, Freedom's Path at Kerrville I, which has operated very effectively for over		
	eight years on the Kerrville campus.		
	I support this project because of its service to our community of Texas Veterans.		
	Booky Etzler		

Executive Director Riverside Nature Center

Gary Noller President, Texas Freedom's Path 3602 Memorial Boulevard Kerrville, Texas 78028

Re: 2024 Housing Tax Credit Application-TDHCA #24094-Freedom's Path at Kerrville II

Dear Mr. Noller,

On behalf of Together With Hill Country Veterans (TWHCV) I am providing this letter of support from our organization for an award of Low Income Housing Tax Credits (LIHTC's) from the Texas Department of Housing and Community Affairs (THHCA). As you know, this award is for new construction of 52 units of Veteran housing, to be located at 3602 Memorial Blvd, on the campus of the Kerrville Division, South Texas Veteran Healthcare System, under the Supportive Housing category. Disabled and homeless, or near homeless, Veterans will have priority access to the housing. In addition to the construction of 52 units of 1- & 2-bedroom apartments, the project will include a commons area, computer lab, fitness center, meeting rooms, on-site management, and a laundry.

The project, undertaken by the local non-profit, Texas Freedom's Path, Inc., was formed by local Veterans, for the express benefit of Veterans. This will ensure local control of design, construction, and operations. Board members of this non-profit organization had extensive experience with the first phase of the development, Freedom's Path at Kerrville I, which has operated very effectively for over eight years on the Kerrville Division's campus.

If approved, Freedom's Path at Kerrville II would not only meet a local community need but also address an overall statewide shortage of affordable housing for disabled and lower income Veterans. Uniquely located on the Kerrville campus, this housing will complement medical services already utilized by many Veterans and provide proximate access to health care for Veterans who come to live there.

In summary, I support this project because of its service to our community of Texas Veterans.

Sincerely, au

Lance Maley, Executive Director Together With Hill Country Veterans

24064

	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 incl	luded in the Application.		
ĺ	X Resolution(s) of either "no objection" or "support" is included behind this tab.** <u>City of San Antonio</u> Name of Local Government Body	Points Requested 17		
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>			
2	Quantifiable Community Participation - §11.9(d)(4)			
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested 4 Applicant. Packets MUST be		
3	Input from State Representative - §11.9(d)(5)			
	X Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 8		
I	Letter stating that no letter will be provided is included behind this tab.**			
1				
	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			
1	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		
I				
	A. House of Neighborly Services Name of Community Organization	x Support		
	Sandra Morales	Opposition		
	Contact Name			
	B. Rainbow Housing Assistance Corporation			
	Name of Community Organization	x Support		
	Flynann Janisse	Opposition		
	Contact Name			
	C. Wayforward	_		
	Name of Community Organization	x Support		
	Dominic Rosato	Opposition		
	Contact Name			
	D. Avenida Guadalupe Association			
	Name of Community Organization	x Support		
	Gabriel Quintero Velasquez	Opposition		
	Contact Name			
	Ε.			
	Name of Community Organization	Support		
	Contact Name			
	F			
	Name of Community Organization	Support Opposition		
	Contact Name			

A RESOLUTION 2024-02-01-0009R

IN SUPPORT OF FISH POND LIVING AT BUENA VISTA, LP'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF FISHPOND AT BUENA VISTA, A 55-UNIT MULTI- FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 5.

* * * * *

WHEREAS, Fishpond Living at Buena Vista, LP (the "Applicant") has proposed a 55-unit affordable multi-family rental housing development named Fish Pond at Buena Vista (the "Development"), to be located at approximately 1601 & 1615 Buena Vista Street 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 2024 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 may adopt a Resolution of Support as required by the TDHCA 2024 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 Fishpond Living at Buena Vista, LP's ("Applicant") application ("Application") to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2024 Competitive 9% Housing Tax Credits has been provided to the City in accordance with Texas Government Code §2306.67071(a); and JYW 02/01/2024 Item No. 15

- (ii) The City Council has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Fish Pond at Buena Vista development to be located at approximately 1601 & 1615 Buena Vista Street in the City of San Antonio ("Development"); 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 proposed Application.

SECTION 2. The City hereby confirms that it supports the Applicant's Application to the TDHCA 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 1st day of February, 2024.

0 R A Y Ron Nirenberg

ATTEST:

Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney



City of San Antonio City Council Meeting February 1, 2024

2024-02-01-0009R

Resolution of Support for FishPond Living at Buena Vista, LP's application to the Texas Department of Housing and Community Affairs' Competitive 9% Housing Tax Credits program for the rehabilitation of FishPond at Buena Vista, a 55-unit affordable housing development, located at 1601 & 1615 Buena Vista Street. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye:Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,
Cabello Havrda, Alderete Gavito, Courage, WhyteAbsent:Pelaez

15.



TEXAS HOUSE of REPRESENTATIVES

Diego M. Bernal

State Representative, District 123

February 20, 2024

Cody Campbell Director of Multifamily Finance Texas Dept. of Housing & Community Affairs 221 E. 11th Street Austin, TX 78701

RE: Fish Pond at Buena Vista – TDHCA # 24064 1601 & 1615 Buena Vista, San Antonio, TX 78207

Dear Mr. Campbell,

This letter serves to express my support for the application for Low Income Housing Tax Credits (LIHTC), for the above referenced Fish Pond Living at Buena Vista (TDHCA 24064); this proposed project would be located in House District 123, which I represent.

I believe this revitalization of affordable housing will be extremely beneficial to my district and I would like to give my support for these efforts; I hope that the Texas Department of Housing and Community Affairs Board will look favorably upon this application.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Diego M. Bernal State Representative, House District 123



House of Neighborly Service

407 N. Calaveras San Antonio, TX 78207 (210) 434 2301

February 22, 2024

Bobby Wilkinson Executive Director Texas Department of Housing and Community Affairs (TDHCA) 221 East 11th Street Austin, Texas 78701-2410

RE: Letter of Support for FishPond at Buena Vista, TDHCA # 24064

Mr. Wilkinson:

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Competitive Housing Tax Credit Application #24064, FishPond at Buena Vista. This property is located at 1601 & 1615 Buena Vista Street, San Antonio, TX, within the boundaries of our service area.

House of Neighborly Service is a registered 501(c)(3) organization that serves the community, and we believe that there is a need for quality affordable housing in San Antonio for our citizens of moderate-income levels and FishPond at Buena Vista will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 210-434-2301.

Best Regards, Sandra Morales

Sandra Morales Executive Director House of Neighborly Service Executive.director@hns-tx.org



February 15, 2024

Bobby Wilkinson Executive Director Texas Department of Housing and Community Affairs (TDHCA) 221 E 11th St Austin, Texas 78701-2410

RE: Letter of Support for FishPond at Buena Vista, TDHCA #24064

Mr. Wilkinson:

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Competitive Housing Tax Credit Application #24064, FishPond at Buena Vista. This property is located at 1601 and 1615 Buena Vista St, San Antonio, TX, within the boundaries of our service area.

Rainbow Housing Assistance Corporation is a registered 501(c)(3) organization which serves the community, and we believe that there is a need for quality affordable housing in San Antonio for our citizens of moderate-income levels and FishPond at Buena Vista 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 (602) 903-1843.

Best Regards,

man

Flynann Janisse Executive Director Rainbow Housing Assistance Corporation <u>fjanisse@rainbowhousing.org</u> (602) 903-1843

> Rainbow Housing Assistance Corporation 18001 N 79th Ave Ste 72E, Glendale, AZ 85308 Phone: (602) 903-1843 Fax: (623) 687-9472



February 21st, 2024

Bobby Wilkinson Executive Director Texas Department of Housing and Community Affairs (TDHCA) 221 East 11th Street Austin, Texas 78701-2410

RE: Letter of Support for FishPond at Buena Vista, TDHCA # 24064

Mr. Wilkinson:

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Competitive Housing Tax Credit Application #24064, FishPond at Buena Vista. This property is located at 1601 & 1615 Buena Vista Street, San Antonio, TX, within the boundaries of our service area.

WayForward is a registered 501(c)(3) organization that serves to enrich the lives of residents through onsite support, connection to local services, and asset-based community development. Our current service areas are Texas, Colorado, Tennessee, North Carolina, South Carolina, Kentucky, and more recently Georgia. Specifically in south San Antonio, we are servicing multiple multi-family communities and hopefully more to be added in 2024. We have assessed and implemented immigration support, food banks, ESL classes, after school programs, clothing drives, and life mentoring/coaching for community members we serve. We believe that there is a need for quality affordable housing in San Antonio for our citizens of moderate-income levels and FishPond at Buena Vista 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 817-691-8525

Best Regards,

Dominic Rosato Executive Director WayForward dominic@wayforwardcommunity.org



1313 Guadalupe, Suite 200 Office: (210) 223-3151 Fax: (210) 899-3642 www.avenida.org

Thursday, February 29, 2024

Bobby Wilkinson Executive Director Texas Department of Housing and Community Affairs (TDHCA) 221 East 11th Street Austin, Texas 78701-2410

RE: Letter of Support for Fishpond at Buena Vista (aka, Prospect Hill), TDHCA # 24064

Mr. Wilkinson:

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Competitive Housing Tax Credit Application #24064, Fishpond at Buena Vista (aka, Prospect Hill). This property is located at 1601 Buena Vista St., San Antonio, TX 78207, within the boundaries of our service area.

The Avenida Guadalupe Association is a neighborhood-based organization incorporated in 1979 and is engaged in not-for-profit neighborhood revitalization and economic development projects in the near Westside. What started as a gathering of concerned individuals wanting to make a difference in their neighborhood has blossomed into a respected community development corporation setting a standard for inner-city revitalization. Avenida's successful projects range from historic building renovations and new construction to workforce training programs. Avenida is also a sponsor of low-income senior affordable-housing developments located in our targeted service area. Additional information can be found on our website at www.avenida.org.

Avenida is well aware of Fishponds efforts to revitalize 1601 Buena Vista Street for some time. And we are well informed as to the needs of the important senior housing building to bring it into an updated condition so that it can continue to provide "affordable housing" - probably the most important element of our city's vital needs. For our community this project is very important. If I can be of any assistance or answer any questions please feel free to reach out at the information found in the header of this correspondence.

Thank You,

Gabriel Quintero Velasquez President-CEO

24056

	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 in	cluded 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 March 1, 2024				
2	Quantifiable Community Participation - §11.9(d)(4)				
	Application expects to receive QCP points.	Points Requested 4			
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the	Applicant. Packets MUST be			
3	received from Neighborhood Organization! Input from State Representative - §11.9(d)(5)				
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.				
	** Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested 8 e due March 1, 2024. 8			
4	Input from Community Organizations - §11.9(d)(6)				
4		Points Requested 4			
	A. form communities Name of Community Organization	x Support			
	Eric Estrada	Opposition			
	Contact Name				
	B. MOVE Texas Action Fund	- 🗖 .			
	Name of Community Organization	x Support			
	Claudia Yoli Ferla	Opposition			
	Contact Name				
	C. MACRI				
	Name of Community Organization	X Support			
	Sarah Zenaida Gould	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				

A RESOLUTION **2024** - 02 - 01 - 0013R

IN SUPPORT OF SA VISTA PARK, 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 PARK, AN 85-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 10.

* * * * *

WHEREAS, SA Vista Park, LP (the "Applicant") has proposed an 85-unit affordable multi-family rental housing development named Vista Park (the "Development"), to be located NE of Nacogdoches Road and Spring Farm Street 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 2024 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 may adopt a Resolution of Support as required by the TDHCA 2024 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 SA Vista Park, LP's ("Applicant") application ("Application") to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2024 Competitive 9% Housing Tax Credits has been provided to the City in accordance with Texas Government Code §2306.67071(a); and JYW 02/01/2024 Item No. 22

- (ii) The City Council has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Vista Park development to be located NE of Nacogdoches Road and Spring Farm Street in the City of San Antonio ("Development"); 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 proposed Application.

SECTION 2. The City hereby confirms that it supports the Applicant's Application to the TDHCA 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 1st day of February, 2024.

M R Ron Nirenberg

ATTEST:

Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney



February 14, 2024

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

RE: Vista Park To be located NE of Nacogdoches Rd and Spring Farm Rd San Antonio, Texas, 78247

Dear TDHCA,

We would like to express support for the Housing Tax Credit application of Vista Park, a multifamily housing community proposed in San Antonio. *form* 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 Bexar County. The population in our community and surrounding areas is growing rapidly. I know this area well: I raised my kids a few blocks here. The location is accessible to shopping, libraries, and parks and the proposed development would provide quality, affordable housing to those in need.

Again, we are very pleased to offer our support to Vista Park's Housing Tax Credit application. If you need additional information, please feel free to call me at 210-646-4657 or email me at eric@formcommunities.org.

Respectfully,

Eric Estrada **Executive Director**



February 15, 2024

Texas Department of Housing and Community Affairs Attention: Cody Campbell 221 East 11th Street Austin, TX 78701

RE: Vista Park (TDHCA Application #24056) NE of Nacogdoches Rd and Spring Farm St San Antonio, TX 78247

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Vista Park, a multifamily housing community proposed in San Antonio. MOVE Texas Action Fund is a 501(c)4 non-profit organization whose mission is to increase civic engagement among young Texans ages 18-35, building their political power at the ballot box and on progressive issues like housing accessibility and affordability, including in the San Antonio area.

There is a desperate need for affordable housing in Bexar County. The population in our community and surrounding areas is growing rapidly. The proposed development would provide quality, affordable housing to those in need.

Respectfully,

DocuSigned by:

Claudia Yoli Ferla ______698758F7F9D140A...

Claudia Yoli Ferla Executive Director MOVE Texas Action Fund



Expanding the story of civil rights in the U.S.

BOARD OF DIRECTORS

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Cecilia Elizondo Herrera Vice-Chair

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STAFF

Sarah Zenaida Gould, PhD Executive Director

> Barbara Aguirre Administrator

February 15, 2024

Texas Department of Housing and Community Affairs Attention: Cody Campbell 221 East 11th Street Austin, TX 78701

RE: Vista Park (TDHCA Application #24056) To be located at NE of Nacogdoches Rd and Spring Farm St, San Antonio, TX 78247

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Vista Park, a multifamily apartment community proposed in San Antonio. The Mexican American Civil Rights Institute (MACRI) is a 501(c)3 nonprofit organization based in San Antonio, whose mission is to chronicle and advance the Mexican American community's civil rights efforts in the U.S.

Despite the many advances Mexican Americans have achieved over the generations, access to safe, affordable housing near essential resources such as schools, jobs, fresh healthy food, and medical care remains a critical issue for Mexican Americans, and indeed all Americans.

At MACRI, we believe housing is a basic human right and we are keenly aware that there is a desperate need for affordable housing in Bexar County, especially in the 30%-60% AMI range. We all know the population in our community and surrounding areas is growing at a rapid pace. The proposed development would provide much needed quality, affordable housing for our growing community.

Again, we are very pleased to offer our support to Vista Park's Housing Tax Credit application. If you need additional information, please feel free to call me at 361-810-4093 or via email at <u>sgould@somosMACRI.org</u>.

Respectfully,

DocuSigned by: Sarah Einaida Gould, PhD

Sarah Zenaida Gould, PhD Executive Director



24079

	Community Input Scoring Items				
		TDHCA#pp. Cove	Self Score Total:	139	
1.	Lo	cal Government Support - §11.9(d)(1) - Only check the box if support documents are	e included in the Application.		
	x	Resolution(s) of either "no objection" or "support" is included behind this tab.** City of New Braunfels	Points Requested	17	
		Name of Local Government Body			
		Name of Local Government Body (if applicable)			
	_	** Note that resolutions are due March 1, 2024			
2	Qu	antifiable Community Participation - §11.9(d)(4)			
	X	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by t received from Neighborhood Organization!	Points Requested he Applicant. Packets MUST	4 be	
3	Inp	out from State Representative - §11.9(d)(5)			
		Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0	
		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		8	
4		but from Community Organizations - §11.9(d)(6)			
	_	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4	
	Α.	United Way of Comal County			
		Name of Community Organization	X Supp	ort	
		Terry Robinson	Орро	sition	
		Contact Name			
	Β.	New Braunfels Community Foundation			
		Name of Community Organization	X Supp	ort	
		Brit King	Орро	sition	
		Contact Name			
	c.				
		Name of Community Organization	Supp Oppo	ort sition	
	D.	Contact Name			
	D.	Name of Community Organization	Supp		
		Contact Name		sition	
	Ε.				
		Name of Community Organization	Supp Oppo	ort sition	
		Contact Name			
	F.				
		Name of Community Organization		ort sition	
		Contact Name			

RESOLUTION NO. 2024 - R28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE 2024 COMPETITIVE LOW INCOME HOUSING TAX CREDIT (LIHTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY PARK AT DOGWOOD, FOR THE CONSTRUCTION OF UP TO 85 LOW INCOME UNITS.

WHEREAS, Comal Partners, L.P. ("Applicant") has requested funding support from the City of New Braunfels ("City") to construct up to 85 affordable rental housing units ("Project") named Park at Dogwood located at the northeast corner of McQueeny Road at County Line Memorial Trail in New Braunfels, Comal County, Texas (the "Development"); and

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2023 Competitive 9% Housing Tax Credits ("HTC") for the construction of Park at Dogwood; and

WHEREAS, pursuant to the rules that govern the allocation of LIHTCs 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 LIHTCs 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 from the City for its application to TDHCA for thenew construction of Park at Dogwood; and

WHEREAS, all members of the City Council of the City are elected officials.

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

<u>SECTION 1:</u> The City, acting through its governing body, hereby confirms that it supports and approves the tax credit application for the proposed construction of Park at Dogwood located at the northeast corner of McQueeny Road at County Line Memorial Trail in the City of New Braunfels, Comal County, Texas and that this formal action has been taken to put on record the opinion expressed by the City of New Braunfels on February 12, 2024, and

<u>SECTION 2:</u> 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 Project be selected for funding; and

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

<u>SECTION 4</u>: The City hereby supports the proposed Park at Dogwood apartments and confirms that its governing body has voted specifically to approve the construction and/or rehabilitation of the Development and to authorize an allocation of Low Income Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4); and

<u>SECTION 5:</u> That on behalf of the Governing Body, Neal Linnartz, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs; and

<u>SECTION 6:</u> City is not a related party to the Applicant, and any funding assistance committed by the City to the development of Park at Dogwood 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 26th day of February, 2024.

CITY OF NEW BRAUNFELS, TEXAS

By:

Neal Linnartz, Mayor

ATTEST:

Gayle Wilkinson, City Secretary



February 12, 2024

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

Re: Park at Dogwood – TDHCA #24079 Community Support

Dear Mr. Wilkinson,

I am writing to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #24079, Park at Dogwood, proposed to be located at NEC of McQueeny Rd at County Line Memorial Trail, New Braunfels, TX 78310.

The mission of our United Way of Comal County is to engage the community and focus resources for those in need in Comal County. We currently fund 33 nonprofits throughout Comal County providing services for the homeless, food for those in need, crisis intervention, and so much more.

We know there is a tremendous need for housing that is affordable for New Braunfels residents living in the communities we serve and we know that this proposed development will meet the needs of our neighbors by providing them a safe, decent, and quality place to call home. If I can be of further assistance, please do not hesitate to contact me directly at (830)620-7760 or email at unitedway@uwcomal.org.

Sincerely,

Terry Robinson Executive Director



Passions made permanent.

February 12, 2024

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

Re: Park at Dogwood – TDHCA #24079 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 #24079, Park at Dogwood, proposed to be located at NEC of McQueeny Rd at County Line Memorial Trail, New Braunfels, TX 78310.

The New Braunfels Community Foundation connects people who care with causes that matter for the enduring benefit of our community. We serve the community by:

- Creating a culture of charitable giving and providing sound stewardship of funds and endowments.
- Offering comprehensive services to donors, thereby enhancing the impact and efficiency of their charitable giving.
- Safeguarding donor intent in perpetuity.
- Offering effective grant making and support services to nonprofits.
- Facilitating strategic and innovative solutions to current community needs and emerging issues.

Several of the funds set up with New Braunfels Community Foundation, including Family Promise of New Braunfels and the First Footing Shelter Fund, have been set up to support services that help families and individuals obtain temporary housing and shelter and supply them with the tools they need to obtain a long-term residence.

We know there is a tremendous need for housing that is affordable for New Braunfels residents living in the communities we serve and we know that this proposed development will meet the needs of our neighbors by providing them a safe, decent, and quality place to call home. If I can be of further assistance, please do not hesitate to contact me directly at 830-606-9597.

Sincerel in Milling

Brit W. King President/CEO

24187

	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 inclue	ded in the Application.		
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Kingsville	Points Requested 17		
	Name of Local Government Body City Commission			
	Name of Local Government Body (if applicable)			
	** Note that resolutions are due March 1, <u>2024</u>			
2	Quantifiable Community Participation - §11.9(d)(4)			
	Application expects to receive QCP points.	Points Requested 0		
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	pplicant. Packets MUST be		
3	Input from State Representative - §11.9(d)(5)			
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 8		
	Letter stating that no letter will be provided is included behind this tab.**			
	No letter from a State Representative is included behind this tab.			
	** Note that if there is no Representative, both items will be scored as neutral. Letters are o	Points Requested 0 due March 1, 2024. 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. United Way of the Coastal Bend			
	Name of Community Organization	x Support		
	Donna Hurley	Opposition		
	Contact Name			
	B. Kingsville Chamber of Commerce			
	Name of Community Organization	x Support		
	Manny Salazar	Opposition		
	Contact Name			
	С.			
	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- 14

A RESOLUTION OF THE CITY OF KINGSVILLE SUPPORTING THE COMPETITIVE HOUSING TAX CREDIT APPLICATION OF CASITAS LOS EBANOS, LP FOR AN AFFORDABLE RENTAL HOUSING DEVELOPMENT IN KINGSVILLE, TEXAS.

WHEREAS, the City of Kingsville recognizes the importance of housing for lowincome citizens and the need for such additional housing in our community;

WHEREAS, the City of Kingsville supports the new construction of affordable rental units in the city;

WHEREAS, Casitas Los Ebanos, LP or their designated affiliate has proposed a development for affordable rental housing at approximately 1420 Senator Carlos Truan Blvd., Kingsville, Kleberg County, Texas, on approximately 8.7 acres;

WHEREAS, Casitas Los Ebanos, LP has advised that it intends to submit an application (#24187) to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits for the proposed new development stated above;

WHEREAS, Casitas Los Ebanos, LP is requesting a resolution of support and the waiving of \$250.00 in building permit fees to ensure they have a competitive application to submit to TDHCA;

WHEREAS, the City of Kingsville has considered reducing their permit fees by up to \$250 as required by the 2024 QAP for the points and for the benefit of the project to incentive the building of affordable housing in the community;

NOW, THEREFORE, BE IT RESOLVED BY THE KINGSVILLE CITY COMMISSION:

1.

THAT the City of Kingsville, acting through its governing body, hereby supports and endorses the TDHCA application(s) for the proposed Casitas Los Ebanos development located at 1420 Senator Carlos Truan Blvd. (application #24187), and that this formal action has been taken to put on record the opinion expressed by the City Commission of the City of Kingsville on February 26, 2024; and;

11.

THAT the City of Kingsville, acting through its governing body, hereby authorizes the City Manager of the City of Kingsville, Texas to grant a permit fee reduction of up to Two hundred-fifty dollars (\$250) for Casitas Los Ebanos to meet program

criteria for maximum points, and finds that such financial support for this application satisfies a public purpose; and

111.

THAT for and on behalf of the governing body, City Secretary Mary Valenzuela is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

IV.

THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED this 26th day of February, 2024.

Sam R. Fugate, Mayor

ATTEST:

mary Valenzuele Mary Valenzuela, City Secretary

APPROVED AS TO FORM: Courtney Alvarez, City)Attorney



STATE OF TEXAS House of Representatives

J.M. LOZANO

District 43

URBAN AFFAIRS, CHAIR • REDISTRICTING • SELECT COMMITTEE ON YOUTH HEALTH AND SAFETY • TRANSPORTATION

February 12, 2024

Texas Department of Housing and Community Affairs Bobby Wilkinson, Executive Director 221 East 11th Street Austin, Texas 78701 Re: TDHCA #24187 Casitas Los Ebanos, LP

Dear Mr. Wilkinson,

I am writing to express my full support for the 2024 TDHCA Competitive (9%) Housing Tax Credit application submitted by Casitas Los Ebanos, LP, for project #24187 located in Kingsville, Texas, in Kleberg County.

I believe this project offers an exceptional opportunity to address the increasing demand for affordable housing in Kleberg County. The combination of its amenities, strategic location, and the social services provided to tenants will significantly enhance the quality of life for all individuals fortunate enough to reside at Casitas Los Ebanos, LP.

Please accept this letter as a strong endorsement of Casitas Los Ebanos, LP, and its commitment to bringing this vital development to completion in the upcoming year.

Sincerely,

J.M. Lozano State Representative, District 43 Texas House of Representatives



CAPITOL OFFICE: P.O. Box 2910 • Austin, Texas 78768-2910 • (512)463-0463 • JM.LOZANO@HOUSE.TEXAS.GOV



February 26, 2024

Texas Department of Housing and Community Affairs 221 East 11th Street Austin, TX 78701 Attention: Joshua Goldberger – Multifamily Division

RE: Casitas Los Ebanos, LP TBF 1420 Senator Carlos Truan Blvd, Kingsville, TX 78363

Dear Mr. Goldberger,

I am writing this letter in support for the proposed Tax Credit Application Housing Tax Credit Casitas Los Ebanos, LP TBF, located at 1420 Senator Carlos Truan Blvd, Kingsville, TX 78363.

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

Thank you for your careful consideration of this application. We urge you to award housing tax credits to Casitas Los Ebanos and support its vital role in providing affordable housing options to Kingsville.

Sincerely,

Manny Salazar, MEDP President/CEO Kingsville Chamber of Commerce



Board of Directors

February 20, 2024

Officers

Chair Catherine Hilliard Hilliard, Marlinez, Gonzales LLP

Treasurer Kent Britton Port Corpus Christi

Secretary Alicia Matus LyondellBassell

President and CEO Stephanie Jordan United Way of the Coastal Bend

Members

J.D. Egbert Branscomb | PC

Paul Fritsch ExxonMobil

Gabe Guerra Kleberg Bank

Mitra Kahn Highway Barricades and Services, LLC

Trina Martinez

John Owen Goodwill Industries

Chaz Pavliska Howard Energy Partners

Marco Reyes Chemours

Robert Rocha

Erik Simpson Valero-Three Rivers

Judith Talavera AEP Texas

Javier Wiley H-E-B Plus Saratoga Texas Department of Housing and Community Affairs 221 East 11th Street Austin, TX 78701

Attention: Joshua Goldberger – Multifamily Division

RE: Casitas Los Ebanos, LP TBF 1420 Senator Carlos Truan Blvd, Kingsville, TX 78363

Dear Mr. Goldberger,

United Way of the Coastal Bend is writing to express our support for the award of Housing Tax Credits to Casitas Los Ebanos, LP TBF, located at 1420 Senator Carlos Truan Blvd, Kingsville, TX 78363.

United Way of the Coastal Bend is a non-profit 501(c)3 dedicated to fostering the overall betterment and development of our community. We recognize the critical need for quality affordable housing in Kingsville, particularly in rural areas. Kingsville, like many rural communities, faces significant challenges in providing affordable housing options for its residents. With limited resources and infrastructure, many families in Kingsville struggle to find housing that is both suitable and affordable.

The proposed Casitas Los Ebanos (TDHCA Application No. 20187) addresses this pressing need by providing quality affordable housing options to residents in Kingsville. By offering safe and affordable housing opportunities, Casitas Los Ebanos will not only enhance the quality of life for its residents but also contribute to the long-term sustainability and growth of our community.

Thank you for your careful consideration of this application. We urge you to award housing tax credits to Casitas Los Ebanos and support its vital role in providing affordable housing options to Kingsville.

Sincerely,

DEMMerth

Donna Hurley Vice President of Community Impact

24124

Community Input Scoring Items				
		TDHCA#pp. Cove	Self Score Total:	109
1.	Loo	al Government Support - §11.9(d)(1) - Only check the box if support documents are inclu		
	X	Resolution(s) of either "no objection" or "support" is included behind this tab.** City Council of the City of Corpus Christi, Texas Name of Local Government Body	Points Requested	17
	_	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>		
2	Qu	antifiable Community Participation - §11.9(d)(4)		
	X	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested pplicant. Packets MUST b	4 e
3	Inp	ut from State Representative - §11.9(d)(5)		
	X	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	8
		Letter stating that no letter will be provided is included behind this tab.**		
	**	No letter from a State Representative is included behind this tab. Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested due March 1<u>, 2024</u>.	<mark>0</mark> 8
4	Inp	ut from Community Organizations - §11.9(d)(6)		
	_	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4
				ll
		Coastal Bend Food Bank Name of Community Organization	X Suppo	ort
		Bea Hanson	Орро	sition
		Contact Name		
		The Purple Door		
		Name of Community Organization	XSuppo	
		Frances Wilson	Орро	sition
		Contact Name		
	C.	Minority Advancement Project of Texas	_	
		Name of Community Organization	X Suppo	ort
		Solomon Ortiz Jr.	Орро	sition
		Contact Name		
	D.			
		Name of Community Organization	Suppo	
		Contact Name		
	Ε.			
		Name of Community Organization	Suppo	
		Contact Name		
	F.			
		Name of Community Organization	Suppo	
		Contact Name		311011

Resolution in support of the proposed 9% Low-income Housing Tax Credits for an up to 81-unit affordable housing project known as Palms at Morris at 2212 Morris Street to be developed by TG 110 Palms at Morris, LP.

Whereas, TG 110 Palms at Morris, LP (the "Applicant") has proposed a development project to construct an up to 81-unit multifamily development for renter households with incomes at or below 60% of the area median income. The proposed development is located at 2212 Morris Street. ("Palms at Morris");

Whereas, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2024 Housing Tax Credits for the Palms at Morris; 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 Palms at Morris.

Section 2. The City Council for the City of Corpus Christi hereby acknowledges support for the proposed Corpus Christi Project located at 2212 Morris Street.

Section 3. The City commits \$500 in reduced fees if the Palms at Morris Project is awarded low-income housing tax credits.

PASSED and APPROVED on the 13th day of , 2024. ATTEST

ette Guaiardo, May

Rebecca Huerta, City Secretary

033296

ABEL HERRERO

CAPITOL OFFICE: P.O. Box 2910 Austin, Texas 78768-2910 (512) 463-0462 (512) 463-1705 fax



DISTRICT OFFICE: 101 East Main Avenue Robstown, Texas 78380 (361) 387-0457

STATE REPRESENTATIVE DISTRICT 34

February 28, 2024

Texas Department of Housing Community Affairs (TDHCA) 221 East 11th Street Austin, Texas 78701

RE: Support for Palms at Morris, TDHCA #24124

To Whom It May Concern:

Please accept this letter as my support of the request for Housing Tax Credits issued by the Texas Department of Housing and Community Affairs for the proposed Palms at Morris project in Corpus Christi, Texas-TDHCA #24124

This development would greatly benefit the community by providing quality, affordable housing in the area and help address the needs of our growing community.

Please do not hesitate to contact my office if I can be of any further assistance.

Sincerely,

Aug Herrero

Abel Herrero State Representative, District 34



District 34 · Nueces (part) Abel.Herrero@House.Texas.Gov



February 7, 2024

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

Re: Palms at Morris TDHCA #24124

Dear Mr. Wilkinson,

We want to express our support for the proposed Palms at Morris that will be located at 2212 Morris St., Corpus Christi, TX 78405. Our 501(c)(3) nonprofit is involved in feeding families in need, nutrition education, and diabetes management throughout the city of Corpus Christi. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

Our mission is to reduce hunger in South Texas through food distribution and nutrition education. Our website can be found at www.coastalbendfoodbank.org and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2024 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Bea Hanson Executive Director



February 8, 2024

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs ow Income Housing Tax Credit Program
P Box 1 941
Austin, TX 78711 941

Re Palms at Morris Apartments TDHCA 24124

Dear Mr. Wilkinson,

We would like to express our support for the proposed Palms at Morris to be located at 2212 Morris Street, Corpus Christi, TX 78405. ur 501 c nonprofit organi ation is involved in and dedicated to providing educational tools, resources, and advice to young students. Promoting the knowledge of our diverse heritage and contributions and to empower and educate our communities by teaching basic skills, cultural awareness, and revitali ing underserved and deteriorating communities throughout the city of Corpus Christi. We encourage uality affordable housing accessible to working families like those who we serve through our efforts.

ur mission is to benefit, promote the education of, and address the needs of the diverse populations in Texas. ur goal is to promote opportunities and advancement for these communities and to broaden the cultural understanding of rich heritages. ur website can be found at <u>https_www.mapoftexas.org_</u> and provides additional information about our organi ation and the programs we offer.

uality affordable housing opportunities are an integral part of serving those amongst us who are most in need. We encourage you to support this application for Tax Credits in the 2024 Application Cycle. Thank you for your attention and please do not hesitate to contact me if you have any uestions.

Sincerely,

Jeloun /

Executive Director

Minority Advancement Project of Texas



4444 Corona Drive, Suite 239 Corpus Christi, TX 78411 🔵

361-884-2900 • www.purpledoortx.org

February 12, 2024

Mr. Bobby Wilkinson **Executive Director** Texas Department of Housing and Community Affairs Low-Income Housing Tax Credit Program PO Box 13941 Austin, TX 78711-3941

Palms at Morris Apartments Re: TDHCA #24124

Dear Mr. Wilkinson,

We would like to express our support for the proposed Palms at Morris to be located at 2212 Morris Street, Corpus Christi, TX 78405. Our 501(c)(3) nonprofit is involved in the provision of free, comprehensive services to victims of domestic violence and sexual assault throughout the city of Corpus Christi. We encourage quality, affordable housing to working families like those we serve through our efforts.

Our mission is to empower the community and those affected by domestic violence and sexual assault to transition to a safe and healthy environment. Our website can be found at https://purpledoortx.org/ and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for Tax Credits in the 2024 Application Cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

suces Nelson

Frances Wilson President & CEO The Purple Door

Women's Shelter of South Texas dba The Purple Door

Serving Aransas, Bee, Brooks, Duval, Jim Wells, Kenedy, Kleberg, Live Oak, McMullen, Nueces, Refugio, and San Patricio Counties

A United Way Agency

24124

	Community Input Scoring Items				
		TDHCA#pp. Cove	Self Score Total:	133	
1.	Lo	al Government Support - §11.9(d)(1) - Only check the box if support documents are inclu	ded in the Application.		
	x	Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Brownsville	Points Requested	17	
		Name of Local Government Body			
		Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>			
2	0				
2	Qu	antifiable Community Participation - §11.9(d)(4)			
	X Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!				
3	Inp	ut from State Representative - §11.9(d)(5)			
		Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0	
		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.			
	**	Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested due March 1, 2024.	8 8	
4		ut from Community Organizations - §11.9(d)(6)			
-	_	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4	
		BCFS	•		
	<i>.</i>	Name of Community Organization	x Suppo	ort	
		Jeff Wolpers		sition	
		Contact Name			
	В.	MHPSalud			
		Name of Community Organization	× Suppo	ort	
		Magaly C. Dante	Орро		
		Contact Name			
	C.	Proyecto Juan Diego			
		Name of Community Organization	x Suppo	ort	
		Lidiana Rodriguez-Ramirez	Орро	sition	
		Contact Name			
	D.	ROCA			
		Name of Community Organization	x Suppo	ort	
		Ledezma Hilda	Орро	sition	
		Contact Name			
	Ε.	Tip of Texas Famiy Outreach			
		Name of Community Organization	x Suppo	ort	
		Alma Herrera	Орро	sition	
		Contact Name			
	F.	Workforce Solutions			
		Name of Community Organization	x Suppo	ort	
		Rafael Vela	Орро	sition	
		Contact Name			

A RESOLUTION OF THE CITY OF BROWNSVILLE, TEXAS EXPRESSING SUPPORT FOR THE BUENA VIDA SUPPORTIVE HOUSING APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2024 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 SH, LP, and its affiliates (the "Applicant") brought to the City of Brownsville (the "City") a proposal for the new construction for the Buena Vida Supportive Housing (the "Housing Community") at E. 14th St. and E. Tyler St., Brownsville, Cameron County, Texas 78520 (the "Development Site"); and

WHEREAS, the Applicant has advised the City that it intends to submit an application (TDHCA no. 24196) to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2024 Competitive 9% Housing Tax Credits ("HTC") for the new construction of Affordable Housing at the Housing Community; and

WHEREAS, the Applicant has requested from the City support for its application to TDHCA and for a commitment of development funding that will benefit the Housing Community; and

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

NOW THEREFORE, BE IT RESOLVED that the Buena Vida Supportive Housing 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 #24196, and that this formal action has been taken to put on record the opinion expressed by the City on the date set forth below.

3. The City, acting through its governing body, hereby approves a commitment to the Applicant of funds in the amount of \$1,000.00 in the form of a loan, grant, reduced fees or contribution of other value for the benefit of the Housing Community.

4. The City, acting through its governing body, hereby authorizes, empowers, and directs 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 6th day of February 2024.

John Cowen, Jr, Mayor City of Brownsville, Texas

ATTEST:

Yolanda G. Galarza, City Secretary



APPROVED AS TO FORM AND LEGALITY:

Jennifer M. Avendaño First Assistant City Attorney



ERIN ELIZABETH GÁMEZ

TEXAS STATE REPRESENTATIVE DISTRICT 38

February 20, 2024

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

Re: Support for 9% Competitive Housing Tax Credit Application TDHCA #24196

Dear Mr. Campbell:

I am writing to extend my full support for the new construction of 50 low-income units, to be referred to as Buena Vida Supportive Housing approximately located at E. 14th St. and E. Tyler St. in Brownsville, Texas 78520 in Cameron County.

I understand that the BHOC VDC SH, LP is applying for Low-Income Housing Tax Credits from the Texas Department of Housing and Community Affairs for this development and the application TDHCA # is 24196. The Co-Developers for this development are the Brownsville Housing Opportunity Corporation, an Instrumentality of the Housing Authority of the City of Brownsville, and Versa Development.

This project addresses the growing need for affordable housing in Brownsville. The proposed development will be located within the Neighborhood Revitalization Strategy Area (NRSA), approved by the City of Brownsville Commission, which is made up of the Buena Vida Choice Neighborhood Transformation Plan. Upon consultation with local officials, I fully support the proposed development to be known as Buena Vida Supportive Housing, submitted by BHOC VDC SH, LP in its efforts to obtain tax credits.

If I may answer any questions regarding this project, or be of assistance in any matter at all, please do not hesitate to contact me.

Sincerely,

Representative Erin Gamez State Representative, District 38

A RESOLUTION OF THE CITY OF BROWNSVILLE, TEXAS EXPRESSING SUPPORT FOR THE BUENA VIDA SUPPORTIVE HOUSING APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2024 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 SH, LP, and its affiliates (the "Applicant") brought to the City of Brownsville (the "City") a proposal for the new construction for the Buena Vida Supportive Housing (the "Housing Community") at E. 14th St. and E. Tyler St., Brownsville, Cameron County, Texas 78520 (the "Development Site"); and

WHEREAS, the Applicant has advised the City that it intends to submit an application (TDHCA no. 24196) to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2024 Competitive 9% Housing Tax Credits ("HTC") for the new construction of Affordable Housing at the Housing Community; and

WHEREAS, the Applicant has requested from the City support for its application to TDHCA and for a commitment of development funding that will benefit the Housing Community; and

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

NOW THEREFORE, BE IT RESOLVED that the Buena Vida Supportive Housing 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 #24196, and that this formal action has been taken to put on record the opinion expressed by the City on the date set forth below.

3. The City, acting through its governing body, hereby approves a commitment to the Applicant of funds in the amount of \$1,000.00 in the form of a loan, grant, reduced fees or contribution of other value for the benefit of the Housing Community.

4. The City, acting through its governing body, hereby authorizes, empowers, and directs 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 6th day of February 2024.

RATIFIED by the City Commission on the 20th day of February 2024.

John Cowen, Jr., Mayor City of Brownsville, Texas

ATTEST:

Marina Zolezzi, Interim City Secretary



APPROVED AS TO FORM AND LEGALITY:

Jennifer M. Avendaño First Assistant City Attorney



1702 E. Tyler Street, Suite 4 Harlingen, Texas 78550 95 2 0 849 www.DiscoverBCFS.net February , 202

To Whom It May Concern,

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

RE: Support of Buena Vida Supportive Housing TDHCA Application Number 24196

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Buena Vida Supportive Housing 9% low-income housing tax credit application number 24196 with the Texas Department of Housing and Community Affairs. The Buena Vida Supportive Housing will be located at approximately E. 14th St. and E. Tyler St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC SH, 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 Buena Vida Supportive Housing complex 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 that we provide are parenting education, fatherhood programming, and a family resource center.

As part of the neighborhood and the community in which the Buena Vida Supportive Housing 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 Buena Vida Supportive Housing application.

Sincerely, & Wolpers Jeff Wolpers Director – BCFS Health and Human Services

cc: BHOC VDC SH, LP



MHPSalud 2142 B Washtenaw Ave Ypsilanti, MI 48197

February 9, 2024

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

RE: Support of Buena Vida Supportive Housing TDHCA Application Number 24196

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Buena Vida Supportive Housing 9% lowincome housing tax credit application number 24196 with the Texas Department of Housing and Community Affairs. The Buena Vida Supportive Housing will be located at approximately E. 14th St. and E. Tyler St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC SH, 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 Buena Vida Supportive Housing complex 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.

MHP Salud is a 501c3 non-profit organization. Our primary purpose is build upon the strengths of individuals, families and neighborhoods to create healthier communities. In doing so, we align our efforts with partners and organizations driven to improve health, wellness, quality of life and community vitality in the Brownsville community. In Brownsville, we partner with residents to build safe, strong families through our Parents as Teachers program, and we also empower individuals and families to access critical resources – including health insurance, nutritional education and support, and more – so they can lead healthy, productive lives.

As part of the neighborhood and the community in which the Buena Vida Supportive Housing 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 Buena Vida Supportive Housing application.

Sincerely, play) al

™Magaty™C. Dante, Ph.D Chief Executive Officer, MHP Salud

cc: BHOC VDC SH, LP



Proyecto Juan Diego 3910 Paredes Line Rd, Brownsville, TX., 78526 Tel: (956) 542-2488 | Fax: (956) 542-5055 www.proyecto-jd.org

February 8, 2024

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

RE: Support of Buena Vida Supportive Housing TDHCA Application Number 24196

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Buena Vida Supportive Housing 9% lowincome housing tax credit application number 24196 with the Texas Department of Housing and Community Affairs. The Buena Vida Supportive Housing will be located at approximately E. 14th St. and E. Tyler St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC SH, 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 Buena Vida Supportive Housing complex 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 purpose 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 relationships classes, tutoring for kids, and GED education to the community.

As part of the neighborhood and the community in which the Buena Vida Supportive Housing 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 Buena Vida Supportive Housing application.

Sincerely,

Lidiana Rodriguez-Ramirez Executive Director, Proyecto Juan Diego

Board of Directors:	Alberto G. Garcia (Chair), Nancy Reed (Vice-Chair), Lupita Fragoso, CPA (Secretary/Treasurer)
Members:	Humphrey G. Thomas, Sister Patricia Connolly DC, Sister Carol Keehan DC, Carmen Nordyke, Paul Serafy
Chief Executive Director:	Lidiana Rodriguez-Ramirez



February 14, 2024

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

RE: Support of Buena Vida Supportive Housing TDHCA Application Number 24196

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Buena Vida Supportive Housing 9% low-income housing tax credit application number 24196 with the Texas Department of Housing and Community Affairs. The Buena Vida Supportive Housing will be located at approximately E. 14th St. and E. Tyler St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC SH, 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 Buena Vida Supportive Housing complex 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 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 youth and young adult development through the performing arts with an emphasis in 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 Buena Vida Supportive Housing 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 Buena Vida Supportive Housing application.

Sincerely,

Revival Of Cultural Arts

cc: BHOC VDC SH, LP

www.totfo.org



February 12, 2024

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

RE: Support of Buena Vida Supportive Housing TDHCA Application Number 24196

Dear Mr. Campbell:

May this letter serve as our way to express support for the Buena Vida Supportive Housing 9% low-income housing tax credit application number 24196 with the Texas Department of Housing and Community Affairs. The Buena Vida Supportive Housing will be located at approximately E. 14th St. and E. Tyler St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC SH, 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 Buena Vida Supportive Housing complex 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 and other supportive services.

As part of the neighborhood and the community in which the Buena Vida Supportive Housing 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 Buena Vida Supportive Housing application.

Sincerely,

Alma Herrera

Alma Herrera Executive Director almaherrera.familyoutreach@yahoo.com

cc: BHOC VDC SH, LP





February 23, 2024

Ref. No. RV:004:23/24

Board Officers:

Linda V. Alaniz Board Chair

Dr. Carlos Marin Vice-Chair

Adrian Dorsett Secretary

Myrna De Coss-Rios 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." Texas Department of Housing and Community Affairs Cody Campbell, Director of Multifamily Programs 221 East 11th Street Austin, Texas 78701

RE: Support of Buena Vida Supportive Housing TDHCA Application Number 24196

Dear Mr. Campbell:

The purpose of this letter is to express our support for the Buena Vida Supportive Housing 9% lowincome housing tax credit application number 24196 with the Texas Department of Housing and Community Affairs. The Buena Vida Supportive Housing will be located at approximately E. 14th St. and E. Tyler St. in Brownsville Texas, in Cameron County. This application is being submitted by BHOC VDC SH, 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 Buena Vida Supportive Housing complex 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 that we provide include employment services, training, and childcare.

As part of the neighborhood and the community in which the Buena Vida Supportive Housing 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 Buena Vida Supportive Housing application.

Rafael Vela Executive Director

xc: BHOC VDC SH, LP

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)

24081

	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 incl	uded in the Application.			
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Pharr	Points Requested 17			
	Name of Local Government Body				
	Name of Local Government Body (if applicable)				
	** Note that resolutions are due March 1, <u>2024</u>				
2	Quantifiable Community Participation - §11.9(d)(4)				
	X Application expects to receive QCP points.	Points Requested 4			
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!				
3	Input from State Representative - §11.9(d)(5)				
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 8			
	Letter stating that no letter will be provided is included behind this tab.**				
	No letter from a State Representative is included behind this tab.				
	** Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested 0 e due March 1 <u>, 2024</u> . 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 South Texas, Inc.	V Comment			
	Name of Community Organization	X Support			
	Marjorie N. Boudreaux, Vice President Contact Name	Opposition			
	B. Nueva Luz Foundation				
	Name of Community Organization	X Support			
	Norma Villanueva, Ph.D., Clinical Director	Opposition			
	Contact Name				
	C. United Way of South Texas				
	Name of Community Organization	X Support			
	Lilly Lopez-Killelea, President/CEO	Opposition			
	Contact Name				
	D				
	Name of Community Organization	Support			
	Contact Name	Opposition			
	E. Name of Community Organization	Support			
	· · · · · · · · · · · · · · · · · · ·	Opposition			
	Contact Name	Opposition			
	F.				
	Name of Community Organization	Support			
		Opposition			
	Contact Name				

RESOLUTION NO. R- 2024-14

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS SUPPORTING THE PROPOSED DEVELOPMENT OF CITRUS VILLAGE, AN AFFORDABLE HOUSING COMMUNITY, AN 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, CITRUS VILLAGE, LP, and its affiliates (the "Applicant"), has brought to the City of Pharr (the "City") a proposal to develop CITRUS VILLAGE APARTMENTS, an affordable rental housing community of approximately 130 +/- total units (the "Housing Community") to be located on approximately 6.00+/- acres of land located at 695 N I Road, Pharr, Hidalgo County, Texas 78577 ("Development Site"); 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 an award of 2024 Competitive 9% Housing Tax Credits to finance the acquisition and development of the Housing Community; and

WHEREAS, the Applicant has requested from the City support for the Housing Community and its application to TDHCA and for a commitment of development funding that will benefit the Housing Community.

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

1. The findings contained in the preambles of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

 The City, acting through its governing body, hereby confirms that it supports the proposed development of the Housing Community on the Development Site and that this formal action has been taken to put on record the opinion expressed by the City as of the date set forth below.

3. The City, acting through its governing body, hereby approves a commitment of funding assistance to the Applicant in the amount of \$500.00 in the form of a loan, grant, reduced fees, or contribution of other value for the benefit of the Housing Community, which contribution is conditioned on an award of housing tax credits by TDHCA 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.

 The City, acting through its governing body, hereby authorizes, empowers, and directs <u>Ambrosio Hernandez, Mayor</u>, to execute this Resolution on behalf of the City and to certify these resolutions to TDHCA. **CONSIDERED, PASSED and APPROVED** on this the 26th day of February, 2024, at a regular meeting of the Board of Commissioners of the City of Pharr, Texas at which a quorum was present, and which was held in accordance with Chapter 552 of the Texas Government Code.

SIGNED ON THIS THE 26th day of February 2024.

CITY OF PHARR, TEXAS

Dr. Ambrosio "Amos" Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk

APPROVED AS TO FORM:

Ricardo Rodriguez, City Attorney

TEXAS HOUSE OF REPRESENTATIVES



February 27, 2024

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

Re: Proposed Citrus Village Apartments in Pharr Texas

To Whom It May Concern:

I would like to express my support for the application for housing tax credits concerning the proposed Citrus Village Apartments project located at 695 N I Road Pharr, Texas 78577. This development would greatly benefit the community by providing quality affordable housing to those living on low to moderate incomes. The development is designed to address the needs of our growing community, especially those who have financial obstacles. The Village Apartments will give my constituents the opportunity to reside in decent, safe, and affordable housing.

Hidalgo County citizens deserve the opportunity to live in a safe and comfortable environment, and Citrus Village Apartments will provide this opportunity to approximately 120 households in the Hidalgo County area. For these reasons, I support the Citrus Village Apartments Application for this Competitive (9%) Housing Tax Credit Program.

If I can be of further assistance, please do not hesitate to contact my office.

Very truly yours,

Texas State Representative District 40



CAPITOL OFFICE: P.O. Box 2910 • Austin, Texas 78768-2910 • (512) 463-0426 • (512) 463-0043 fax

COMMUNITY SUPPORT LETTERS CITRUS VILLAGE – APPLICATION # 24081

- 1. Goodwille Industries of South Texas, Inc.
- 2. Nueva Luz Foundation
- 3. United Way of South Texas



eri o ex ice

February 12, 2024 Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, TX 78701

Attn: Joshua Goldberger - Via Email - <u>joshua.goldberger@tdhca.state.tx.us</u> 9% HTC Manager

Re: Support for Citrus Village; TDHCA Application No. 24081

Dear Mr. Goldberger,

I am writing to express support for the development of Citrus Village, a proposed affordable rental housing community for individuals and families to be located at 695 N I Rd., Pharr, Hidalgo County, Texas 78577. It is my understanding that the applicant of this proposed development is seeking 2024 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the development cost for this project.

Goodwill Industries of South Texas, Inc. is a 501(c)(3) non-profit organization serving twenty counties throughout South Texas, including Hidalgo County. ur mission is to create life-changing opportunities for people with disabilities and other barriers to employment. Goodwill serves the most fragile populations in our communities including people with disabilities, veterans, the homeless, ex-offenders, and those who are chronically unemployed by connecting them to jobs. The mission is accomplished by putting people to work at Goodwill or in the community.

Goodwill Industries of South Texas, Inc. supports the development of Citrus Village and its sponsor in its efforts to provide quality affordable rental housing to individuals and families. We therefore fully support this development at it proposed location in Pharr, Texas, and HTC Application No. 24081.

Sincerely,

Marjorio Boucheaux

Marjorie N. oudreaux Vice President, Marketing Fund Development

cc: Donna Rickenbacker – via email – <u>donna@dwrdevelopment.com</u>

CORPORATE OFFICE • 2961 S. PORT AVE. • CORPUS CHRISTI, TX 78405-2098 Tel (361) 884-4068 • Fax (361) 884-4090 • GoodwillSouthTexas.com • @GoodwillSTX





902 S Airport Dr. Suite 7 ° Weslaco, TX 78596 www.nuevaluzfoundation.org

February 13, 2024

Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, TX 78701 Attn: Joshua Goldberger - Via Email – <u>joshua.goldberger@tdhca.state.tx.us</u> 9% HTC Manager

Re: Support for Citrus Village Apartments; TDHCA Application No. 24081

Dear Mr. Goldberger,

I am writing to express support for the development of Citrus Village Apartments, a proposed apartment community for individuals and families that will be located at 695 N I Road, Pharr, Hidalgo County, Texas 78577. It is my understanding that the applicant of this proposed development is seeking 2024 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the development cost for this project.

Nueva Luz Foundation is a 501(c)(3) non-profit organization based in the Rio Grande Valley with offices in Hidalgo and Cameron Counties. Our mission is to further the health, welfare, vocational training, education, safe housing, and quality of life to those affected by trauma and PTSD to include children, Veterans, and families.

Nueva Luz Foundation supports the development of Citrus Village Apartments and its sponsor in its efforts to provide quality, affordable rental housing to individuals and families. We, therefore, fully support this development at its proposed location in Pharr, Texas, and HTC Application No. 24081.

Sincerely,

Ву

gillacen the can

Norma Villanueva, Ph.D., LCSW-s, DCSW Clinical Director



February 23, 2024

Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, TX 78701 Attn: Joshua Goldberger - Via Email – <u>joshua.goldberger@tdhca.state.tx.us</u> 9% HTC Manager

Re: Support for Citrus Village Apartments; TDHCA Application No. 24081

Dear Mr. Goldberger,

I am writing to express support for the development of Citrus Village Apartments, a proposed apartment community for individuals and families that will be located at 695 N I Road, Pharr, Hidalgo County, Texas 78577. It is my understanding that the applicant of this proposed development is seeking 2024 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the development cost for this project.

United Way of South Texas is a 501(c)(3) non-profit organization that offers a variety of services to residents of Pharr, Texas. United Way of South Texas works with community partners in supporting programs and services that target identified needs by focusing on the building blocks for a better life: a quality education that leads to stable employment; financial independence and sufficient housing to support a family; and sound emotional and physical health. United Way of South Texas connects the dots between our community's issues and real solutions that are all made possible with the gifts of time, talent, and financial resources. Together, we help change the story.

United Way of South Texas supports the development of Citrus Village Apartments and its sponsor in its efforts to provide quality affordable rental housing to individuals and families. We therefore fully support this development at its proposed location in Pharr, Texas, and HTC Application No. 24081.

Sincerely By:

Lilly Lopez-Killelea, President/CEO

Donna Rickenbacker – via email – donna@dwrdevelopment.com

www.unitedwayofsotx.org Post Office Box 187 • McAllen, TX 78505-0187 Tel. (956) 686-6331 • Fax (956) 686-8430

24168

	Community Input Scoring Items				
	TDHCA#pp. Cov	Self Score Total: 139			
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are	e included in the Application.			
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Mission Name of Local Government Body	Points Requested 17			
	Name of Local Concernment Body (if any lischla)				
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, 2024				
2	Quantifiable Community Participation - §11.9(d)(4)				
2		Deinte Dennested			
	 Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by th be received from Neighborhood Organization! 	Points Requested 4 e Applicant. Packets MUST			
3	Input from State Representative - §11.9(d)(5)				
ĺ	x Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 8			
	Letter stating that no letter will be provided is included behind this tab.**				
	No letter from a State Representative is included behind this tab.				
**	Note that if there is no Representative, both items will be scored as neutral. Letters ar	Points Requested 0 re due March 1. 2024. 8			
	Input from Community Organizations - §11.9(d)(6)	c due march 1 <u>, 2024</u>			
7	X Applicant has included one or more letters of support or opposition behind this tab.	Points Requested 4			
	A. Silver Ribbon Community Partners Name of Community Organization	x Support			
	Migdalia (Dee) Ochoa Contact Name	Opposition			
	B. Amigos Del Valle, Inc. Name of Community Organization	x Support			
		Opposition			
	Alex Guerra Contact Name				
	C. Food Bank of the Rio Grande Valley, Inc. Name of Community Organization	x Support			
	Libby Saenz	Opposition			
	Contact Name				
	D. United Way of South Texas				
	Name of Community Organization	x Support			
	Lilly Lopez-Killelea	Opposition			
	Contact Name				
	E. Affordable Homes of South Texas, Inc.				
	Name of Community Organization	x Support			
	Robert Calvillo	Opposition			
	Contact Name				
	F. The Salvation Army				
	Name of Community Organization	x Support			
	Captain Frankie Zuniga	Opposition			
	Contact Name				

RESOLUTION # 1889

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION SUPPORTING THE PROPOSED THE BRYAN APPLICATION #24168

WHEREAS, Rufino Contreras Affordable Housing Corporation Inc. has proposed a development for affordable senior rental housing at 1100 E. Business Highway 83, Mission, TX named The Bryan in the City of Mission; and

WHEREAS, Rufino Contreras Affordable Housing Corporation Inc. 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 The Bryan;

IT IS HEREBY RESOLVED, that the City of Mission, acting through its governing body, hereby confirms that it supports the proposed The Bryan, Application #24168, located at 1100 E. Business Highway 83, Mission, TX and that this formal action has been taken to put on record the opinion expressed by the City of Mission on February 12, 2024; and

NOW THEREFORE BE IT 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 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 12th day of February, 2024.

ATTEST:

Anna Carrillo, City Secretary





State of Texas House of Representatibes

CAPITOL OFFICE P.O. BOX 2910 AUSTIN, TEXAS 78768-2910 512-463-0704 RM. 1W,3

SERGIO MUÑOZ, JR. STATE REPRESENTATIVE

February 20, 2024

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

RE: The Bryan, #24168

Dear Mr. Campbell:

I am writing this letter to express my support for The Bryan Senior Community, TDHCA Tax Credit Application # 24168. The Bryan is to be located at 1100 East Business Highway 83 and Bryan Road, in Mission, Texas, 78572. This new development will bring much 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,

Sayi Maria fr

Sergio Muñoz, Jr. State Representative, District 36

Cc: Ellen Moskalik (emoskalik@chavezfoundation.org)

COMMITTEES: DEFENSE & VETERANS' AFFAIRS; WAYS & MEANS

DISTRICT OFFICE 121 E. TOM LANDRY MISSION, TEXAS 78572 956-584-8999 SERGIO.MUNOZ@HOUSE.TEXAS.GOV



February 21, 2024

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

RE: The Bryan, #24168

Dear Mr. Campbell,

On behalf of Silver Ribbon Community Partners, I am writing this letter of support for The Bryan Senior Community (TDHCA -Tax Credit Application # 24168) to be located at 1100 East Business Highway 83 and Bryan Road, in Mission, Texas, 78572.

Silver Ribbon Community Partners is a tax-exempt nonprofit organization that provides advocacy, resources and financial assistance to the elderly and adults with disabilities in Hidalgo and Starr County. We welcome this project to our community as it will not only be in the service area that we serve, but it will also make an impact on the overall betterment of the community. We can attest there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Migdalia D Ochoa

Migdalia (Dee) Ochoa SRCP Program Director 1919 Austin Ave McAllen, Texas 78501 956-664-4892 Silverribboncommunitypartners.com



212 W. 18TH ST. MISSION, TX 78572 Phone: (956) 213-9400 Fax: (956) 213-8119 www.advrgy.org

BOARD OFFICERS President Omar Quintanilla Commissioner, City of McAllen

Vice – President Joe Martinez Mayor Pro Tem, City of Mercedes

Secretary Basilio Sanchez Representative, Cameron County

Treasurer Norie Garza Mayor, City of Mission

Senior Member Gilbert Gonzalez Mayor, City of Raymondville

BOARD MEMBERS

Raul Gonzalez Representative, City of Pharr

Augusto Contreras County of Hidalgo

Frank Castellanos City of Weslaco

David Salazar Jr. Commissioner, City of Edinburg

John Cowen Jr. Mayor, City of Brownsville

Ben Arjona City of San Juan

Jesse Jackson Commissioner, City of Donna

Frank Morales Commissioner, City of Harlingen

Mario Tijerina Commissioner, Willacy County

Juan J. Barrios Banking / Finance

Executive Director - Amigos Del Valle, Inc. Alejandro Guerra



February 15, 2024

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

RE: The Bryan, #24168

Dear Mr. Campbell:

I am writing this letter to voice my support for The Bryan Senior Community, TDHCA Tax Credit Application # 24168. The Bryan is to be located at 1100 East Business Highway 83 and Bryan Road, in Mission, Texas, 78572.

Amigos Del Valle, 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.





Board of Directors 2023-2024

Chief Executive Officers Connie Ramos Libby Saenz

President Linda Guerrero Deicla Sinclair Digital RGV KSCC-TV Fox 38

Vice President Dr. Carlos Margo South Texas College

Treasurer Markus Villanueva

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Thays Fernandez Whataburger

Rabbi Claudio J. Kogan, MD, MBE, MEd UTRGV

Jeana R. Laguna Laguna Law

Advisory Committee Sandra Lopez-Langley First Community Bank

Rudy Zamorano 2JM Produce February 21, 2024

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

RE: The Bryan, #24168

Dear Mr. Campbell:

I am writing this letter to voice my support for The Bryan Senior Community, TDHCA Tax Credit Application # 24168. The Bryan is to be located at 1100 East Business Highway 83 and Bryan Road, in Mission, Texas, 78572.

The Food Bank of the Rio Grande Valley, Inc., is a non-profit organization that serves 85,000 individuals on a weekly basis. 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, Libby Sachz CEO







February 21, 2024

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

RE: The Bryan, #24168

Dear Mr. Campbell:

I am writing this letter to voice my support for The Bryan Senior Community, TDHCA Tax Credit Application # 24168. The Bryan is to be located at 1100 East Business Highway 83 and Bryan Road, in Mission, Texas, 78572.

United Way of South 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.

Lilly Lopez-Killelea President/CPO

> www.unitedwayofsotx.org Post Office Box 187 • McAllen, TX 78505-0187 Tel. (956) 686-6331 • Fax (956) 686-8430



McAllen Administration 1420 Erie Ave. McAllen. TX 78501 Ph: 956-687-6263 Fx: 956-682-9751 NMLS# 346848

Weslaco + McAllen

February 15, 2024

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

RE: The Bryan, #24168

Dear Mr. Campbell:

I am writing this letter to voice my support for The Bryan Senior Community, TDHCA Tax Credit Application # 24168. The Bryan is to be located at 1100 East Business Highway 83 and Bryan Road, in Mission, Texas, 78572.

Affordable Homes of South Texas, Inc. is a 501 (c) (3) non-profit corporation, which for nearly 50 years, has served South Texas, Hidalgo County and the McAllen/Mission area by providing safe, decent and affordable homeownership options for families across the region. We recently completed the infrastructure on a 107 unit single family development in Mission and the community support has been outstanding. This along with the long waiting list for assistance at the City of Mission, Mission Housing Authority and other social service agencies demonstrates the need for affordable housing options in the City. The prospect for affordable housing options for seniors such as the one provided by "The Bryan" will fill a huge gap in the community.

If I can provide any further information, please feel free to contact me.

Sincerely,

Robert Calvillo Executive Director





William Booth, Founder Lyndon Buckingham, General Commissioner Kelly & Donna Igleheart, Territorial Commander Majors Art & Ann Penhale, Divisional Commander Captain Frankie & Major Jan Zuniga, Corps Officers/Pastors

February 15, 2024

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

RE: The Bryan, #24168

Dear Mr. Campbell:

1 am writing this letter to voice my support for The Bryan Senior Community, TDHCA Tax Credit Application # 24168. The Bryan is to be located at 1100 East Business Highway 83 and Bryan Road, in Mission, Texas, 78572.

75-08006784 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

Captain Frankie Zuniga Commanding Officer The Salvation Army McAllen/Hidalgo County



PARTNERS IN SERVICE In Hidalgo County



The Salvation Army McAllen/Hidalgo County • 1600 North 23rd Street McAllen, Texas 78501 • PO Box 4766 • Phone (956) 682-1468 • Fax (956) 683-7511 • <u>www.salvationarmytexas.org/mcallen</u>

24264

Community Input Scoring Items					
		TDHCA#pp. Cove		Self Score Total:	120
1.	Lo	cal Government Support - §11.9(d)(1) - Only check the bo	x if support documents are inc	cluded in the Application.	
	x	Resolution(s) of either "no objection" or "support" is inclu City of Brady	uded behind this tab.**	Points Requested	17
		Name of Local Government Body	-		
		Name of Local Government Body (if applicable)			
	_	** Note that resolutions are due March 1, 2	2024		
2	Qı	antifiable Community Participation - §11.9(d)(4)			
	x	Application expects to receive QCP points.		Points Requested	4
		** Note that QCP Packets are due March 1, <u>2024</u> and M received from Neigh	IAY NOT be submitted by the A borhood Organization!	Applicant. Packets MUST	be
3	In	out from State Representative - §11.9(d)(5)			
	x	Letter of either support, neutrality, or opposition is includ	led behind this tab.**	Points Requested	8
		OR			
		Letter stating that no letter will be provided is included b	ehind this tab.**		
		No letter from a State Representative is included behind t	this tab.		
		·		Points Requested	
		Note that if there is no Representative, both items will be	e scored as neutral. Letters are	due March 1, <u>2024</u> .	8
4		out from Community Organizations - §11.9(d)(6)			
	Χ	Applicant has included one or more letters of support or o	opposition behind this tab.	Points Requested	2
	Α.	McCulloch County Resource Center		_	
		Name of Community Organization		xSuppo	ort
		Donna Talamantes		Орро	sition
		Contact Name			
	В.			_	
		Name of Community Organization		Suppo	ort
				Орро	sition
		Contact Name			
	C.				
		Name of Community Organization		Suppo	
		Contact Name		Орро	sition
	_				
	D.	Name of Community Organization		Suppo	ort
		Name of community of gamzation			
		Contact Name		Орро	SILIOII
	Ε.				
	с.	Name of Community Organization		Suppo	ort
				Орро	
		Contact Name			
	F.				
		Name of Community Organization		Suppo	ort
				Орро	
		Contact Name			

RESOLUTION 2024-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS SUPPORTING THE DEVELOPMENT AND THE ALLOCATION OF HOUSING TAX CREDITS FOR 218 LYNN GAVIT AND ACKNOWLEDGING THAT THE CITY OF BRADY HAS MORE THAN TWICE THE STATE AVERAGE OF UNITS PER CAPITA SUPPORTED BY HOUSING TAX CREDITS OR PRIVATE ACTIVITY BONDS

WHEREAS, THF Sagebrush Apts, LP has proposed the acquisition and rehabilitation of affordable rental housing at 218 Lynn Gavit named Sagebrush Apartments in the City of Brady, McCulloch County; and

WHEREAS, THF Sagebrush Apts, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2024 Competitive 9% Housing Tax Credits for Sagebrush Apartments

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

That as provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that the City of Brady has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds, and

BE IT FURTHER RESOLVED, that the City of Brady acting through its governing body, hereby confirms that it supports Sagebrush Apartments and confirms that its governing body has voted specifically to approve the construction or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Gov't Code §2306.6703(a)(4), and

BE IT FURTHER RESOLVED, that the City of Brady, acting through its governing body, hereby confirms that, upon successful award of 2024 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 Sagebrush Apartments; and

BE IT FURTHER RESOLVED that for and on behalf of the City of Brady, Aaron Garcia, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this the 20th day of February, 2024.

CITY/OF BRADY:

Aaron Garcia, Mayor

Attest:

Tina Keys, City Secretary

Bandera County Crane County Crockett County Edwards County Kerr County Kimble County Llano County Mason County



McCulloch County Medina County Menard County Pecos County Real County Schleicher County Sutton County Upton County

Texas House of Representatives ANDREW S. MURR

District 53

February 23, 2024

Cody Campbell Director of Multifamily Finance Texas Department of Housing and Community Affairs P.O. Box 13941 Austin, TX 78701

RE: Sagebrush Apartments Texas Housing Foundation (THF) Housing Management Corporation 218 Lyn Gavit Road Brady, Texas 76825

Dear Director Campbell,

I would like to express my support for the Texas Housing Foundation's pursuit of Housing Tax Credits (HTCs) from the Texas Department of Housing and Community Affairs (TDHCA) for the Sagebrush Apartments development in Brady, Texas.

Affordable housing has been an ongoing struggle, particularly in recent times, and the HTCs program is undeniably one of the best tools available in our State's toolbox to combat this challenge effectively. The rehabilitation of existing properties, such as the Sagebrush Apartments, plays a vital role in preserving the availability of affordable housing for the residents while improving existing property and maintaining or increasing property values in the vicinity.

I would be pleased to offer my support, as it provides additional and affordable housing options to residents of my district. This project will also bring much-needed jobs to our area and assist in the economic growth of the City of Brady.

Again, I am very pleased to lend my support to this proposal and application.

Very sincerely,

Andrew Murr State Representative

Capitol Office: Post Office Box 2910 Austin, Texas 78768-2910 (512) 463-0536 Telephone andrew.murr@house.texas.gov



District Office: 507 Earl Garrett Street Kerrville, Texas 78028 (830)257-0432 Telephone district53.murr@house.texas.gov February 29, 2024

Donna Talamantes McCulloch County Resource Center 906 East 11th St. Brady, Texas 76825

Re: Sagebrush – TDHCA #24264 Community Support

Dear Mr. Mayfield,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit application that is to be submitted on behalf of the Sagebrush Apartments, located at 218 Lyn Gavit Road, Brady, Texas.

The McCulloch County Resource Center provides assistance with immediate needs through short term care such as assistance with utilities, rentals, fuel, non-narcotic prescriptions, medical visits, clothing, food, and advocacy. We provide a food distribution program for anyone in need as well as run a clothing bank and resale store. We connect local residents with programs such as AARP Senior Training Program, Senior Companion Program, Backpacks for Kids, Fan/Heater Drive and Blessing Baskets.

We know there is a tremendous need for improved housing that is affordable for Brady residents living in the communities we serve. We also know this proposed rehabilitation effort will provide our neighbors with an improved and quality place to call home. If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 325-597-2646.

Sincerely,

DocuSigned by: 80172B51F3448E

Name: Donna Talamantes Title: Executive Director

24213

Γ	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 docu	ments are included in the Application.			
	Resolution(s) of either "no objection" or "support" is included behind this	tab.** Points Requested 17			
	City of San Angelo				
	Name of Local Government Body				
	Name of Local Government Body (if applicable)				
_	** Note that resolutions are due March 1, <u>2024</u>				
2	Quantifiable Community Participation - §11.9(d)(4)		_		
	X Application expects to receive QCP points.	Points Requested 4			
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be subm received from Neighborhood Organiz				
3					
5			_		
	Letter of either support, neutrality, or opposition is included behind this ta	b.** 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.		_		
	** Note that if there is no Representative, both items will be scored as neutra	Points Requested 8 al. Letters are due March 1. 2024. 8	_		
	-		_		
4					
	x Applicant has included one or more letters of support or opposition behind	d this tab. Points Requested 4			
	A. San Angelo Area Foundation				
	Name of Community Organization	x Support			
	Matt Lewis	Opposition			
	Contact Name				
	B. Gaililee Community Development Corporation				
	Name of Community Organization	× Support			
	Stephanie Hamby	Opposition			
	Contact Name				
	C. United Way of Concho Valley				
	Name of Community Organization	X Support			
	Kamryn Cummings	Opposition			
	Contact Name				
	D. na				
	Name of Community Organization	Support			
		Opposition			
	Contact Name				
	Е.				
	Name of Community Organization	Support			
		Opposition			
	Contact Name				
	F.				
	Name of Community Organization	Support			
		Opposition			
	Contact Name				

Official Minute Record February 6, 2024

RESOLUTION 2024-012

RESOLUTION SUPPORTING THE PROPOSED RESIDENCE AT GREEN MEADOW AND CONFIRMING THAT UPON SUCCESSFUL AWARD OF 2024 COMPETITIVE 9% HOUSING TAX CREDITS THE CITY WILL PROVIDE REDUCED FEES

WHEREAS, Overland Property Group has proposed a development for senior affordable rental housing at approximately 3800 Green Meadow Drive, named the Green Meadow Residence in the City of San Angelo, County of Tom Green; and

WHEREAS, Overland Property Group 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 the Residence at Green Meadow; and

WHEREAS, the City Council of City of San Angelo finds there is a need for such affordable housing for citizens within the boundaries of the City of San Angelo.

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

Section 1: The City of San Angelo, acting through its governing body, hereby confirms that it supports the proposed development known as the Residence at Green Meadow, located at approximately 3800 Green Meadow Drive, and that this formal action has been taken to put on record the opinion expressed by the City as of February 6, 2024.

<u>Section 2:</u> The City Council hereby confirms that upon successful award of the 2024 Competitive 9% Housing Tax Credit, the City of San Angelo will provide a reduced fee for the benefit of the Residence at Green Meadow development in the amount of \$500.00.

<u>Section 3:</u> For and on behalf of the Governing Body, Heather Stastny, City Clerk is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Section 4: This Resolution shall become effective immediately upon its passage.

ADOPTED this 6th day of February 2024.

THE CITY OF SAN ANGELO, TEXAS:

DocuSigned by: Brenda Gunter 65CC121DADBB40F...

ATTEST:

Uvotaotny 350865DE73834F2..., City Clerk

APPROVED AS TO FORM:

DocuSigned by: Theresa James E822428D610A4D4



SAN ANGELO AREA FOUNDATION

January 31, 2024

221 S Irving St San Angelo, TX 76903 325-947-7071 325-947-7322 FAX WWW.SAAFOUND.ORG

MATT LEWIS PRESIDENT & CEO TDHCA Cody Campbell 221 East 11th Street Austin, TX 78701

RE: #24213 The Residence at Green Meadow

Dear Mr. Campbell:

On behalf of the San Angelo Area Foundation, please accept this letter to voice our support for TDHCA Tax Credit Application #24213 The Residence at Green Meadow to be located at NWQ Green Meadow Drive and Southwest Blvd, in San Angelo, TX being developed by the Overland Property Group.

The San Angelo Area Foundation is a tax-exempt publicly supported charity which serves San Angelo and the surround 16 counties as its community foundation. We are focused on efficient and effective philanthropic management, which is the primary purpose of the overall betterment of community.

We believe that there is a need for housing that is affordable to citizens of modest means and this proposed project would help meet this need. If I can provide any additional information, please do not hesitate to call.

Yours truly,

Matt Lewis President & CEO



Galilee Community Development Corporation

Matthew 25:40 Inasmuch as ye have done it unto one of the least of these my brethren, ye have done it unto me.

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

RE: #24213 The Residence at Green Meadow

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Application #24213 The Residence at Green Meadow to be located at 3800 Green Meadow Drive, San Angelo, TX.

Galilee CDC is a 501c3 tax-exempt non profit organization that serves the community in which the development site is located. Our primary purpose is to create and restore affordable housing and having tax credit projects in our community is always a benefit. We believe there is a need for housing that is affordable to residents in our community of modest means and this development will help meet that need.

Sincerely,

tephanic Hamby

Stephanie Hamby Executive Director Galilee Community Development Corporation 325-655-6700 Stephanie.hamby@galileecdc.org

39 Buick St. San Angelo, Texas 76901 www.galileecdc.org 325 655-6700 Office@galileecdc.org



United Way Concho Valley

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

RE: #24213 The Residence at Green Meadow

Dear Mr. Campbell,

I am writing this letter to voice my support for TDHCA Tax Credit Application #24213, The Residence at Green Meadow to be located at 3800 Green Meadow Drive, San Angelo, TX.

United Way of the Concho Valley is a tax-exempt non-profit organization that serves the community in which the development site is located, with the primary mission of improving lives in the Concho Valley by fighting for the health, education, and financial stability of all individuals. We believe that there is a need for housing that is affordable to the citizens of San Angelo, and this development will help assist in meeting that need.

Sincerely,

rC

Kamryn Cummings Director, Community Impact & Engagement

	Community Input Scoring Items				
	TDHCA#pp. Cove	Self Score Total:	104		
1.		ded in the Application.			
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** El Paso County Name of Local Government Body	Points Requested	17		
1	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>				
2	Quantifiable Community Participation - §11.9(d)(4)				
	X Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested pplicant. Packets MUST b	4 e		
3	Input from State Representative - §11.9(d)(5)				
	X Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	8		
I	Letter stating that no letter will be provided is included behind this tab.**				
	No letter from a State Representative is included behind this tab. ** Note that if there is no Representative, both items will be scored as neutral. Letters are of	Points Requested due March 1<u>, 2024</u>.	8		
4	Input from Community Organizations - §11.9(d)(6)				
l	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 Aubrea Hance Contact Name	X Suppo			
	B. Tierra Del Sol Housing Corporation	<u> </u>			
	Name of Community Organization Rose Garcia Contact Name	X Suppo			
	C. Name of Community Organization	Suppo			
	Contact Name				
	D	<u> </u>			
	Name of Community Organization	Suppo Oppos			
	Contact Name				
	E. Name of Community Organization	Suppo			
	Contact Name				
	F. Name of Community Organization	Suppo			
	Contact Name	Орроз	sition		



CARLOS LEON County Commissioner Precinct 1

February 22, 2024

Mr. Roy Lopez, Sr. Vice President Investment Builders, Inc. 7400 Viscount Blvd., Suite 109 El Paso, TX 79925

Dear Mr. Lopez:

Attached is the signed resolution, approved unanimously by El Paso County Commissioners Court on February 12, 2024, in support of the application you will submit to the Texas Department of Housing and Community Affairs (TDHCA) for housing tax credits for the Meadow View Estates affordable housing development.

As you well know, there is a tremendous need for affordable rental housing in the Montana Vista corridor, and my colleagues and I appreciate the opportunity to support this effort on behalf of our constituents.

Should TDHCA have any questions or need additional information, please do not hesitate to have them contact my office at any time.

Sincerely,

Carlos Leon, Commissioner Precinct 1 El Paso County Commissioners Court

Equal Opportunity Employer 500 E. San Antonio, Suite 301, El Paso, TX 79901 Phone: 915-546-2014 · Fax: 915-543-3885 · <u>commissionerl@epcounty.com</u> www.county.com



El Paso County

Resolution Supporting Affordable Rental Housing, Meadow View Estates

WHEREAS, El Paso County is committed to helping meet the need for safe, decent, and affordable rental housing for low income families in our community; and

WHEREAS, the County recognizes that growth in the far East region of the County has increased the need for affordable rental housing for our workers and families; and

WHEREAS, Meadow View Estates, Ltd. has proposed new construction of affordable rental housing at the Northwest quadrant of Santiesteban Lane and Buntline Drive, Homestead Meadows South, in El Paso County, Texas; and

WHEREAS, Meadow View Estates, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits for the Meadow View Estates; and

WHEREAS, the units will provide affordable housing to low income residents based on a percentage of the Area Median Family Income (AMFI); and

NOW, THEREFORE, BE IT RESOLVED by the Honorable El Paso County Commissioners Court, that the County of El Paso, Texas hereby confirms its support for the construction of the Meadow View Estates affordable rental housing and the tax credit application submitted to the Texas Department of Housing and Community Affairs (TDHCA).

Ruardo A. Samaniejo

Hon. Ricardo A. Samaniego El Paso County Judge



TEXAS HOUSE of REPRESENTATIVES

Mary E. González State Representative, District 75

Sidie Representative, Distric

February 27, 2024

Mr. Bobby Wilkinson Executive Director Texas Department of Housing and Community Affairs 221 East 11th Street Austin, Texas 78711

Re: Meadow View Estates, 9% Low Income House Tax Credits

Dear Director Wilkinson:

Eastern El Paso County has historically struggled to develop safe and healthy housing for our low income residents. While Texas has invested hundreds of millions of dollars over the past three decades to bring clean drinking water to colonia residents, the Montana Vista area has only just received water service within the last year, but that service only includes about one-third the area's homes. The Texas Water Development Board just approved another \$28.9 million in state funds to serve another one-third of area.

The Texas Department of Housing and Community Affairs has a rare opportunity to further improve living conditions in the Montana Vista area by providing Competitive (9%) Housing Tax Credits for Meadow View Estates. The Meadow View Estates application is for the Rural tax credits allocated to Region 13. The project will create 30 units varying from 1 to 3 bedrooms. The development will provide much needed affordable housing in a large area of low income residents.

The population of the census tract in which the project is located grew by more than 35,000 people from 2010 to 2020. The census tracts immediately adjacent to that tract added another 24,500 residents to the area over the last decade. This growth has created increased the cost of living and rents in a low income area.

The demand for affordable housing has increased significantly over the last decade, and is projected to continue well into the future. Without affordable options low income residents will be forced to move further away from their jobs and spend more of their income on transportation.

Mr. Bobby Wilkinson February 27, 2024 Page 2

Therefore, I strongly urge you to approve the tax credits requested for the Meadow View 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 in this matter and your service to the State of Texas. If I can be of further assistance, please do not hesitate to contact me at your convenience.

Sinceramente,

Mary E. Jonzé Z

Mary E. González, PhD State Representative District 75



February 20, 2024

Ike J. Monty President Investment Builders, Inc. 7400 Viscount Blvd, Suite 109 El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (#24077), Pebble Hills Seniors (#24078), and Meadow View Estates (#24262)

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 Seniors (NWC Charles Foster Ave and John Hayes St, El Paso, El Paso County, Texas 79938); and
- Meadow View Estates (14564 Santiesteban Ln, Homestead Meadows South, El Paso County, Texas 79938).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard-working families of El Paso, but will also assist in 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 Seniors and Meadow View Estates.

Sincerely,

Jubrea hance

Aubrea Hance Director



February 19, 2024

Ike J. Monty President Investment Builders, Inc. 7400 Viscount Blvd, Suite 109 El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (#24077), Pebble Hills Seniors (#24078), and Meadow View Estates (#24262)

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 Seniors (NWC Charles Foster Ave and John Hayes St, El Paso, El Paso County, Texas 79938); and
- Meadow View Estates (14564 Santiesteban Ln, Homestead Meadows South, El Paso County, Texas 79938).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard-working families of El Paso, but will also assist in 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 Seniors and Meadow View Estates.

Sincerely, uthu

Rose Garcia Executive Director





Ρ



June 25, 2024

Ben Sheppard Specialist, Multifamily Finance Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, TX 78701

RE: 24262 Meadow View Estates / Tierra del Sol services

Dear Mr. Sheppard,

Tierra del Sol Housing Corporation (TDSHC) has been serving West Texas, including the City of El Paso for 30 years. TDSHC is a comprehensive housing organization from real estate development to counseling services such as financial literacy and pre-purchase.

There have been many facets to TDSHC work in West Texas and El Paso. The multi-family development of both senior and farm labor housing, single family housing partnerships with City of El Paso HOME program, HUD Neighborhood Stabilization Program and Wells Fargo LIFT program providing over 500 units of homeownership. TDSHC also provides counseling services pre purchase and post purchase homebuyer education, foreclosure mitigation and financial literacy. TDSHC currently provides these services to all residents of El Paso. TDSHC has also partnered with EHOME America to provide online certified homebuyer education and financial literacy.

We look forward to working with TDHCA in partnership and providing our services to residents of El Paso and West Texas.

Sincerely,

Anio

Rose Garcia Executive Director







El Paso County

Resolution Supporting Affordable Rental Housing, Meadow View Estates

WHEREAS, El Paso County is committed to helping meet the need for safe, decent, and affordable rental housing for low income families in our community; and

WHEREAS, the County recognizes that growth in the far East region of the County has increased the need for affordable rental housing for our workers and families; and

WHEREAS, Meadow View Estates, Ltd. has proposed new construction of affordable rental housing at the Northwest quadrant of Santiesteban Lane and Buntline Drive, Homestead Meadows South, in El Paso County, Texas; and

WHEREAS, Meadow View Estates, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits for the Meadow View Estates; and

WHEREAS, the units will provide affordable housing to low income residents based on a percentage of the Area Median Family Income (AMFI); and

NOW, THEREFORE, BE IT RESOLVED by the Honorable El Paso County Commissioners Court, that the County of El Paso, Texas hereby confirms its support for the construction of the Meadow View Estates affordable rental housing and the tax credit application submitted to the Texas Department of Housing and Community Affairs (TDHCA).

Ruardo A. Samaniejo

Hon. Ricardo A. Samaniego El Paso County Judge

24078

Community Input Scoring Items				
		TDHCA#pp. Cove	Self Score Total:	129
1.	Local	Government Support - §11.9(d)(1) - Only check the box if support documents are inclu	ded in the Application.	
	<u> </u>	esolution(s) of either "no objection" or "support" is included behind this tab.** City of El Paso ame of Local Government Body	Points Requested	14
	N	ame of Local Government Body (if applicable)		
		** Note that resolutions are due March 1, <u>2024</u>		
2		tifiable Community Participation - §11.9(d)(4)		
	XA	pplication expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested Applicant. Packets MUST b	4 e
3	Input	t from State Representative - §11.9(d)(5)		
		etter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	8
		etter stating that no letter will be provided is included behind this tab.**		
	N	o letter from a State Representative is included behind this tab.	Delinte Deserved	0
	** N	ote that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested due March 1. 2024.	0 8
4		t from Community Organizations - §11.9(d)(6)	<u>,</u>	
-		pplicant has included one or more letters of support or opposition behind this tab.	Points Requested	4
			. ente nequesteu	
		etter Texans Foundation ame of Community Organization	X Suppo	ort
		ubrea Hance		
		ontact Name		511011
		ierra Del Sol Housing Corporation		
		ame of Community Organization	X Suppo	ort
		ose Garcia		
		ontact Name		5.001
	C.			
		ame of Community Organization	Suppo	ort
			Oppos	
	Co	ontact Name	Cobho	
	D.			
		ame of Community Organization	Suppo	
		ontact Name		SILIUII
	E.	ame of Community Organization		
	N	ame or community Organization	Suppo	
	Co	ontact Name	Орроз	sition
	F.			
		ame of Community Organization		
	C	ontact Name	Орроз	ราเเปที

RESOLUTION

WHEREAS, Investment Builders, Inc. has proposed a development for 60 affordable rental housing units at NWC Charles Foster Ave, and John Hayes St, El Paso, TX 79938, named Pebble Hills Seniors, in the City of El Paso, Texas; and

WHEREAS, Investment Builders, Inc has committed to a minimum 45-year affordability period for those additional 60 units at NWC Charles Foster Ave and John Hayes St, El Paso, TX 79938, named Pebble Hills Seniors, 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 2024 Competitive 9% Housing Tax Credits for Pebble Hills Seniors.

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 Seniors** development located at Foster Ave and John Hayes St, El Paso, TX 79938. (TDHCA Application number 24078) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on January 30, 2024.
- 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 30 day of JANUARY, 2024.

THE CITY OF EL PASO Oscar Lee

Mayor

(Signatures Continue on Following Page)

HQ 2061 |Tran # 509941 |CHD 2024 Resolution LIHTC: Pebble Hills Seniors JG ATTEST:

Raura D. Prine Laura Prine City Clerk

APPROVED AS TO FORM:

Joyce Garcia Assistant City Attorney

APPROVED AS TO CONTENT:

Nicol¢ M. Ferrini Climate and Sustainability Officer Community and Human Development

HQ 2061 |Tran # 509941 |CHD 2024 Resolution LIHTC: Pebble Hills Seniors JG



TEXAS HOUSE of REPRESENTATIVES

Mary E. González State Representative, District 75

February 27, 2024

Mr. Bobby Wilkinson Executive Director Texas Department of Housing and Community Affairs 221 East 11th Street Austin, Texas 78711

Re: Pebble Hills Seniors, 9% Low Income House Tax Credits, Application No. 24078

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 Seniors development, which is applying for Low Income Housing Tax Credits in Region 13's Urban category, will be located 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 Seniors 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.

Given that the awarding of tax credits is a competitive process and that affordable housing is a long term investment in communities, the Texas Department of Housing and Community Affairs (TDHCA) needs to recognize that some of the Region 13 competing projects are in areas of the county with no growth or declining populations. Certainly, the prospects for long term success are much greater in an area solid growth like eastern El Paso County.

Mr. Bobby Wilkinson February 27, 2024 Page 2

It is also important to understand that this growth is occurring in 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 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.

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 Seniors 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 in 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. Jonzá

Mary E. González, PhD State Representative District 75



February 20, 2024

Ike J. Monty President Investment Builders, Inc. 7400 Viscount Blvd, Suite 109 El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (#24077), Pebble Hills Seniors (#24078), and Meadow View Estates (#24262)

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 Seniors (NWC Charles Foster Ave and John Hayes St, El Paso, El Paso County, Texas 79938); and
- Meadow View Estates (14564 Santiesteban Ln, Homestead Meadows South, El Paso County, Texas 79938).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard-working families of El Paso, but will also assist in 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 Seniors and Meadow View Estates.

Sincerely,

Jubrea hance

Aubrea Hance Director



February 19, 2024

Ike J. Monty President Investment Builders, Inc. 7400 Viscount Blvd, Suite 109 El Paso, Texas 79925

RE: Housing Tax Credit Projects: Villas at Augusta (#24077), Pebble Hills Seniors (#24078), and Meadow View Estates (#24262)

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 Seniors (NWC Charles Foster Ave and John Hayes St, El Paso, El Paso County, Texas 79938); and
- Meadow View Estates (14564 Santiesteban Ln, Homestead Meadows South, El Paso County, Texas 79938).

These developments will not only increase the availability of quality affordable housing and improve the living conditions for the hard-working families of El Paso, but will also assist in 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 Seniors and Meadow View Estates.

Sincerely, uthu

Rose Garcia Executive Director





24158

Community Input Scoring Items				
	TDHCA#pp. Cov	Self Score Total: 88		
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are	e included in the Application.		
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of El Paso Name of Local Government Body	Points Requested 14		
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>			
2	Quantifiable Community Participation - §11.9(d)(4)			
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by th be received from Neighborhood Organization!	Points Requested 4		
3	Input from State Representative - §11.9(d)(5)			
	X Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 8		
_	Letter stating that no letter will be provided is included behind this tab.**			
مليد مليد م	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 ar	re due March 1 <u>, 2024</u> . 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. Project BRAVO	-		
	Name of Community Organization	x Support		
	Laura Ponce	Opposition		
	Contact Name			
	B. Project VIDA Health Center			
	Name of Community Organization	x Support		
	Bill Schlesinger	Opposition		
	Contact Name			
	C. El Paso Coalition for the Homeless			
	Name of Community Organization	x Support		
	Camille Castillo	Opposition		
	Contact Name			
	D. NA	Comment.		
	Name of Community Organization	Support Opposition		
	Contact Name E.	—		
	E. Name of Community Organization	Support		
	Contact Name	Opposition		
	F	_		
	Name of Community Organization	Support Opposition		
	Contact Name			

RESOLUTION

WHEREAS, Paisano Housing Redevelopment (instrumentality of HACEP dba HOME) has proposed a development for 40 affordable rental housing units at Parcel 1, Lot 3, Block One, Coronado del Sol, Mesa Hills Dr., named Mesa Hills II, in the City of El Paso, Texas; and

WHEREAS, Paisano Housing Redevelopment (instrumentality of HACEP dba HOME) has committed to a minimum 45-year affordability period for those additional 40 units at Parcel 1, Lot 3, Block One, Coronado del Sol, Mesa Hills Dr., named Mesa Hills II, in the City of El Paso, Texas; and

WHEREAS, Paisano Housing Redevelopment (instrumentality of HACEP dba HOME) has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits for Mesa Hills II.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

- That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has no objection to the proposed Mesa Hills II development located at Parcel 1, Lot 3, Block One, Coronado del Sol, Mesa Hills Dr. (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 January 30, 2024.
- 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 30 day of JANUARY, 2024.

THE CITY EL PASO

Oscar Leeser Mayor

(Signatures Continue on Following Page)

ATTEST:

Laura D. Prine

City Clerk

APPROVED AS TO FORM:

Joyce Garcia Assistant City Attorney

APPROVED AS TO CONTENT:

Nicole M. Ferrini Climate and Sustainability Officer Community and Human Development

HQ 2060 |Tran # 509936 |CHD 2024 Resolution LIHTC: Mesa Hills II JG



STATE OF TEXAS House of Representatives

EVELINA ORTEGA

District 77

February 20, 2024

Texas Department of Housing and Community Affairs Mr. Cody Campbell 221 East 11th Street Austin, TX 78701

Subject: Letter of Support for 9% Low-Income Housing Tax Credit Application #24158 – Mesa Hills II in El Paso.

Dear Mr. Campbell,

I am writing this letter in support of the 9% Low-Income Housing Tax Credit application #24158 submitted by HOME for the development of affordable housing located on Parcel 1, Lot 3, Block 1, Coronado del Sol, Mesa Hills Drive. Mesa Hills II represents a crucial opportunity to address the pressing need for affordable housing in our community and improve the overall quality of life for our residents.

El Paso, like many communities across the state, faces a shortage of affordable housing, and Mesa Hills II has the potential to make a significant impact on alleviating this challenge. The commitment to securing a 9% LIHTC for this project demonstrates a dedication to creating sustainable, safe, and affordable housing options for our residents.

Thank you for your attention to this matter. I am confident that the approval of the 9% LIHTC application for Mesa Hills II will contribute to the continued growth and prosperity of our community.

Sincerely,

Lina Ottega



Capitol: P.O. Box 2910 • Austin, Texas 78768-2910 • (512)463-0638 • (512)463-8908 fax District: 310 N. Mesa, Suite 424 • El Paso, Texas 79901 • (915)351-4031



February 8, 2024

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

RE: TDHCA Application #24158

Dear Mr. Campbell:

Please accept this letter of support on behalf of El Paso Community Action Program Project BRAVO for TDHCA Tax Credit Application #24158 (Mesa Hills II) to be located NWQ Bluff Canyon Cir and South Mesa Hills Drive, El Paso, TX 79912.

Affordable and safe housing is limited in our community. Access to affordable housing is essential to our programs so that families can focus on improving their life circumstances through education and obtaining jobs with a living wage.

Project BRAVO builds bridges to opportunities that help individuals and families thrive in our Borderland community. We provide access to opportunities for residents of El Paso County to achieve equity and elevate our quality of life through education and social services that lead to self-sufficiency.

Should you need further information, please contact me at lponce@projectbravo.org or at (915) 526-4100 ext. 115.

Sincerely,

Laura Ponce Executive Director



February 5, 2024

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

RE: TDHCA Application #24158

Dear Mr.Campbell:

Please accept this letter of support on behalf of Project VIDA Health Center for TDHCA Tax Credit Application #24158 (Mesa Hills II) to be located NWQ Bluff Canyon Cir and S Mesa Hills Dr, El Paso, TX 79912.

Affordable and safe housing is limited in our community. Access to affordable housing is essential to our programs so that families can focus on improving their life circumstances through education and obtaining jobs with a living wage.

Project VIDA Health Center is a federally qualified Health Center and 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,

hle mgi **Bill Schlesinger**

Chief Executive Officer





A Project of The Cumberland Presbyterian Church and The Presbyterian Church (USA) February 8, 2024



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

RE: TDHCA Application #24158

Dear Mr. Campbell:

I am pleased to submit this letter of support on behalf of TDHCA Tax Credit Application #24158 (Mesa Hills II) to be located at NWQ Bluff Canyon Cir and S Mesa Hills Dr, El Paso, TX 79912.

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. Based on data, there is a significant need for housing that is affordable to citizens of modest means and this development will help meet that need.

Should you need further information, please contact me at ccastillo.epch@elp.twcbc.com or at 915-843-2170.

Respectfully,

Camille Castillo Executive Director



Competitive Housing Tax Credit Wait-list Applcations

24085

	Community Input Scoring Items			
	TDHCA#pp. Cove		Self Score Total: 125	
1.	Local Government Support - §11.9(d)(1) - Only check the l	box if support documents are ir	ncluded in the Application.	
	X Resolution(s) of either "no objection" or "support" is in City of Austin	cluded behind this tab.**	Points Requested 17	
2	Name of Local Government Body Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, Quantifiable Community Participation - §11.9(d)(4) X Application expects to receive QCP points.	Expect QC Armadillo Neighborho Assoc		
	** Note that QCP Packets are due March 1, 2024 and	MAY NOT be submitted by the hborhood Organization!		
3	Input from State Representative - §11.9(d)(5)			
	Letter of either support, neutrality, or opposition is incl OR		Points Requested 0	
	Letter stating that no letter will be provided is included	I behind this tab.**		
	X No letter from a State Representative is included behind	d this tab.		
4	** Note that if there is no Representative, both items will b	be scored as neutral. Letters are	Points Requested 8 e due March 1, 2024. 8	
4	Input from Community Organizations - §11.9(d)(6)			
	x Applicant has included one or more letters of support o	or opposition behind this tab.	Points Requested 4	
	A. Central Texas Food bank			
	Name of Community Organization		x Support	
	Emily Larsen		Opposition	
	Contact Name		—	
	B. Chariot (Drive a Senior Central TX, dba Chario	ot		
	Name of Community Organization		x Support	
	Ray Anne Evans		Opposition	
	Contact Name			
	c.			
	Name of Community Organization		Support Opposition	
	Contact Name			
	D.			
	Name of Community Organization		Support Opposition	
	Contact Name			
	Ε.			
	Name of Community Organization		Support Opposition	
	Contact Name			
	F.			
	Name of Community Organization		Support Opposition	
	Contact Name			

RESOLUTION NO. 20240201-013

WHEREAS, Eberhart Place Senior Housing Limited Partnership, its successors, assigns, or affiliates (Applicant), proposes to rehabilitate an affordable, multi-family housing development at or near 808 Eberhart Place, Austin, Texas 78745 (Proposed Development) within the city of Austin; 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 Eberhart Place; 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' 2024 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' 2024 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' 2024 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 Myrna Rios, City Clerk, to certify this resolution to the TDHCA.

ADOPTED: February 1 , 2024 ATTEST:

Myrna Rios

City Clerk

January 8, 2024



BOARD OF DIRECTORS:

Jeff Hahn, Chair Hahn Public Kathleen W. Farlow, Vice Chair Retired, Deloitte LLP

Estrellita J. Doolin, JD, MBA, Secretary Ascension Health

Pete Inman, Treasurer Camino Real Financial Strategies

Alice Starr, Immediate Past Chair

Hari Jayaram Applied Moteriols

Jen Alessandra Tricentis

Shaun Cranston Halff Associates, Inc.

Kelli Green Holdsworth Center

Pat Massey IBM Corporation Frank Reid Austin Community College

Mark J. Williams

Shayne Woodard Director of Legislative Affairs, Office of the Governor

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

RE: Eberhart Place 808 Eberhart Ln, Austin, TX 78745

Dear Mr. Campbell,

Central Texas Food Bank would like to express our support for the proposed rehabilitation of Eberhart Place, a 38-unit affordable multifamily development for seniors located 808 Eberhart Lane, Austin, TX. We understand that Eberhart Place Senior Housing LP will submit a tax credit application to your agency for this proposed renovation.

CTFB has partnered with National Church Residences serving two locations for over 6 years and we are excited that the facility is interested in making improvements to its complex. We appreciate the willingness to make these improvements for its residents and the community.

Again, we are very pleased to lend our support to this 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 Larser, Director of Network Programs



Cc: Tracey Fine (tfine@nationalchurchresidences.org



February 9, 2024

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

RE: Eberhart Place 808 Eberhart Ln, Austin, TX 78745

Dear Mr. Campbell,

We would like to express our support for the proposed rehabilitation of Eberhart Place, a 38 unit affordable multifamily development for seniors located 808 Eberhart Lane, Austin, TX. We understand that Eberhart Place 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,

Ray am Evan

Ray Anne Evans Executive Director

Cc: Tracey Fine (tfine@nationalchurchresidences.org)

24102

Community Input Scoring Items				
	TDHCA#pp. Cove	Self Score Total:	125	
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are in	ncluded in the Application	ı.	
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Houston Name of Local Government Body	Points Requested	17	
	Name of Local Government Body (if applicable)			
	** Note that resolutions are due March 1, 2024			
2	Quantifiable Community Participation - §11.9(d)(4)			
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the received from Neighborhood Organization!	Points Requested Applicant. Packets MUST	8 be	
3	Input from State Representative - §11.9(d)(5)			
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0	
	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.			
,	** Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested	8 8	
	Input from Community Organizations - §11.9(d)(6)	<u>- uuc mulch 1, <u>- 2024</u>.</u>		
4	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4	
		i onto nequesteu		
	A. The Salvation Army Name of Community Organization	X Supp	ort	
	Rob Webb		sition	
	Contact Name		SILIOII	
	B. Chinese Community Center			
	Name of Community Organization	X Supp	ort	
	Chi-mei Lin		sition	
	Contact Name		Sition	
	c.			
	Name of Community Organization	Supp		
	Contact Name	Орро	sition	
	D			
	Name of Community Organization	Supp Oppo	ort osition	
	Contact Name			
	E			
	Name of Community Organization	Supp		
		Орро	sition	
	Contact Name			
	F			
	Name of Community Organization	Supp		
	Contact Name	Орро	sition	



January 17, 2024

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

RE: Oleander Commons 12805 Bissonnet, Houston, TX 77099

Dear Mr. Campbell,

We would like to express our support for the proposed rehabilitation of Oleander Commons, a 65-unit, affordable multifamily development for seniors located 12805 Bissonnet, Houston, TX. We understand that Oleander Commons Senior Housing LP will submit a tax credit application to your agency for this proposed renovation.

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

Again, we are very pleased to lend our support to this 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 chimeil@ccchouston.org.

Sincerely,

Chi-mei Lin Chief Executive Officer

Cc: Tracey Fine (tfine@nationalchurchresidences.org)

City of Houston, Texas, Resolution No. 2024- 3

N

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 2024 Competitive 9% Housing Tax Credits for the Applicant's Project; and

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

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

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

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

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

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

PASSED AND ADOPTED this <u>2/10</u> day of <u>Jebruary</u>, 2024.

Mayor of the City of Houston

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

City Secretary

DocuSigned by: tene Chinwese (Prepared by Legal Dept. -2D15F4E132574F1. Senior Assistant City Attorney

(Requested by Keith W. Bynam, Director, Housing and Community Development Department) LD-RE-0000002378 HighQ/Housing/EA.KC/Resolution_of_Support_9%_2024

Aye	No	
1		Mayor Whitmire
	****	Council Members
1		Peck
Absent		Jackson
~		Kamin
\checkmark		Evans-Shabazz
~		Flickinger
~		Thomas
1		Huffman
~		Castillo
\checkmark		Martinez
1		Pollard
Absent on per	sonal business	Castex-Tatum
~		Ramirez
1		Davis
\checkmark		Carter
~		Plummer
1		Alcorn
Caption	Adopted	

Meeting 2/21/2024

Captions Published in DAILY COURT REVIEW Date: 2/27/2024

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

TOU

Applicant Name	Project Name	Project Address	TDHCA Number
Greens at Retton LP	Greens at Retton	NWC of Retton Dr & Northwest Frwy	24204
Houston RE, LP	Retreat at Esther	Southwest Quadrant of Wheatley St and Esther Dr	24119
New Hope Housing Wheatley, LLC	New Hope Housing Wheatley	1131 Bland Street and 1117 Bland Street	24248
Northpark Garden Villas	Northpark Garden Villas	East Side Imperial Valley Dr at Northpark Central Dr	24110
WALIPP Senior Residence Expansion, LP	WALIPP Senior Residence Expansion	5220 Scott St, 5134 Grantwood St, & 5141 Grantwood St	24172
CSH Lofts at South Loop, Ltd.	Lofts at South Loop	Approximately 13000 Block of Hychohen Rd	24118
The Laurel at Kingwood, LP	The Laurel at Kingwood	23915 Highway 59 N	24011
		West Side of Kingwood Place Dr, South of Kingwood Medical	5.000
West Fork Place, LP	West Fork Place	Dr	24083
CSH Forest Pines, Ltd.	Forest Pines	NWC of Forest Center Drive and US Interstate 69	24117
Dashwood Trails, LP	Dashwood Trails	NEC Dashwood Dr and Jetty Ln	24221
Oleander Commons Senior Housing Limited		A share at a second second second second second second second second second second second second second second	
Partnership	Oleander Commons	12805 Bissonnet St	24102
SDTX Bissonnet Limited Partnership	Bissonnet Village	12865 Bissonnet St	24032
Parkside at Buffalo Bayou, LP	Parkside at Buffalo Bayou	Approximately 737 N Drennan Street	24001
Nunn Village LP	Nunn Village Apartments	6901 Bellfort Avenue	24084
AMTEX Forum Park Fund, LP	Forum Park Family Villas	10403 Forum Park Drive	24069
Arrowood Affordable LLC	Arrowood Apartments	8304 Course Dr	24202
10112 Bissonnet, Ltd.	10112 Bissonnet Living	NEQ of Bissonnet St and W Sam Houston Pkwy S	24042
New Faith Senior Village LP	New Faith Senior Village	4315 W. Fuqua Street	24076



P. O. Box 1098 Alief, TX 77411-1098 www.aliefsuperneighborhood.org

February 5, 2024

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

RE: Oleander Commons 12805 Bissonnet Street Houston, TX 77099

Dear Mr. Campbell:

We would like to express our support for the proposed rehabilitation of Oleander Commons, a 65-unit affordable multifamily development for seniors located at 12805 Bissonnet Street, Houston TX, 77099. We understand that Oleander Commons will submit a tax credit application to your agency for this proposed renovation.

We ask that you give this project favorable consideration for the allocation of housing tax credits. Should you need additional information, you may contact me at (281-787-8827) or by email at <u>bquattro@sbcglobal.net</u>.

Sincerely,

Carbara quattro

Barbara Quattro Chair



William Booth, Founder General Lyndon Buckingham, International Leader Commissioner Kenneth Hodder, National Commander Commissioner Kelly Ingleheart, Territorial Commander Lt. Colonel Arthur Penhale, Divisional Commander Majors Rob and Carolynn Webb, Area Commanders

Advisory Board

Vicki West

Robert Bland

Lilly Kucera Andress* SECRETARY

Kenneth Holbrook TREASURER

Tom Forney PAST CHAIR

Robert F. Bland, Jr. Jack S. Blanton, Jr. Neil Bush Penny Hess Butler Judy G. Chong Joe Cleary Diana (Stick) Delaup Marilyn DeMontrond Deborah Duncan Jenny Arnold Elkins Sidney Faust Dan Guailtieri Michael Helm Maureen Higdon Terry Hill Kenneth Holbrook Kyle Keith Jeanie Kilroy Wilson Mary Maxey Judi A. McGee Linda McReynolds* Risher Randall, Jr. Charles L. Roff Ioel Scott C. Richard Stasney, MD Judy S. Tate David F. Taylor Marcus A. Watts Vicki West Iim P. Wise* Honorable Ken Wise Ronald W. Woliver Merele Yarborough Chase Fonderen **Dorothy Nicholson**

February 7, 2024

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

RE: Oleander Commons 12805 Bissonnet, Houston, TX 77099

Dear Mr. Campbell,

We would like to express our support for the proposed rehabilitation of Oleander Commons, a 65 unit affordable multifamily development for seniors located 12805 Bissonnet, Houston, TX. We understand that Oleander Commons Senior Housing LP will submit a tax credit application to your agency for this proposed renovation.

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

Again, we are very pleased to lend our support to this 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.

God bless you,

Rob Webb, Major Area Commander

*Life Member

COMMUNITY CARE CENTERS | LIFE NAVIGATION/HYBRID HOUSING | REHABILITATION

THE SALVATION ARMY GREATER HOUSTON AREA COMMAND 1500 Austin Street, Houston TX 77002 | p. 713-752-0677 | www.SalvationArmyHouston.org

United Way

"There is no reward equal to that of DOING THE MOST GOOD to the most people in the most need." - Evangeline Booth

	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 in	cluded in the Application.		
	x Resolution(s) of either "no objection" or "support" is included behind this tab.**	Points Requested	17	
	Port Lavaca City			
	Name of Local Government Body			
	Name of Local Covernment Rody (if analisable)			
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>			
2				
-	X Application expects to receive QCP points.	Points Requested	4	
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A	•		
	received from Neighborhood 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	e due March 1 <u>, 2024</u> .	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. The Harbor Children's Alliance & Victim Center			
	Name of Community Organization	<mark>x</mark> Suppo		
	Maria Walton	Орроз	sition	
	Contact Name			
	B. United Way of Calhoun County			
	Name of Community Organization	x Suppo		
	Wendy Cabrera	Орро	sition	
	Contact Name			
	C. Calhoun County Senior Citizens Association, Inc.	Comments of the second s	b	
	Name of Community Organization	x Suppo		
	Rebecca Jernigan Contact Name	Орро	sition	
	D. Habitat for Humanity Name of Community Organization	x Suppo	t	
	Ann Gulsby Contact Name	Орроз	sition	
	E Name of Community Organization	Suppo	ort	
	Contact Name	Орроз	รแบท	
	F.			
	F. Name of Community Organization	Suppo	ort	
	Contact Name	Орро	5111011	



February 20, 2024

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

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Cottages on Independence

Dear Mr. Goldberger:

Cottages on Independence, LP is submitting and application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to construct Cottages on Independence located near Independence Dr. and San Crab Blvd. Port Lavaca, TX 77979

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

The Child Welfare Alliance of Calhoun County, Inc. dba The Harbor Children's Alliance and Victim Center is a tax-exempt organization whose mission is to provide supportive services to victims of sexual assault, domestic violence and child abuse in Calhoun County. Our service area includes the City of Port Lavaca. 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,

Maria Walton, Executive Director

215 W. Railroad • Port Lavaca, Texas 77979 Bus. Office 361/552-1982 • Fax 361/552-4309 • Hotline 361/552-4357







United Way of

Calhoun County

311 N. Virginia St., 2nd Floor PO Box 571



February 21, 2024

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

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Cottages on Independence

Dear Mr. Goldberger:

Cottages on Independence, LP is submitting and application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to construct Cottages on Independence located near Independence Dr. and Sand Crab Blvd. Port Lavaca, TX 77979.

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

United Way of Calhoun County is a tax-exempt organization whose mission is to help increase the organized capacity of people in Calhoun County to care for one another. Our service area includes the City of Port Lavaca. 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,

Wendy Cabrera Executive Director

www.unitedwaybythebay.org | 0: 361-552-3630 | C: 361-648-9036 | E: uwcc@tisd.net United Way fights for the health, education, and financial stability of every person in every community.



February 15, 2024

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

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Cottages on Independence

Dear Mr. Goldberger:

Cottages on Independence, LP is submitting and application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to construct Cottages on Independence located near Independence Dr. and San Crab Blvd. Port Lavaca, TX 77979

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

Habitat for Humanity of Calhoun County is a tax-exempt organization whose mission is to Partner with families to provide safe and affordable housing for low income families. Our goal is to provide a hand up, not a hand out. service area includes the City of Port Lavaca. 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 Gulsby Executive Director 361-648-1334

RESOLUTION NO. R-021224-2

WHEREAS, Cottages on Independence, LP has proposed a development for affordable rental housing near the intersection of Independence Dr. and Sandcrab Blvd., Port Lavaca, TX 77979 named Cottages on Independence in the City of Port Lavaca; and

WHEREAS, Cottages on Independence, 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 Cottages on Independence;

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

THAT, the City of Port Lavaca, acting through its governing body, hereby confirms that it supports the proposed Cottages on Independence, TDHCA# 24228, located on CCAD Property ID #94457, near the intersection of Independence Dr. and Sandcrab Blvd., Port Lavaca, TX 77979 and that this formal action has been taken to put on record the opinion expressed by the City of Port Lavaca, and

FURTHER RESOLVED, that as provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that the <u>City of Port Lavaca has more than twice the state average of units per capita</u> supported by Housing Tax Credits or Private Activity Bonds, and

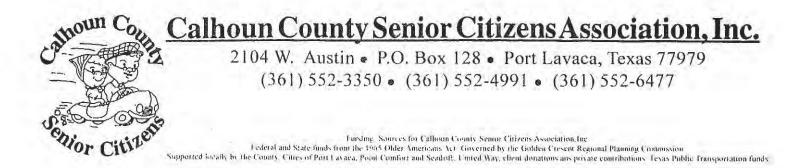
FURTHER RESOLVED, that the City of Port Lavaca hereby supports the proposed Cottages on Independence, and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4), and

FURTHER RESOLVED, that the City of Port Lavaca, acting through its governing body, hereby approves a commitment to Cottages on Independence of permanent funding assistance in an amount of \$250 which, in the City's discretion, may be in the form of a grant, reduced fees, or gap funding, and

FURTHER RESOLVED, that notwithstanding anything herein to the contrary, the funding commitment by the City of Port Lavaca set forth in this Resolution shall be contingent on: (i) the Applicant securing low income housing tax credits from TDHCA in the amount sufficient to construct Cottages on Independence and (ii) development approvals by the City of Port Lavaca in connection with the construction of Cottages on Independence, and

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

PASSED AND APPROVED on this 12th day of February 2024. Jack Whitlow, Mayor ATTEST: Mandy Grant, City Secretary



Date: February 27, 2024

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

Attn: Joshua Goldberger, Tax Credit Administrator, Multifamily Finance

Re: Cottages on Independence

Dear Mr. Goldberger:

Cottages on Independence, LP is submitting an application for Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) to construct Cottages on Independence located near Independence Dr. and San Crab Blvd. Port Lavaca, TX 77979

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

Calhoun County Senior Citizens Association, Inc. is a tax-exempt organization whose mission is to improve the quality of life for senior citizens of Calhoun County by providing them with services and activities that assist them in maintaining independence for as long as possible. We do this by providing congregate meals, home delivered meals, transportation services, health screening, information and educational programming, referral assistance, exercise programs, emergency response and volunteer training. Our service area includes the City of Port Lavaca. 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,

Rebecca Jernigan, Executive Director



Local trips should call 24 hours in advance. Please contact the Senior Citizen Center for more information.

	Community Input Scoring Items				
	TDHCA#pp. Cov		Self Score Total:	124	
1.	Local Government Support - §11.9(d)(1) - Only check the	ne box if support documents are	e included in the Applica	tion.	
	X Resolution(s) of either "no objection" or "support" is City of Waco	s included behind this tab.**	Points Requested	17	
	Name of Local Government Body	_			
	Name of Local Government Body (if applicable)	1 2024			
_	** Note that resolutions are due March	1, <u>2024</u>			
2	Quantifiable Community Participation - §11.9(d)(4)				
	X Application expects to receive QCP points.		Points Requested	4	
	** Note that QCP Packets are due March 1, <u>2024</u> ar	nd MAY NOT be submitted by th eighborhood Organization!	e Applicant. Packets MI	UST	
3	Input from State Representative - §11.9(d)(5)				
3					
	Letter of either support, neutrality, or opposition is i OR	ncluded benind this tab.**	Points Requested	0	
	Letter stating that no letter will be provided is include	ded behind this tab.**			
	No letter from a State Representative is included bel				
	No letter from a state representative is included bei		Points Requested	8	
**	* Note that if there is no Representative, both items will	be scored as neutral. Letters ar		8	
4	Input from Community Organizations - §11.9(d)(6)				
	x Applicant has included one or more letters of suppor	t or opposition behind this tab.	Points Requested	4	
	A. Grassroots Community Development			4	
	Name of Community Organization		× Supp	ort	
	Michael Stone		Орро	sition	
	Contact Name				
	B. NeighborWorks Waco				
	Name of Community Organization		x Supp	ort	
	Delisa Burnell-Smith		Орро	sition	
	Contact Name				
	C. Transformation Waco				
	Name of Community Organization		x Supp	ort	
	Robin McDurham		Орро	sition	
	Contact Name				
	D.				
	Name of Community Organization		Supp	ort	
			Орро	sition	
	Contact Name				
	E		_		
	Name of Community Organization		Supp		
			Орро	sition	
	Contact Name				
	F				
	Name of Community Organization		Supp		
			Орро	sition	
	Contact Name				

RESOLUTION NO. 2024-099

WHEREAS, Waco Housing Authority and Intergrand Development, LLC d/b/a Melody Grove Development 2, LP, ("Applicant") has proposed a development for affordable rental housing called Melody Grove II, located at 1809 J.J. Flewellen Road ("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 2024 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, demolition, and reconstruction of existing properties; and

WHEREAS, the Development would be a 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 reconfigure 128 units into 80 units to assist families and individuals who are in need of affordable housing opportunities; and

WHEREAS, none of the units will be set aside for rental at the market rate; and

WHEREAS, some of the units will be set aside for Waco Housing Authority clients; and

WHEREAS, pursuant to 10 TAC §11.101(a)(3) of the Qualified Allocation Plan, the City of Waco acknowledges that the proposed Development is located in a census tract that has a poverty rate above 40% for individuals; and

WHEREAS, as provided for in 10 TAC \$11.3(e) and \$11.4(c)(1), the City of Waco acknowledges that the proposed Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households; and

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,

2.0

February 12, 2024

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

Attn: Tax Credit Administrator, Multifamily Finance

Re: THDCA#24188 Melody Grove II

Dear Mr. Nickells:

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.

NeighborWorks[®]

WACO

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.

Neighborhood Housing Services of Waco, Inc., dba 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 workshops, 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, Surpell-Amith

Delisa Burnell-Smith VP/COO

> NeighborWorks Waco | 922 Franklin Avenue | Waco, TX 76701 254-752-1647 | www.nw-waco.org | NMLS #336607



Robin McDurham, Ed.D. Chief Executive Officer 3005 Edna Avenue Waco, TX 76708 robin.medurham/a/wacoisd.org

February 12, 2024

Texas Department of Housing and Community Affairs

221 E. 11th Street

Austin, TX 78701

Attn: Tax Credit Administrator, Multifamily Finance

Re: THDCA#24188 Melody Grove II

Dear Mr. Nickells:

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 operates four campuses within the City of Waco that were once labeled chronically 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.

Robin McDuham

CEO Transformation Waco



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

That the City Council hereby: (1) waives certain taxable real estate requirements of the City's Low Income Housing Tax Credit Policy; (2) waives certain market rate unit requirements of the City's Low Income Housing Tax Credit Policy; (3) acknowledges the project is located in a census tract that has a poverty rate above 40% for individuals and authorizes the development to move forward in said census tract; (4) acknowledges the project is located in a census tract that has more than 20% Housing Tax Credit units per total households and authorizes the development to move forward in said census tract; (5) supports a proposed affordable housing project being developed by Waco Housing Authority and Intergrand Development, LLC d/b/a Melody Grove Development 2, LP, ("Applicant") to be located at 1809 J.J. Flewellen Road, Waco, McLennan County, Texas; (6) approves the Applicant's application for the 9% Competitive Housing Tax Credit Program to the Texas Department of Housing and Community Affairs; (7) authorizes an in-kind contribution equal to no less than \$500.00 for said project; and (8) authorizes the City Manager to execute any documents in connection therewith, including a development agreement with the Applicant.

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

PASSED AND APPROVED this 20th day of February 2024.

DocuSigned by:

Dillon Meek

Dillon Meek, Mayor City of Waco, Texas

ATTEST:

-Docusigned by: Michelle Hicks

Michelle Hicks, City Secretary



—Docusigned by: Will Conrad

Jennifer Richie, City Attorney

DS OF W



February 12, 2024

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

Attn:Tax Credit Administrator, Multifamily FinanceRe:THDCA#24188 Melody Grove IIDear Mr. Nickells:

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 taxexempt 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 2023.

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

Sincerely,

1/1

Michael Stone Executive Director

Executive Director Michael Stone **Board of Directors/Officers** Billy Davis – President Daysi Barrera – Vice President Ken Cooper – Treasurer

Tim Holtkamp – Secretary Coln Hulyk Crystal Diaz-Espinoza www.grassrootswaco.org Juan Tello Jud Griffis Rev. Rachel Swain 1624 Colcord

Waco, TX 76707

24130

	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 inclue	ded in the Application.			
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Cleburne	Points Requested 17			
	Name of Local Government Body				
	Name of Local Government Body (if applicable)				
	** Note that resolutions are due March 1, <u>2024</u>				
2	Quantifiable Community Participation - §11.9(d)(4)				
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the Apreceived from Neighborhood Organization!	Points Requested 4 pplicant. Packets MUST be			
3	Input from State Representative - §11.9(d)(5)				
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 0			
	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.				
	** Note that if there is no Representative, both items will be scored as neutral. Letters are d	Points Requested 8 lue March 1, 2024. 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. Meals on Wheels North Central Texas				
	Name of Community Organization	X Support			
	Chirita Baptist	Opposition			
	Contact Name				
	B. Program to Encourage Active, Rewarding Lives (PEARLS)				
	Name of Community Organization	X Support			
	Dr. DeWanda Harris Trimiar	Opposition			
	Contact Name				
	C. Zonta Club of Johnson County				
	Name of Community Organization	X Support			
	Barbara Yoder	Opposition			
	Contact Name				
	D. Texas Health Resources				
	Name of Community Organization	XSupport			
	Mandy Forbus	Opposition			
	Contact Name				
	E	_			
	Name of Community Organization	Support			
		Opposition			
	Contact Name				
	F	_			
	Name of Community Organization	Support			
		Opposition			
	Contact Name				



DeWanda Harris Trimiar, PhD, CHW, RSW Independent Contractor / PEARLS Counselor North Central Texas Council of Governments---Area Agency on Aging (NCTCOG-AAA)

Friday, January 5, 2024

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

RE: Lincoln Ridge 705 McAnear St, Cleburne, TX 76033

Dear Mr. Campbell,

I would like to express my support for the proposed rehabilitation of Lincoln Ridge, a 29unit affordable multifamily development for seniors located 705 McAnear St, Cleburne TX. It is my understanding Lincoln Ridge Senior Housing LP will submit a tax credit application to your agency for this proposed renovation.

I am delighted the facility is interested in making improvements to its complex. I sincerely appreciate the willingness to make these improvements for its residents and the community.

Again, I am pleased to lend my support to this 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.

Respectfully, **Dr. DeWanda Harris Trimiar** (817) 229-9316 Cell

> Note: PEARLS is offered to seniors and is funded through North Central Texas Council of Governments-AAA. As such, the tax-exempt documentation for North Central Texas Council of Governments Foundation is included behind this letter.

January 10, 2024

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



Re: Lincoln Ridge 705 McAnear Street Cleburne, TX 76033

Dear Sir,

The Zonta Club of Johnson County expresses our support for the proposed rehabilitation of the National Church Residences in Cleburne, TX. We are excited that the facility will make improvements to this complex. This facility is so vital to affordable housing for our community's seniors.

The Zonta Club of Johnson County supplies volunteer support for food insecurity, gardening and group activities for these Seniors. Our club members are women of influence in many facets of Johnson County Texas with the primary goal of human rights.

Please give favorable consideration to this project. If you need additional information you may contact me at the number below.

Sincerely, Barbara Yoder, VP Zonta Club of Johnson County 817 944 1024



Community Health Improvement

December 27, 2023

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

Dear Mr. Campbell,

The Southern Region of Texas Health Resource's Community Health Improvement Department would like to express our support for the proposed rehabilitation of Lincoln Ridge, a 29-unit affordable multifamily development for seniors located 705 McAnear St, Cleburne TX. We understand that Lincoln Ridge Senior Housing LP will submit a tax credit application to your agency for this proposed renovation and appreciate the willingness to make these improvements for its residents and the community. Residencies such as these are very much needed to support the aging community in Johnson County.

As a nonprofit healthcare system interested in reducing barriers to social determinants of health—like affordable housing—we are pleased to lend support for enhancing this senior affordable housing community and ask that you give it favorable consideration for the allocation of housing tax credits.

Sincerely,

C My PS-

Mandy Forbus, MPH | Director – Southern Region, Community Health Improvement <u>Pronouns:</u> she/her/hers T 682.236.7986 | M 817.723.4942 MandyForbus@TexasHealth.org



RESOLUTION

NO. RS01-2024-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEBURNE, TEXAS IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE 2024 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY NATIONAL CHURCH RESIDENCES, FOR THE REHABILITATION OF LINCOLN RIDGE APARTMENTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, National Church Residences ("Applicant") has requested funding support from the City of Cleburne to rehabilitate an existing 29-unit affordable senior rental housing community named Lincoln Ridge Apartments located at 705 McAnear Street, Cleburne, Johnson County, Texas (the "Development"); and

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2024 Competitive 9% Housing Tax Credits ("HTC") for the rehabilitation of Lincoln Ridge Apartments; 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 for the Development will improve the overall success of its application; and

WHEREAS, the Applicant has requested a commitment of required funding assistance for up to \$500 for its application in the form of reduced fees for the benefit of the Development from the City of Cleburne for its application to TDHCA for the rehabilitation of Lincoln Ridge Apartments; and

WHEREAS, 100% of the members of the City Council of the City are elected officials;

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

SECTION ONE. The City of Cleburne, acting through its governing body, hereby confirms that it supports the proposed rehabilitation of the Lincoln Ridge Apartments by National Church Residences, located at 705 McAnear Street and that this formal action has been taken to put on record the opinion expressed by the City of Cleburne in Johnson County on January 9, 2024.

SECTION TWO. The City of Cleburne, will commit a funding amount to the Development of waiving or reducing the building permit fee up to and including \$500.00 should the project be selected for funding.

SECTION THREE. Notwithstanding anything herein to the contrary, the funding commitment by the City of Cleburne, shall be contingent on the Applicant's receipt of commitment of HTCs for the Development from TDHCA.

SECTION FOUR. The City of Cleburne, acting through its governing body, hereby confirms that the proposed renovations at Lincoln Ridge at 705 McAnear Street, Cleburne, Texas contributes significantly to the McAnear Creek Area Revitalization Plan in the City of Cleburne.

SECTION FIVE. As provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that the City of Cleburne, Johnson County, Texas has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds. The City of Cleburne, Johnson County, Texas hereby supports the proposed Lincoln Ridge Apartments, and confirms that its governing body has voted specifically to approve the construction or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4).

SECTION SIX. For and on behalf of the governing body, Mayor Scott Cain, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

SECTION SEVEN. City of Cleburne is not a related party to the Applicant, and any funding assistance committed by the City to the development of Lincoln Ridge pursuant to this resolution will not have been first provided to the City by the Applicant or any related party to the Applicant.

SECTION EIGHT. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED this the 9th day of January, 2024 at a Regular Meeting of the City Council of the City of Cleburne, Texas.

CITY OF CLEBURNE

Ivy Peterson, City Secretary

BY:

Scott Cain, Mayor

rs10 - lincoln ridge 2 resolution



January 5, 2024

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

RE: Lincoln Ridge 705 McAnear St, Cleburne, TX 76033

Dear Mr. Campbell,

I hope this message finds you well and in good spirits at the beginning of this New Year.

I am writing to express my support for the proposed renovation of Lincoln Ridge Apartments, a vital initiative that aligns with our shared commitment to enhancing the living conditions and well-being of our seniors.

As a team member of Meals on Wheels North Central Texas, an organization dedicated to serving the needs of seniors in our community, I have had the privilege of witnessing firsthand the importance of providing a safe, comfortable, and supportive environment for our elderly population. The proposed renovation project for Lincoln Ridge Apartments presents a crucial opportunity to significantly enhance the quality of life for the seniors residing in this community.

The transformation of these living spaces will not only provide improved physical infrastructure but will also foster a sense of security, dignity, and community for our seniors, aligning seamlessly with the values and mission we uphold at Meals on Wheels.

I wholeheartedly support this endeavor and believe that the proposed renovations will positively impact the lives of the seniors at Lincoln Ridge Apartments, ensuring they have access to an environment that promotes their well-being and enhances their overall quality of life.

Should you require any further information or clarification, please feel free to reach out to me. I am more than willing to assist in any way possible to ensure the success of this important initiative.

Thank you for considering my support, and I commend your efforts in improving the living conditions for our senior community members.

Sincerely,

Chirita Baptist (mownct.org)

24007

	Community Input Scoring Items				
	TDHCA# 24007	Self Score Total:	128		
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are inclu	ded 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)				
2	** Note that resolutions are due March 1, <u>2024</u>				
2	Quantifiable Community Participation - §11.9(d)(4)				
	X Application expects to receive QCP points.	Points Requested	4		
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	pplicant. Packets MUST b	e		
3	Input from State Representative - §11.9(d)(5)				
5		Doints Doguastad	0		
	X Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	8		
	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	•	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 Club of the Austin Area				
	Name of Community Organization	X Suppo	ort		
	Zenae Campbell	Орроз	sition		
	Contact Name				
	B. Communities in Schools Central Texas				
	Name of Community Organization	X Suppo	ort		
	Sharon Vigil	Орроз	sition		
	Contact Name				
	C. Mainspring Schools				
	Name of Community Organization	X Suppo	ort		
	Colin Denby Swanson	Орроз	sition		
	Contact Name				

RESOLUTION NO. 20240201-018

WHEREAS, Pathways at Santa Rita Courts East, LP, its successors, assigns, or affiliates (Applicant), proposes to construct an affordable, multi-family housing development at or near 2341 Corta 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 East; 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' 2024 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' 2024 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 2024 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' 2024 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' 2024 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 Myrna Rios, City Clerk, to certify this resolution to the TDHCA.

ADOPTED: _____ Feb ruary 1 ____, 2024 ATTEST: _____

Myrna Rios City Clerk



STATE OF TEXAS HOUSE OF REPRESENTATIVES LULU FLORES

JLU I LUKI

District 51

February 21, 2024

Texas Department of Housing and Community Affairs ATTN: Cody Campbell Director of Multifamily Programs PO Box 13941 Austin, Texas 78711

RE: Affordable Rental Housing Application Project # 24007, Pathways at Santa Rita Courts East

Dear Mr. Campbell:

I'm writing today to support the proposal to reconstruct Santa Rita East's affordable housing units in the heart of East Austin and a community I'm proud to represent. Ensuring this project is seen through will help an established community with a rich history in Austin.

This project is specifically important because it serves an already existing population that has resources and is close to the city's center. Reconstructing the 91 units will help families who have lived in the area and contributed to the culture and feel that so many now desire about the neighborhood. It is important we utilize all resources to help families facing the unprecedented increased cost of living across Central Texas.

I look forward to supporting this project and many others that help the families and populations that keep Austin working and have created the Austin we all know and love. If you have any questions please don't hesitate to reach out to my staff.

Sincerely,

Lulu Flores

State Representative



6648 Ed Bluestein Blvd. Austin, Texas 78723 512-444-7199 | bgcaustin.org

February 9, 2024

Pathways at Santa Rita Courts East, 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 East, TDHCA #24007 – Approx. 2341 Corta St., Austin, TX 78702

Dear Mr. Kowal,

Please accept this letter as our statement of support for Pathways at Santa Rita Courts East, a proposed housing development sponsored by Pathways at Santa Rita Courts East, LP.

Boys & Girls Club of the Austin Area is active in and serves the area containing Pathways at Santa Rita Courts East 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 East.

Sincerely, Server

Ženae Campbell Chief Executive Officer Boys & Girls Club of the Austin Area

GREAT FUTURES START HERE.



3000 South IH-35 Suite 200 Austin, Texas 78704 ciscentraltexas.org

February 8, 2024

Pathways at Santa Rita Courts East, 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 East, TDHCA #24007 – Approx. 2341 Corta St., Austin, TX 78702

Dear Mr. Kowal,

Please accept this letter as my statement of support for Pathways at Santa Rita Courts East, a proposed housing development sponsored by Pathways at Santa Rita Courts East, LP.

Communities In Schools of Central Texas (CIS) is active in and serves the area containing Pathways at Santa Rita Courts East 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



February 12, 2024

Pathways at Santa Rita Courts East, 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 East , TDHCA # 24007 – Approx. 2341 Corta St. , Austin , TX 78702

Dear Mr. Kowal:

Please accept this letter as my statement of support for Pathways at Santa Rita Courts East, a proposed housing development sponsored by Pathways at Santa Rita Courts East, LP.

As a 501c3 tax-exempt organization, Mainspring Schools actively serves the area including Pathways at Santa Rita Courts East 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)

24160

	Community Input Scoring Items				
	TDHCA#pp. Cove	Self Score Total:	125		
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are in	cluded in the Application.	,		
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** <u>City of Carthage</u> Name of Local Government Body	Points Requested	17		
	Name of Local Government Body (if applicable)				
	** Note that resolutions are due March 1, 2024				
2	Quantifiable Community Participation - §11.9(d)(4)				
	X Application expects to receive QCP points.	Points Requested	4		
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the received from Neighborhood Organization!	•			
3	Input from State Representative - §11.9(d)(5)				
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0		
	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.		0		
:	** Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested e due March 1, 2024.	8 8		
	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. Mission Carthage				
	Name of Community Organization	x Suppo	ort		
	Jennifer Randall	Орро			
	Contact Name				
	B. Panola County Chamber of Commerce				
	Name of Community Organization	x Suppo	ort		
	Keri Perot Vance	Орро	sition		
	Contact Name				
	c. East Texas Food Bank				
	Name of Community Organization	x Suppo	ort		
	David Emerson	Орро	sition		
	Contact Name				
	D. NA	_			
	Name of Community Organization	Suppo			
	Contact Name	Орро	sition		
	Ε				
	Name of Community Organization	Suppo			
	Contact Name	Орроз	sition		
	F.				
	R. Name of Community Organization	Suppo	ort		
		Орро			
	Contact Name				

RESOLUTION 2023-06

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, LLS intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2024 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 11th day of December, 2023, at a regular meeting of the Carthage City Commission.

Olin Joffrion, Mayor

Dana Griffin etarv (Seal)

Mission Carthage

P.O. Box 1208 Carthage, Texas **75**633

Phone: 903-693-4402 Fax: 903-693-3627 www.missioncarthage.com

> Jennifer Randall Executive Director Ann Green Business Manager

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.



November 3,2023

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 I & II to be located at 100 and 101 Senior Ave. 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.

Sincerely,

nifer Kandall

Jennifer Randall

Executive Director

Mission Carthage



rola (ountu

CHAMBER OF COMMERCE / CARTHAGE CONVENTION/VISITORS BUREAU

November 12, 2023

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 and 101 Senior Ave. in Carthage, TX.

Panola 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.

Sincere

Keri^P erot Varice Executive Director



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

RE: Linden Estates, Spring Creek Villas, Carthage Senior Estates, and Hooks Senior Apartments TDHCA Applications

Dear Mr. Campbell:

I am writing this letter in support for TDHCA Tax Credit Applications:

Linden Estates to be located at 700 W Broad Street, in Linden, TX; Spring Creek Villas to be located at 308 HWY 8 North, in Linden, TX; Hooks Senior Apartments to be located at 300 E. Ave G. in Hooks, TX; and Carthage Senior Estates to be located at 100 and 101 Senior Ave. in Carthage, TX.

East Texas Food Bank is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of increasing food security. We believe that there is a need for long term housing that is affordable to citizens of modest means and these developments will help meet that need.

Sincerely,

David Emerson Chief Executive Officer

East Texas Food Bank 3201 Robertson Road Tyler, TX 75701 Phone: 903.617.2005 demerson@easttexasfoodbank.org





24061

Community Input Scoring Items					
		TDHCA#pp. Cove	Self Score Total:	132	
1.	Loc	cal Government Support - §11.9(d)(1) - Only check the box if support documents are inclu	ded in the Application.		
	X	Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Fredericksburg Name of Local Government Body	Points Requested	17	
		Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>			
2	Qu	antifiable Community Participation - §11.9(d)(4)			
	X	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested pplicant. Packets MUST b	8 e	
3	Inp	out from State Representative - §11.9(d)(5)			
		Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0	
		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 o	•	8	
4	Inp	ut from Community Organizations - §11.9(d)(6)			
		Applicant has included one or more letters of support or opposition behind this tab.	Points Requested		
	Α.	Name of Community Organization Contact Name	<mark></mark> Suppo		
	в.	Name of Community Organization			
		Contact Name			
	c.				
		Name of Community Organization	Suppo		
		Contact Name			
	D.	Name of Community Organization			
		Contact Name			
	Ε.				
		Name of Community Organization	Suppo Oppos		
		Contact Name			
	F.	Name of Community Organization	Suppo		
			Орроз	sition	
		Contact Name			

RESOLUTION 2024-01R

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 2024 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 6, 2024, and

FURTHER RESOLVED, that for and on behalf of the Governing Body, **Jeryl Hoover**, **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 6th day of February 2024 at a regular meeting of the City Council of Fredericksburg.

Jeryl Hoover, Mayor

ATTEST:

AIN Goodwin, City Secretary

24087

	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 inc	luded in the Application.				
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Plainview	Points Requested	17			
	Name of Local Government Body Name of Local Government Body (if applicable)					
	** Note that resolutions are due March 1, 2024					
2	Quantifiable Community Participation - §11.9(d)(4)					
-		Deints Deguested	4			
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested pplicant. Packets MUST				
3	Input from State Representative - §11.9(d)(5)					
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0			
	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		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 Community Foundation of West Texas	_				
	Name of Community Organization	X Suppo	ort			
	Stephen Warren	Орро	sition			
	Contact Name					
	B. The Inside Out Foundation	_				
	Name of Community Organization	X Suppo	ort			
	Alexis Arnold	Орро	sition			
	Contact Name					
	с.					
	Name of Community Organization	Suppo	ort sition			
	Contact Name					
	D					
	Name of Community Organization	Suppo Oppo	ort sition			
	Contact Name					
	E.					
	Name of Community Organization		ort sition			
	Contact Name					
	F	_				
	Name of Community Organization	Suppo	ort sition			
	Contact Name					



February 20, 2024

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: Northwoods Village – TDHCA Application #24087 – Plainview, TX

Mr. Goldberg,

This correspondence serves as support of Northwoods Village – TDHCA Application #24087, with the proposed location of SEQ Mesa Dr and W 13th St, Plainview, TX 79072

The Inside Out Foundation is a federally authorized, private, non-profit organization serving the Lubbock area, including the Plainview 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 empower and support the traumatic event survivors of our community.

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. Northwoods Village will bring housing for some of our community's most valued and vulnerable citizens, while at the same time providing an economic catalyst for our local economy.

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

Respectfully Submitted,

Deepis arnord

Alexis Arnold Co-Founder & Executive Director The Inside Out Foundation <u>theinsideoutfoundation@gmail.com</u> (806) 722-0750

RESOLUTION NO. R23-617

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLAINVIEW, TEXAS, SUPPORTING THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING BY KCG NORTHWOODS VILLAGE, LP AND ITS APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR HOUSING TAX CREDITS AND REDUCING RELATED CITY ADMINISTRATIVE FEES.

WHEREAS, KCG Northwoods Village, LP has proposed a development for affordable rental housing at SEQ Mesa Dr and W 13th St, Plainview, TX 79072 named Northwoods Village in the City of Plainview, Hale County; and

WHEREAS, KCG Northwoods Village, 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 Northwoods Village; and

WHEREAS KCG Northwoods Village, LP has requested that the City Council find that there is a public purpose in constructing affordable rental housing in the City of Plainview and as such further reduce the administrative fees that would normally be required for this housing development; and

WHEREAS, the City Council of City of Plainview finds there is a need for such affordable housing for citizens within the municipal boundaries of the City of Plainview and believes that by the development of such affordable housing to assist persons of low income is in the best interest of the City of Plainview and its citizens; and

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

1. The recitals outlined above are, to the best of the knowledge of the City Council, found to be true and correct and are hereby adopted, approved and incorporated herein as though set forth fully herein.

2. The City Council of the City of Plainview, hereby confirms that it supports the proposed Northwoods Village, located at SEQ Mesa Dr and W 13th St, Plainview, TX 79072.

3. Reducing the administrative fee for the Northwoods Village development to \$250.00 is in the public interest and is approved.

4. The City Manager is hereby authorized and directed to have the City Secretary certify a copy of this resolution and submit this resolution to the Texas Department of Housing and Community Affairs.

376

PASSED AND APPROVED this 14th day of November, 2023.

Charles Starnes, Mayor

ATTEST:

Belinda Hinojosa, City Secretary





January 24, 2024

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: Northwoods Village TDHCA Application #24087 - Plainview, TX

Mr. Goldberg:

This correspondence serves as a letter of support for projects like the proposed development of Northwoods Village – TDHCA Application #24087, with the proposed location of SEQ Mesa Dr and W 13th St, Plainview, TX 79072. The Community Foundation of West Texas does not endorse for profit companies, but often endorses projects and ideals which benefit the community which fits our Mission Statement.

The Community Foundation of West Texas is a public charity serving 15 counties in West Texas including the Plainview community, which the development is located. Our organization's overarching purpose is to provide scholarships and grants throughout Lubbock and the surrounding areas. The Community Foundation of West Texas exists to improve the quality of life for all people in West Texas through the development of organized philanthropy.

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, with housing for some of our communities most valued and vulnerable citizens, while at the same time providing an economic catalyst for the Plainview economy.

With this in mind, I am fully supportive of new projects bringing affordable housing opportunities to the Plainview community. If you would like further information on The Community Foundation of West Texas, please feel free to contact me using the information below.

Respectfully Submitted,

tol M-

Stephen Warren President The Community Foundation of West Texas stephen@CFWTx.org (806) 762-8061

24009

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.			
ļ	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Corsciana	Points Requested	17		
	Name of Local Government Body				
	Name of Local Coverses to Darks (If any list L.)				
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, 2024				
ر م					
2	Quantifiable Community Participation - §11.9(d)(4)				
1	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted received from Neighborhood Organization		4 De		
3	Input from State Representative - §11.9(d)(5)				
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0		
l	Letter stating that no letter will be provided is included behind this tab.**				
I					
l	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. Let		8		
4	Input from Community Organizations - §11.9(d)(6)				
	X Applicant has included one or more letters of support or opposition behind this ta	ab. Points Requested	4		
1	A. Corsicana & Navarro County Chamber of Commerce	- 1			
	Name of Community Organization	X Supp	ort		
			sition		
	Ken Higdon Contact Name		JanuUll		
	B. The Salvation Army Texas Division Corsicana Corps Name of Community Organization	X Supp	ort		
	Terisa Zuniga Contact Name	Оррс	osition		
	C. Name of Community Organization	—	ort		
	Name of community organization	Supp			
	Contact Name	Оррс	osition		
	Contact Name				
	D. Nome of Community Organization		at		
	Name of Community Organization	Supp			
		Оррс	sition		
	Contact Name				
	E.				
	Name of Community Organization	Supp	ort		
		Орро	sition		
	Contact Name				
	F				
	Name of Community Organization	Supp	ort		
			sition		
	Contact Name				

West Parkway Seniors, Ltd. 2024 HTC Application TDHCA 24009

Tab 46 – Community Input Scoring Items

- Section 1 Local Government Support
- Section 2-Quantifiable Community Participation
 - Points available No Neighborhood Organization is in existence, equating to neutrality or lack of objection
- Section 3 No letter from a State Representative
 - Points available under this subparagraph will be based on how an Application scores under 11.9(d)(5), of this section, relating to Local Government Support
 - o A Resolution of support adopted by the City of Corsicana
- Section 4 Input from Community Organizations letters of support from community or civic organizations serving the community containing the development site.

RESOLUTION NO. 4481

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, REGARDING WEST PARKWAY SENIORS FOR SUPPORT AND LOCAL POLITICAL SUBDIVISION FUNDING.

WHEREAS, West Parkway Seniors, Ltd. has proposed a development for a Senior Restricted Development located on West Parkway Street, named West Parkway Seniors, in the City of Corsicana, Texas; and

WHEREAS, West Parkway Seniors, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive Housing Tax Credits for West Parkway Seniors; and

WHEREAS, Chapter 380 of the Texas Local Government Code authorizes municipalities to administer programs to establish and provide for the making of loans and grants of public funds for the purpose of promoting state and local economic development and to stimulate business and commercial activity in the municipality; 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 West Parkway Seniors, located on West Parkway 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 22nd day of January, 2024.

PASSED and **APPROVED** by majority vote of the City Council of the City of Corsicana, Texas this **22**nd day of **January**, **2024**.

Michael W. Fletcher, Mayor



ATTEST:

Cathy McMullan, Acting City Secretary

APPROVED AS TO FORM:

Kerri Anderson Donica, City Attorney

corsicana & navarro county

chamber of commerce

advocate • elevate • facilitate

February 6, 2024

Texas Department of Housing and Community Affairs

Austin, Texas

RE: Community Support

I am writing to you to express our support of the West Parkway Seniors, Ltd. Development. This TDHCA application is for the development of senior apartments located on West Parkway, in Corsicana, TX.

There is a great need for quality affordable senior housing in Corsicana, Texas. Corsicana and Navarro 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 this development will help serve this need for our community.

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

Sincerely, Ken Higdon,

President



William Booth, Founder Lyndon Buckingham, General Commissioner Kenneth G. Hodder, National Commander Commissioner Kelly Igleheart, Territorial Commander Lt. Colonel Art Penhale, Divisional Commander Mrs. Terisa Zuniga, Service Center Director

February 6, 2024

Texas Department of Housing and Community Affairs Austin, Texas

RE: Community Support

I am writing to you to express our support of the TDHCA application for the development of senior apartments located on West Parkway, Corsicana, TX.

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

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

Sincerely,

Teria Jose

Terisa Zuniga

Service Center Director



Texas Division Corsicana Corps

P: (903) 874-7131

212 E 1st Ave, Corsicana, TX 75110

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.** City of Mesquite	Points Requested 17		
	Name of Local Government Body			
	Name of Local Government Body (if applicable)			
	** Note that resolutions are due March 1, <u>2024</u>			
2	Quantifiable Community Participation - §11.9(d)(4)			
	X Application expects to receive QCP points.	Points Requested 4		
	** Note that QCP Packets are due March 1, 2024 and MAY NOT be submitted by th	e Applicant. Packets MUST		
_	be received from Neighborhood Organization!			
3	Input from State Representative - §11.9(d)(5)			
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 0		
	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.			
	No letter norm a state nepresentative is meladed semina and tab.	Points Requested 8		
*:	* Note that if there is no Representative, both items will be scored as neutral. Letters ar	e due March 1 <u>, 2024</u> . 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		
	Maria Machado	Opposition		
	Contact Name			
	B. Metrocare Services	_		
	Name of Community Organization	X Support		
	Carolina Lasso	Opposition		
	Contact Name			
	c. North Texas Fair Housing Center			
	Name of Community Organization	X Support		
	Frances Espinoza	Opposition		
	Contact Name			
	D. REACH			
	Name of Community Organization	X Support		
	Jennifer Stonemeier	Opposition		
	Contact Name			
	E.			
	Name of Community Organization	Support		
		Opposition		
	Contact Name	—		
	F			
	Name of Community Organization	Support		
		Opposition		
	Contact Name			

RESOLUTION NO. 09-2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, SUPPORTING NORTHWEST DRIVE SENIOR LIVING MESQUITE, LTD.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (THE "TDHCA") FOR 2024 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE CONSTRUCTION OF AN APPROXIMATELY 90-UNIT SENIOR RESTRICTED AFFORDABLE MULTI-FAMILY RENTAL HOUSING DEVELOPMENT TO BE LOCATED AT 1100 INTERSTATE HIGHWAY 30, IN ACCORDANCE WITH CHAPTER 2306 OF THE TEXAS GOVERNMENT CODE; PROVIDING A LOCAL FUNDING COMMITMENT FOR THE DEVELOPMENT; AND AUTHORIZING THE CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TDHCA.

WHEREAS, Northwest Drive Senior Living Mesquite, Ltd. (the "**Applicant**"), has proposed the construction of an approximately 90-unit senior affordable multi-family rental housing development to be located at 1100 Interstate Highway 30 in the City of Mesquite in Dallas County (the "**Proposed Development**"); and

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (**"TDHCA"**) for 2024 Competitive 9% Housing Tax Credits for the Proposed Development (the "**Application**"); and

WHEREAS, the City of Mesquite (the "City"), acting through its governing body, desires to express its support for the aforementioned Proposed Development and the related application to the TDHCA; and

WHEREAS, the City intends to issue a commitment and letter confirming that the City will provide a loan, grant, reduced fees, or contribution of other value in an amount of \$500.00 for the benefit of the Proposed Development so the Applicant may receive one point for a contribution from the City.

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

SECTION 1. That after due consideration of the information provided by the Applicant and public comment at a duly called and noticed public hearing, the City Council of the City of Mesquite, as the governing body of the City, supports the Application and Proposed Development.

SECTION 2. This resolution is solely related to potential TDHCA financing for the Proposed Development and is not a statement of approval for any other matter, including but not limited to requirements of the City of Mesquite's Subdivision Ordinance, Zoning Ordinance, and other applicable regulations; Applicant has made no application for any permit as defined in Chapter 245 of the Texas Local Government Code.

Planning & Dev / Supports the Proposed Affordable Rental Housing Units at 1100 IH-30 February 19, 2024 Page 2 of 2

<u>SECTION 3.</u> That the City Secretary of the City of Mesquite, Texas, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA. The City Manager is hereby authorized to provide correspondence to the TDHCA confirming the City's commitment to provide a local funding contribution with a value of five hundred dollars (\$500.00) for the benefit of the Proposed Development as an affordable multi-family rental housing development so the Applicant may receive one point for local political subdivision funding as a part of the TDHCA application.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on this 19th day of February 2024.

DocuSigned by: Daniel Aleman Jr. -D999585317D142B...

Daniel Alemán, Jr. Mayor

ATTEST:

DocuSigned by: Sonja Land C2518095973F46A..

Sonja Land City Secretary

APPROVED AS TO LEGAL FORM:

DocuSigned by: David Paschall -666E18891208434...

David L. Paschall City Attorney



January 30, 2024

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 2024 9% Applications – TDHCA #24036 Northwest Drive Senior Living, Mesquite, Dallas County, Texas, 75150

Dear Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit Application for the proposed Northwest Drive Senior Living development to be located at SEQ of Interstate 30 and Northwest Drive Mesquite, TX 75150.

Shared Housing Center, Inc. is a non-profit organization serving Dallas County. Our organization serves the area in which the development is located. Shared Housing offers housing options and supportive services along with children's programs and special projects which focus on self-sufficiency and family stability. We have tax exempt status and are not a government entity. Our primary purpose is the overall betterment and improvement of the community as a whole. Attached I have provided material about our organization and its services.

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

Sincerely,

Marii Machado

Maria Machado Executive Director

Enclosures:

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

214.743.1200 | Main 214.743.1215 | 24/7 Hotline 1345 River Bend Drive Ste. 200 Dallas, Texas 75247-6943

metrocare.

February 6, 2024

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 2024 9% Applications – TDHCA #24036 Northwest Drive Senior Living, Mesquite, Dallas County, Texas, 75150

Dear Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit application Northwest Drive Senior Living located at SEQ of Interstate 30 and Northwest Drive Mesquite, TX 75150. We are confident the proposed housing development will provide much needed affordable housing for our community. The development site is located in our service area.

Metrocare Services is a non-profit organization that's the largest provider of behavioral health care services in North Texas Our organization offers an array of diverse services that serve infants to older adults with a range of disabilities. Our goal is to improve neighborhoods and communities for everyone by advancing equity and meeting the needs of the community we serve. The Northwest Drive Senior Living apartment development would help fill some of that need.

We look forward to working with this affordable housing community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Carolina Lasso Chief Authority Officer (214) 743-1200 ext 32436 carolina.lasso@metrocareservices.org

metrocareservices.org



February 15, 2024

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 2024 9% Applications – TDHCA #24036 Northwest Drive Senior Living, Mesquite, Dallas County, Texas, 75150

Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit application Northwest Drive Senior Living located at SEQ of Interstate 30 and Northwest Drive Mesquite, TX 75150. The proposed development site is within our service area.

The North Texas Fair Housing Center is a non-profit organization that provides advocacy, counseling and education services to residents of Dallas County. We have tax-exempt status and we are not a government entity. Our goal is to improve neighborhoods and communities for everyone. We assist people every day that are in desperate need of affordable housing. The proposed Northwest Drive 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,

Frances Espínoza

Frances Espinoza Executive Director



February 5, 2024

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 2024 9% Applications – TDHCA #24036 Northwest Drive Senior Living, Mesquite, Dallas County, Texas, 75150

Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit application Northwest Drive Senior Living located at SEQ of Interstate 30 and Northwest Drive Mesquite, TX 75150. The proposed development site is within our service area.

REACH, Inc. is a tax-exempt non-profit organization and not a government entity. Our organization serves the area in which the development is located. REACH has a dual mission of providing services for people with disabilities so that they are able to lead self-directed lives and educating the general public on disability related topics in order to promote a barrier free community. We operate four REACH Resource Centers on Independent Living serving Dallas, Denton, Collin, and Tarrant counties. Our array of services that would be available to the residents living at the Northwest Drive Senior Living apartments would include information & referral, peer support, independent living skills training, and advocacy assistance. We also network with other North Texas nonprofit organizations, churches, and businesses to identify and address community needs.

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

Sincerely,

Jennifer Stonemeier Executive Director

Resources Centers on Independent Living

8625 King George Dr, Dallas, TX, 7535 reachdallas@reachcils.org | 214.630.6390 | reachcils.org

24199

	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 in	cluded in the Application.				
	x Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Denton	Points Requested	17			
	Name of Local Government Body					
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>					
2	Quantifiable Community Participation - §11.9(d)(4)					
2						
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the received from Neighborhood Organization!	Points Requested Applicant. Packets MUST	4 be			
3	Input from State Representative - §11.9(d)(5)					
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0			
	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	e due March 1, <u>2024</u> .	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. North Texas Fair Housing Center					
	Name of Community Organization	x Suppo	ort			
	Frances Espinoza	Орро	sition			
	Contact Name					
	B. Grace Like Rain (dba Giving Grace)					
	Name of Community Organization	x Suppo	ort			
	Michelle Conner	Орро	sition			
	Contact Name					
	c. Serve Denton					
	Name of Community Organization	x Suppo	ort			
	Patrick J. Smith	Орро	sition			
	Contact Name					
	D.					
	Name of Community Organization	Suppo	ort			
		Орро	sition			
	Contact Name					
	Ε.					
	Name of Community Organization	Suppo	ort			
		Орро	sition			
	Contact Name					
	F.					
	Name of Community Organization	Suppo	ort			
			sition			
	Contact Name					

RESOLUTION NO. 24-050

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

WHEREAS, Cairn Point Carroll, LP ("Applicant") is proposing the new construction of a multi-family affordable rental housing development to be located at approximately 2229 N Carroll Blvd, Denton TX 76201 to be named Cairn Point Carroll (the "Project"); and

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for Housing Tax Credit funding to provide equity financing for the Project (the "Application"); and

WHEREAS, pursuant to 10 Texas Administrative Code 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, 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:

<u>SECTION 1.</u> 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.

<u>SECTION 2.</u> 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. Pursuant to Tex. Gov't Code § 2306.6703(a)(4) and 10 Texas Administrative Code §11.3(c), the City Council hereby affirms its support for the proposed Project's application to TDHCA and the allocation of Housing Tax Credits for the Project.

<u>SECTION 3.</u> 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 does support the proposed Application.

<u>SECTION 4.</u> 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.

<u>SECTION 5.</u> The City Manager is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

<u>SECTION 6.</u> 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.

<u>SECTION 7.</u> This Resolution shall be effective as of its date of approval and passage by City Council.

The motion to approve this Resoluti			an Beach	and
seconded by Paul Maltzel		, the Resoluti	on was passed ar	nd approved
by the following vote $[7 - 6]$:				
	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_/			
Vicki Byrd, District 1:				
Brian Beck, District 2:				
Paul Meltzer, District 3:	_/			
Joe Holland, District 4:				
Brandon Chase McGee, At Large Place 5:	_/			
Chris Watts, At Large Place 6:				
PASSED AND APPROVED this the	e <u>6</u> †	day of <u></u>	closury	_, 2024.
		1.ul	1	
	GI	ERARDHI	SPETH, MAYO	R

ATTEST: JESUS SALAZAR, CITY SECRETARY BY:

APPROVED AS TO LEGAL FORM: MACK REINWAND, CITY ATTORNEY Scott Bray 2024.01.30 15:12:32 -06'00'





February 26, 2024

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

Dear Mr. Campbell,

On behalf of the North Texas Fair Housing Center, I am pleased to write this letter of support for Cairn Point Carroll (TDHCA #24199) located at 2229 N. Carroll Blvd., Denton, TX 76201.

The North Texas Fair Housing Center (NTFHC) is a nonprofit, tax exempt community organization that provides services to residents of Denton, Texas. NTFHC's mission is to provide housing counseling, advocacy, and education to support equal access to housing opportunities. We serve the community where these proposed apartments are located. NTFHC receives daily calls from people searching for affordable housing and this development will help fill this vital community need.

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

Thank you for your consideration of this application for funding.

Sincerely,

Frances Espínoza

Frances Espinoza Executive Director



February 28, 2024

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

Dear Mr. Campbell,

On behalf of Giving Grace, I am pleased to write this letter of support for Cairn Point Carroll (TDHCA #24199) located at 2229 N. Carroll Blvd., Denton, TX 76201.

Giving Grace is a nonprofit, tax exempt community organization based in Denton, Texas. Giving Grace has a mission to transform lives by providing resources, relationships and community with the love of Jesus. Our focus of moving individuals and families out of homelessness into temporary and permanent housing aligns with Cairn Point Carroll. We serve the community where these proposed apartments are located and look forward to more affordable housing opportunities that allow us to expand our services.

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

Thank you for your consideration of their application for funding.

Sincerely,

Michelle Conner

Michelle Conner CEO – Giving Grace

www.givinggrace.org

info@givinggrace.org 940-382-0609



February 28, 2024

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

Dear Mr. Campbell,

On behalf of Serve Denton, I am pleased to write this letter of support for Cairn Point Carroll (TDHCA #24199), located at 2229 N. Carroll Blvd., Denton, TX 76201.

Serve Denton is a nonprofit, tax-exempt community organization based in Denton, Texas. Our mission is to partner with nonprofits to help make their services more accessible for people in need. We serve the community where these proposed apartments are located and look forward to more affordable housing opportunities that allow us to expand our services.

Please see the attached 501(c)(3) determination letter. We have also attached a brochure and annual report, which shows that we serve the Denton community and the area where this proposed project is located. Our website is servedenton.org, which provides more information about our services and organization.

Thank you for considering their application for funding.

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.

24107

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 inc	luded in the Application.			
	Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Fort Worth	Points Requested	17		
	Name of Local Government Body				
	Name of Local Government Body (if applicable)				
I	** Note that resolutions are due March 1, <u>2024</u>				
2	Quantifiable Community Participation - §11.9(d)(4)				
	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested Applicant. Packets MUST	4 be		
3	Input from State Representative - §11.9(d)(5)				
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	8		
	Letter stating that no letter will be provided is included behind this tab.**				
	No letter from a State Representative is included behind this tab.				
	** Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested	0		
1	Input from Community Organizations - §11.9(d)(6)				
4	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4		
		i onito nequesteu	-		
	A. Tarrant Area Food Bank Name of Community Organization	x Suppo	ort		
	Stephen Raeside	Орроз			
	Contact Name		511011		
	 B. Goodwill North Central Texas (Goodwill Industries of Fort Worth, Inc) 				
	Name of Community Organization	x Suppo	ort		
	Romney Guy				
	Contact Name		51011		
	c. Sixty & Better, Inc.				
	Name of Community Organization	x Suppo	ort		
	Becky Orander	Орроз			
	Contact Name				
	D. United Way / Area Agency on Aging				
	Name of Community Organization	x Suppo	ort		
	Leah King	Орроз			
	Contact Name				
	E.				
	Name of Community Organization				
	Contact Name	Орроз	sition		
	F.				
	Name of Community Organization	Suppo Oppos			
	Contact Name				

A Resolution

NO. 5901-02-2024

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR **LOFTS AT REDWOOD**, COMMITTING DEVELOPMENT FUNDING, DETERMINING THAT LOFTS AT REDWOOD CONTRIBUTES TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) AREA SIX, AND ACKKNOWLEDGING THAT THE DEVELOPMENT IS LOCATED IN A CENSUS TRACT THAT HAS MORE THAN TWENTY PERCENT HOUSING TAX CREDIT UNITS PER TOTAL HOUSEHOLDS

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 Lofts at Redwood, Ltd, an affiliate of Brompton Development, LLC, has proposed a development for mixed-income affordable multifamily rental housing named Lofts at Redwood to be located at 5008 Collett Little Road in the City of Fort Worth;

WHEREAS, CSH Lofts at Redwood, Ltd has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2024 Competitive (9%) Housing Tax Credits for the Lofts at Redwood, a new complex consisting of approximately 88 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 2024 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 (M&C G-19469). (2023 Comprehensive Plan, Part V, Chapter 23: Financial Incentives);

WHEREAS, the Lofts at Redwood is located in NEZ Area Six;

WHEREAS, the City has determined that the application for the Lofts at Redwood to be submitted to TDHCA by CSH Lofts at Redwood, Ltd. qualifies as a development contributing to the concerted revitalization efforts of the City in NEZ Area Six; and

WHEREAS, the QAP also states that applications for developments that will be located in a census tract with more than twenty percent (20%) Housing Tax Credit units per total households as established by the five (5) year American Community Survey are ineligible for Housing Tax Credits unless the governing body of the jurisdiction in which the development will be located states that it has no objection to the application, and that the governing body must also submit a resolution to TDHCA stating that the proposed development is consistent with the jurisdiction's obligation to affirmatively further fair housing;

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 Lofts at Redwood, Ltd to the Texas Department of Housing and Community Affairs for 2024 Competitive (9%) Housing Tax Credits for the purpose of the development of the Lofts at Redwood to be located 5008 Collett Little Road (TDHCA Application No. 24107), 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 Lofts at Redwood 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 place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies the Lofts at Redwood (TDHCA Application No. 24107) as a development in the 2024 Competitive (9%) Housing Tax Credit Application round that contributes to the concerted revitalization efforts in NEZ Area Six, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, acknowledges that CSH Lofts at Redwood, Ltd will be located in a census tract that has more than twenty percent (20%) Housing Tax Credit units per total households, that the City Council has no objection to the construction of the development, that it has determined that the development is consistent with the City's obligation to affirmatively further fair housing, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

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

Adopted this 13th day of February, 2024.

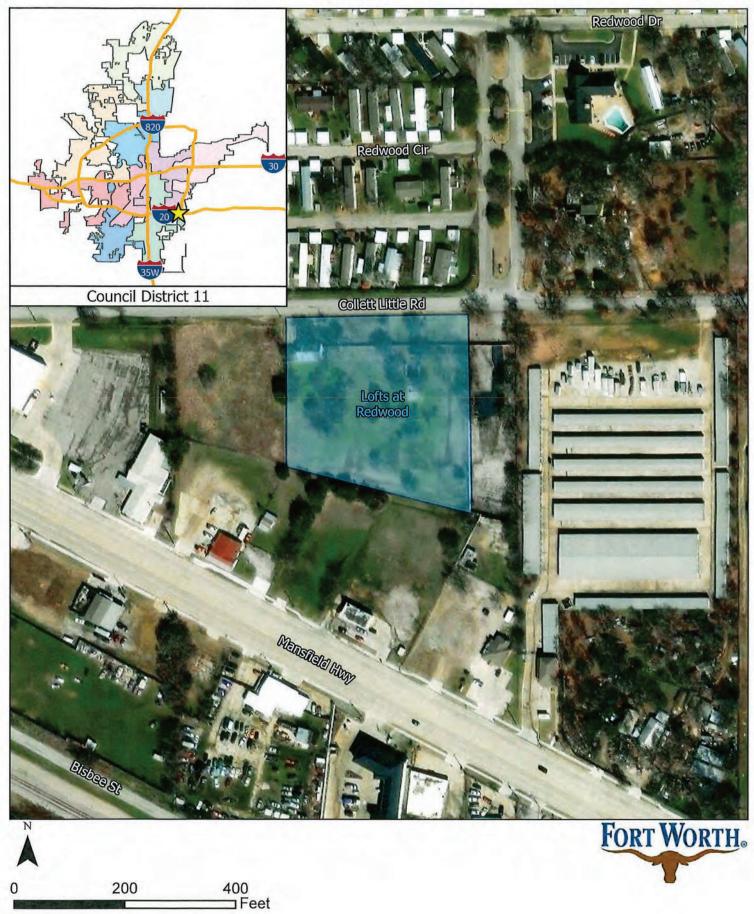
ATTEST:

annous & Boolder 0 By: (

Jannette S. Goodall, City Secretary



Lofts at Redwood 5008 Collett Little Rd



City of Fort Worth, Texas Mayor and Council Communication

DATE: 02/13/24

M&C FILE NUMBER: M&C 24-0111

LOG NAME: 192024_9%HTCRESOLUTIONS

SUBJECT

(CD 4, CD 5, CD 6, CD 8, CD 9, and CD 11) Consider and Adopt Seven Resolutions of Support for 2024 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 Development, Find that the Fee Waivers Serve a Public Purpose and that Adequate Controls are in Place, Determine which Developments Contribute to the City's Revitalization Efforts, Acknowledge the One-Mile Three Year Rule, and Make Related Acknowledgments

RECOMMENDATION:

- Acknowledge the receipt of requests for City support of applications to the Texas Department of Housing and Community Affairs for 2024 Competitive (9%) Housing Tax Credits from various developers;
- 2. Consider and adopt the seven attached Resolutions of Support for 2024 applications for Competitive (9%) Housing Tax Credits for the multifamily housing developments listed below, to be located at various sites throughout the City;
- Approve fee waivers in the approximate amount of up to \$30,000,00 as the City's commitment of development funding for each of the developments that receive a Resolution of Support;
- 4. 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;
- 5. 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: Hughes House III, Maren Grove, and the Lofts at Redwood;
- 6. Acknowledge that the following developments are each 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: Hughes House III and Maren Grove;
- 7. Acknowledge that the following developments are each located in a census tract that has more than 20 percent Housing Tax Credit units per total households, and authorize these developments to move forward with their applications for housing tax credits: Hughes House III, Georgian Oaks, and the Lofts at Redwood; and
- Acknowledge that Hughes House III is located in a census tract with a poverty rate above 40 percent, and authorize this development to move forward with an application for tax credits.

DISCUSSION:

On November 14, 2023, 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) 23-0946). This year the City received seven applications from developers requesting Resolutions of Support for proposed 9% HTC developments in Fort Worth. All of the applications met the general and program specific requirements of the policy and are recommended to receive resolutions 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 2024 HTC Policy or a high-opportunity area as defined by the TDHCA.

Huntington Place Senior Living Parkwood Hill to be developed by Huntington Place Senior Living Parkwood Hill, LP, an affiliate of Cross Development Residential, to be located at 5601 Basswood Blvd., Fort Worth, 76137 (CD 4). The site for the proposed development is zoned E-Neighborhood Commercial, proposed to be changed to PD-Planned Development. The proposed development will not be tax exempt.

Hughes House III to be developed by FW Hughes House III, LP, an affiliate of a partnership between Fort Worth Housing Solutions and McCormack Baron Salazar, to be located at the southeast and southwest corners of East Rosedale Street and Etta Street, Fort Worth, TX 76105 (CD 5), The site for the proposed development is zoned PD-Planned Development. The proposed development will be tax-exempt because Fort Worth Housing Solutions is a quasi-public agency with tax-exempt status.

Delara Chase to be developed by Delara Chase, LLC, an affiliate of O-SDA Industries, LLC, to be located at 4805 Altamesa Blvd., Fort Worth, 76133 (CD 6). The site is zoned C-Medium Density Multifamily. Housing tax credits will be used to acquire and rehabilitate this existing multifamily development. It will not be tax-exempt.

Sycamore Senior Living to be developed by Sycamore TXHP LP, an affiliate of JCM Ventures, LLC, to be located at 1651 Sycamore School Rd., Fort Worth, 76134 (CD 8). The site for the proposed development is zoned E-Neighborhood Commercial, proposed to be changed to D-

High Density Multifamily. This development will target seniors (55+) and will not be tax exempt.

Georgian Oaks to be developed by Georgian Oaks, LLC, an affiliate of O-SDA Industries, LLC, to be located at 210 E. 7th St., Fort Worth, 76102 (CD 9). The site for the proposed development is zoned H-Central Business. Historic rehabilitation tax credits will be paired with HTCs to acquire and rehabilitate this existing historic building in Downtown Fort Worth. This development will target seniors (55+) and will not be tax exempt.

Maren Grove to be developed by Maren Grove LLC, an affiliate of O-SDA Industries, LLC to be located at 801 W Shaw St., Fort Worth, 76110 (CD 9). The site for the proposed development is zoned MU-1-Low Intensity Mixed-Use. Historic rehabilitation tax credits will be paired with HTCs to acquire and rehabilitate this existing historic building. It will not be tax-exempt.

Lofts at Redwood to be developed by CSH Lofts at Redwood, Ltd., an affiliate of Brompton Development, LLC, to be located at 5008 Collett Little Rd., Fort Worth, 76119 (CD 11). The site for the proposed development is zoned E-Neighborhood Commercial, proposed to be changed to PD-Planned Development. The proposed development will not be tax exempt.

Commitment of Development Funding:

Per the City's 2024 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. Two of the developments, Hughes House III and Maren Grove, 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. For all other developments, the approximate total amount of the fee waivers is \$180,000.00. 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; (k) urban forestry application fee; and (l) sign permit fees.

Fee waivers will be conditioned upon the development receiving an award of 2024 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 Neighborhood Empowerment Zones (NEZs) were created to promote affordable housing and economic development in the designated zone. Four NEZs have adopted Strategic Plans for certain distinct areas located in the larger NEZ to guide the rebuilding of neighborhoods with compatible quality infill housing and appropriate mixed-use development in commercial areas. The City's Council adopted the Cavile Place/Historic Stop Six Transformation Plan in 2014. 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). The Cavile Place/Historic Stop Six Transformation Plan is located in Appendix A of the Comprehensive Plan.

Hughes House III, Maren Grove, and the Lofts at Redwood are developments located either in an Urban Village, a TIF, a NEZ, a distinct area within a NEZ with a Strategic Plan, or an area that has an adopted Transformation Plan. Staff determined that these developments will significantly contribute to the City's ongoing revitalization efforts in each of the Urban Villages, TIFs, NEZs or Transformation Plan 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 Urban Village, TIF, NEZ, or Transformation Plan area. Staff recommends that the City Council adopt the attached resolutions determining that Hughes House III, Maren Grove, and the Lofts at Redwood are developments that contribute to the City's concerted revitalization efforts underway in the Urban Villages, TIFs, NEZs, or Transformation Plan areas in which they are located.

Limitations on Developments With Certain Neighborhood Risk Factors:

More than 20% HTC Units per Total Households

TDHCA rules state that if a proposed development will be located in a census tract with more than 20 percent HTC units per total households as established by the five-year American Community Survey, it will be ineligible for HTCs unless the governing body of the jurisdiction votes to specifically allow it and also submits a resolution to TDHCA stating that the proposed development is consistent with the jurisdiction's federal obligation to affirmatively further fair housing.

Hughes House III, Georgian Oaks, and the Lofts at Redwood will each be located in a census tract in which more than 20 percent of the total households are HTC units. Staff recommends that City Council vote to specifically allow these developments and approve the additional determination that they are consistent with the City's obligation to affirmatively further fair housing.

One-Mile Three Year Rule

Hughes House III and Maren Grove are each located one linear mile or less from 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.

Located in Census Tract above 40 Percent Poverty Rate

TDHCA rules state that if a proposed development will be located in a census tract with a poverty rate above 40 percent, the governing body of the appropriate jurisdiction must acknowledge the high poverty rate and authorize the development to move forward with its application for HTCs.

Hughes House III will be located in a census tract with a poverty rate above 40 percent. Staff recommends that City Council vote to acknowledge the high poverty rate and authorize this development to move forward with an HTC application.

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 4, 5, 6, 8, 9, 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 2024 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:	Fernando Costa	6122	
Originating Business Unit Head:	Victor Turner	8187	
	Amy Connolly	7556	
Additional Information Contact:	Chad LaRoque	2661	

Expedited



NICOLE COLLIER

STATE REPRESENTATIVE • DISTRICT 95

February 23, 2024

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: Lofts at Redwood, Ltd., 5008 Collett Little Rd, Fort Worth, Texas 76119 Competitive (9%) Housing Tax Credit Program Application, TDHCA# 24107

Dear Mr. Campbell:

This letter is in regards to the Competitive (9%) Housing Tax Credit Program Application submitted by Lofts at Redwood, Ltd. (TDHCA# 24107), to develop affordable, multifamily rental housing in House District 95 (HD95).

In my role as a state legislator, it is a privilege and an honor to be entrusted with decisions that greatly impact constituents in HD95. I am an avid believer in affordable, quality housing and its ability to provide individuals with a sustainable living environment without the fear of becoming financially crippled. I met with the developer and confirmed the support of the community.

Therefore, pursuant to the Texas Government Code and rules of your agency, please accept this **<u>letter of support</u>** as my position in regards to the application submitted by Lofts at Redwood, Ltd.

Kindest regards,

i

Nicole Collier

CC: Russ Michaels, Esq., Consultant for CSH Lofts at Redwood, Ltd.



January 30, 2024

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

RE: 2024 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Lofts at Redwood in Fort Worth, Texas, TDHCA Application #24107

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Lofts at Redwood housing development, TDHCA application No. 24107, located at 5008 Collett Little Rd., Fort Worth, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Lofts at Redwood, 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. Lofts at Redwood 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 Tarrant Area Food Bank is a nonprofit located at 2525 Cullen St. Fort Worth, Texas. As part of the neighborhood and community in which Lofts at Redwood 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,

Stephen Raeside

Chief Development Officer

Tarrant Area Food Bank | 2600 Cullen Street | Fort Worth, TX | 76107 | 817.857.7100 | tafb.org | 🔐 🖬 🗾

4200 Airport Freeway Fort Worth, Texas 76117

GOODWILLNORTHCENTRALTEXAS.ORG

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

GOODWILL

goodwill, North Central Texas

RE: 2024 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Lofts at Redwood in Fort Worth, Texas, TDHCA Application #24107

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Lofts at Redwood housing development, TDHCA application No. 24107, located at 5008 Collett Little Rd., Fort Worth, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Lofts at Redwood, 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. Lofts at Redwood 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 [Organization Name] is a [civic non-profit] located at [address]. As part of the neighborhood and community in which Lofts at Redwood 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,

Ronney Cald

Romney Guy Vice President Workforce Development

February 8, 2024



Executive Committee Karen Telschow Johnson, JD President Telschow Johnson Law Susan Schrock, Vice President, Marketing City of Arlington Steve Katten, JD, Vice President, **Program Services** Katten & Benson Law **Robert Hernandez, Vice** President. **Resource Development Payroll Partners** Sam More, Treasurer Fifth River Capital Dr. Terry Aaron, Secretary Tarrant County College

Board Members Gladys J. Emerson **Community Volunteer Ralph Heim** Heim Sight Media Dr. Shaneka Baylor Chefs for Seniors - Owner Dr. Sophia Fantus University of Texas Arlington **Glenda Redeemer** Tarrant County Public Health Elva Roy **Community Volunteer** Jennifer Siegel LeGrand National Cowgirl Museum **Thomas Wyatt** J Taylor & Associates Norma Zuniga City of Arlington

Staff Leadership Becky Orander, MSW Executive Director Chandra Thompson, MSW Assistant Executive Director Sean Erwin, LMSW Finance Manager February 13, 2024

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

RE: 2024 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Lofts at Redwood in Fort Worth, Texas, TDHCA Application #24107

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Lofts at Redwood housing development, TDHCA application No. 24107, located at 5008 Collett Little Rd., Fort Worth, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Lofts at Redwood, 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. Lofts at Redwood 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 Lofts at Redwood 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





1300 Circle Drive, Fort Worth, TX 76119 855.937.2372 UnitedWayTarrant.org

February 29, 2024

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

RE: Support Letter for 2024 9% Application – TDHCA #24107 Lofts at Redwood located at 5008 Collett Little Rd., Fort Worth, Texas 76119

Dear Mr. Wilkinson,

I am writing this letter to express my support for TDHCA Tax Credit Application TDHCA #24107 at 5008 Collett Little Rd., Fort Worth, Texas 76119.

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, Lofts at Redwood, 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,

m. King, CARE

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.



24040

Community Input Scoring Items			
		TDHCA#pp. Cove	Self Score Total: 138
1.	Lo	cal Government Support - §11.9(d)(1) - Only check the box if support docur	ments are included in the Application.
		Resolution(s) of either "no objection" or "support" is included behind this ta	ab.** Points Requested 0
		Name of Local Government Body	
		Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, 2024	
2	Ou	iantifiable Community Participation - §11.9(d)(4)	
		Application expects to receive QCP points.	Points Requested 4
	~	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submit be received from Neighborhood Organiza	tted by the Applicant. Packets MUST
3	Inc	but from State Representative - §11.9(d)(5)	
-		Letter of either support, neutrality, or opposition is included behind this tab	o.** 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
*:	* No	ote that if there is no Representative, both items will be scored as neutral.	
4	Inp	out 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
	Α.	Shared Housing Center, Inc. Name of Community Organization	XSupport
		Maria Machado	Opposition
		Contact Name	
	в.	Metrocare Services	
		Name of Community Organization	XSupport
		Carolina Lasso	Opposition
		Contact Name	
	C.	North Texas Fair Housing Center	
		Name of Community Organization	XSupport
		Frances Espinoza	Opposition
		Contact Name	
	D.	REACH	
		Name of Community Organization	XSupport
		Jennifer Stonemeier Contact Name	Opposition
	_	Contact Name	
	Ε.	Name of Community Organization	Support
		Contact Name	
	F.		
		Name of Community Organization	Support
		Contact Name	Opposition



January 30, 2024

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 2024 9% Applications – TDHCA #24040 8000 Walton Irving Living, Irving, Dallas County, Texas, 75063

Dear Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit application 8000 Walton Irving Living located at 8000 Walton Blvd, Irving, Dallas County, Texas, 75063. The proposed development site is within our service area.

Shared Housing Center, Inc. is a non-profit organization serving Dallas County. Our organization serves the area in which the development is located. Shared Housing offers housing options and supportive services along with children's programs and special projects which focus on self-sufficiency and family stability. We have tax exempt status and are not a government entity. Our primary purpose is the overall betterment and improvement of the community as a whole. Attached I have provided material about our organization and its services.

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

Sincerely,

Maris Machado

Maria Machado Executive Director

Enclosures:

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

214.743.1200 | Main 214.743.1215 | 24/7 Hotline 1345 River Bend Drive Ste. 200 Dallas, Texas 75247-6943

metrocare.

February 6, 2024

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 2024 9% Applications – TDHCA #24040 8000 Walton Irving Living, Irving, Dallas County, Texas, 75063

Dear Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit application 8000 Walton Irving Living located at 8000 Walton Blvd, Irving, Dallas County, Texas, 75063. We are confident the proposed housing development will provide much needed affordable housing for our community. The development site is located in our service area.

Metrocare Services is a non-profit organization that's the largest provider of behavioral health care services in North Texas. Our organization offers an array of diverse services that serve infants to older adults with a range of disabilities. Our goal is to improve neighborhoods and communities for everyone by advancing equity and meeting the needs of the community we serve. The 8000 Walton Irving Living apartment development would help fill some of that need.

We look forward to working with this affordable housing community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Carolina Lasso Chief Authority Officer (214) 743-1200 ext 32436 carolina.lasso@metrocareservices.org

metrocareservices.org



February 15, 2024

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 2024 9% Applications – TDHCA #24040 8000 Walton Irving Living, Irving, Dallas County, Texas, 75063

Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit application 8000 Walton Irving Living located at 8000 Walton Blvd, Irving, Dallas County, Texas, 75063. The proposed development site is within our service area.

The North Texas Fair Housing Center is a non-profit organization that provides advocacy, counseling and education services to residents of Dallas County. We have tax-exempt status and we are not a government entity. Our goal is to improve neighborhoods and communities for everyone. We assist people every day that are in desperate need of affordable housing. The proposed 8000 Walton Irving 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,

Frances Espínoza

Frances Espinoza Executive Director



February 5, 2024

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 2024 9% Applications – TDHCA #24040 8000 Walton Irving Living, Irving, Dallas County, Texas, 75063

Mr. Campbell,

Please accept this letter of support for the 2024 Housing Tax Credit application 8000 Walton Irving Living located at 8000 Walton Blvd, Irving, Dallas County, Texas, 75063. The proposed development site is within our service area.

REACH, Inc. is a tax-exempt non-profit organization and not a government entity. Our organization serves the area in which the development is located. REACH has a dual mission of providing services for people with disabilities so that they are able to lead self-directed lives and educating the general public on disability related topics in order to promote a barrier free community. We operate four REACH Resource Centers on Independent Living serving Dallas, Denton, Collin, and Tarrant counties. Our array of services that would be available to the residents living at the 8000 Walton Irving Living apartments would include information & referral, peer support, independent living skills training, and advocacy assistance. We also network with other North Texas nonprofit organizations, churches, and businesses to identify and address community needs.

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

Sincerely,

Jennifer Stonemeier Executive Director

Resources Centers on Independent Living

8625 King George Dr, Dallas, TX, 7535 reachdallas@reachcils.org | 214.630.6390 | reachcils.org

24103

	Community Input Scoring Items		
	TDHCA#pp. Cove	Self Score Total:	138
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are inclu	ded in the Application.	
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Mt. Pleasant	Points Requested	17
	Name of Local Government Body		
	Name of Local Government Body (if applicable)		
	** Note that resolutions are due March 1, <u>2024</u>		
2	Quantifiable Community Participation - §11.9(d)(4)		
	X Application expects to receive QCP points.	Points Requested	4
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	pplicant. Packets MUST b	е
3	Input from State Representative - §11.9(d)(5)		
	Letter of either support, neutrality, or opposition is included behind this tab.**	Points Requested	0
	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.	Deinte Demuested	8
	** Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested due March 1, 2024.	<u> </u>
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
		i onits nequested	
	A. Expectant Heart Pregancy Resource Center Name of Community Organization	X Suppo	vrt
	Marsha Morris	Орро	sition
	Contact Name		
	B. East Texas Literacy Council	X Comm	
	Name of Community Organization	XSuppo	
	Natasha Duncan	Орроз	sition
	Contact Name		
	C. Portfolio Resident Services		
	Name of Community Organization	X Suppo	
	Belinda Garza	Орроз	sition
	Contact Name		
	D. The Salvation Army		
	Name of Community Organization	X Suppo	ort
	Michael Rice	Орроз	sition
	Contact Name		
	E.		
	Name of Community Organization	Suppo	ort
		Орроз	sition
	Contact Name		
	F.		
	Name of Community Organization	Suppo	ort
		Орроз	sition
	Contact Name		

RESOLUTION NO. 2023-19

A RESOLUTION OF THE CITY OF MOUNT PLEASANT, TEXAS, INDICATING SUPPORT FOR THE APPLICATION OF PLEASANT POINTE APARTMENTS, LP, AND IT'S AFFILIATES, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS [TDHCA] FOR THE 2024 COMPETITIVE 9% HOUSING TAX CREDIT PROGRAMS, AND APPROVING A WAIVER OF DEVELOPMENT AND PERMIT FEES.

WHEREAS, Pleasant Pointe Apartments, LP has proposed a development for affordable rental housing at 1708 W 16th Street, Mount Pleasant, Texas 75455, named Pleasant Pointe Apartments in the City of Mount Pleasant; and

WHEREAS, Pleasant Pointe Apartments, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs [TDHCA] for 2024 Competitive 9% Housing Tax Credits for Pleasant Pointe Apartments.

Therefore, Be It **RESOLVED**, that the City of Mount Pleasant, acting through its governing body, hereby confirms that it supports the development of the proposed Pleasant Pointe Apartments to be located at 1708 W 16th Street, Mount Pleasant, Texas; 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 9% Housing Tax Credits to Pleasant Pointe Apartments, 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 December 19, 2023.

ATTEST:

Candias Webster, City Secretary

Tracy Craig, Sr., Mayor

February 27, 2024

Mr. Cody Campbell Director of Multifamily Programs Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, Texas 78701

RE: Pleasant Pointe Apartments, LP – TDHCA #24103 Community Support

Dear Mr. Campbell,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Tax Credit Application #24103, Pleasant Pointe Apartments, proposed to be located at 1708 W 16th Street, Mt. Pleasant, Texas 75455.

Expectant Heart Pregnancy Resource Center serves the community, and we believe there is a need for workforce housing for our citizens of moderate to low-income levels in Mt. Pleasant. Pleasant Pointe Apartments will assist the community in meeting this very important need.

If I can be of further assistant, please do not hesitate to contact me directly at 903.305.7032

Sincerely,

Marsha Morris Community Liaison Expectant Heart Pregnancy Resource Center 1312 E Ferguson RD Mt. Pleasant, TX 75455 February 27, 2024

Mr. Cody Campbell Director of Multifamily Programs Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, Texas 78701

RE: Pleasant Pointe Apartments, LP – TDHCA #24103 Community Support

Dear Mr. Campbell,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Tax Credit Application #24103, Pleasant Pointe Apartments, proposed to be located at 1708 W 16th Street, Mt. Pleasant, Texas 75455.

East Texas Literacy Council serves the community, and we believe there is a need for workforce housing for our citizens of moderate to low-income levels in Mt. Pleasant. Pleasant Pointe Apartments will assist the community in meeting this very important need.

If I can be of further assistant, please do not hesitate to contact me directly at....

Sincerely,

tusha Duncan



Natasha Duncan

Executive Director East Texas Literacy Council 320 E. Methvin P.O. Box 311 Longview, TX 75606 (903) 757-9302



2/28/2024

Mr. Cody Campbell Director of Multifamily Programs Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, Texas 78701

RE: Pleasant Pointe Apartments, LP – TDHCA #24103 Community Support

Dear Mr. Campbell,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Tax Credit Application #24103, Pleasant Pointe Apartments, proposed to be located at 1708 W 16th Street, Mt. Pleasant, Texas 75455.

Portfolio Resident Services serves the community, and we believe there is a need for workforce housing for our citizens of moderate to low-income levels in Mt. Pleasant. Pleasant Pointe Apartments will assist the community in meeting this very important need.

If I can be of further assistant, please do not hesitate to contact me directly at bgarza@prspurpose.org

Sincerely Belinda Garza

Community Services Director Region East Portfolio Resident Services



3/1/2024

Mr. Cody Campbell Director of Multifamily Programs Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, Texas 78701

RE: Pleasant Pointe Apartments, LP – TDHCA #24103 Community Support

Dear Mr. Campbell,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Tax Credit Application #24103, Pleasant Pointe Apartments, proposed to be located at 1708 W 16th Street, Mt. Pleasant, Texas 75455.

The Salvation Army of Titus County serves the community, and we believe there is a need for workforce housing for our citizens of moderate to low-income levels in Mt. Pleasant. Pleasant Pointe Apartments will assist the community in meeting this very important need.

If I can be of further assistant, please do not hesitate to contact me directly at. 817-739-4248 or michaelr@cultivatemp.com

Sincerely,

Name: Michael Rice Title: Board Member Organization Name: Salvation Army

3/1/24

24048

Community Input Scoring Items				
	TDHCA#p. Cov	Self Score Total:	138	
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are in	ncluded in the Application.		
Ĺ	Resolution(s) of either "no objection" or "support" is included behind this tab. **	Points Requested	0	
	Name of Local Government Body			
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>			
2 (Quantifiable Community Participation - §11.9(d)(4)			
- 73	x Application expects to receive QCP points.	Points Requested	4	
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the received from Neighborhood Organization!	•		
3 1	Input from State Representative - §11.9(d)(5)			
Ē		Doints Doguastad	0	
L	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	U	
Γ				
L	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 ar	re due March 1 <u>, 2024</u> .	8	
4 1	Input from Community Organizations - §11.9(d)(6)			
2	X Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4	
ŀ	A. Meals on Wheels of East Texas			
	Name of Community Organization	X Suppo	ort	
	Tiffany Damskov	Орро	sition	
	Contact Name			
E	B. Helping Hands of Kilgore			
	Name of Community Organization	X Suppo	ort	
	Ursula Plaisance	Орро	sition	
	Contact Name			
C	c			
	Name of Community Organization	X Suppo	ort	
		Орро	sition	
	Contact Name			
0	D.			
	Name of Community Organization	Suppo	ort	
		Орро	sition	
	Contact Name			
F	E.			
•	Name of Community Organization	Suppo	ort	
		Орро		
	Contact Name			
F	F.			
,	 Name of Community Organization 	Suppo	ort	
	, u	Орро		
			5161011	



February 20, 2024

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 24048 SWC of 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 the Southwest Corner of Utzman Street and Parkview Street in Gregg County.

Meals on Wheels Ministry, Inc. is a 501(c)(3) non-profit organization that is active in the Tyler, Texas community. We serve this community by providing nutritious meals, safety checks, social interaction, and community connections to people who are over sixty and or disabled and have limited access to food. 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 Tyler 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 903-593-7385 or tiffany.damskov@mowmet.org. Thank you for your consideration.

Sincerely,

Jany Danske

Tiffany Damskov Executive Director Tiffany.damskov@mowmet.org 903-593-7385



Helping Hands of Kilgore

Assisting families in crisis since 1987 P.O. Box 1576 Kilgore, TX 75662 903 984-1796

February 23, 2024

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 Resrve At Kilgore Project

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 helpinghandskilgorear gmail.com. Thank you for your consideration.

Sincerely, histine Ursula Plaisance

Execeutive Director

www.helpinghandskilgore.org

Community Input Scoring Items			
_	TDHCA#pp. Cove	Self Score Total: 138	
1. Lo	cal Government Support - §11.9(d)(1) - Only check the box if support documents are in	cluded in the Application.	
X	Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Longview Name of Local Government Body	Points Requested 17	
_	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>		
2 Q.	uantifiable Community Participation - §11.9(d)(4)		
×	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Points Requested 4 Applicant. Packets MUST be	
3 In	put from State Representative - §11.9(d)(5)		
Ĺ	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 0	
	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	e due March 1 <u>, 2024</u> . 8	
4 In	put 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	
Α.	Meals on Wheels East Texas	Current and	
	Name of Community Organization	x Support	
	Miranda Asmussen Contact Name	Opposition	
R	Northeast Texas Habitat for Humanity		
0.	Name of Community Organization	x Support	
	La Juan Hollis-Gordon	Opposition	
	Contact Name		
C.	Goodwill Industries of East Texas, Inc	<u> </u>	
	Name of Community Organization	x Support	
	Kimberly Lewis	Opposition	
	Contact Name	1	
D.	NA		
	Name of Community Organization	Support	
	Contact Name	Opposition	
E.			
E.	Name of Community Organization	Support Opposition	
	Contact Name		
F.			
. 1	Name of Community Organization	Support Opposition	
	Contact Name		

RESOLUTION NO. 6306

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, SUPPORTING AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2024 HOUSING TAX CREDITS FOR A DEVELOPMENT NAMED LONGVIEW TERRACE DEVELOP AFFORDABLE TO RENTAL HOUSING FOR SENIORS; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT: MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Longview Terrace, LP has proposed a development for affordable rental housing for seniors named Longview Terrace located in the City of Longview, Gregg County, Texas (the "City of Longview"); and,

WHEREAS, Longview Terrace, LP has advised the City of Longview that Longview Terrace, LP intends to submit an application to the Texas Department of Housing and Community Affairs for 2024 Competitive 9% Housing Tax Credits for the Longview Terrace development; and,

WHEREAS, the City Council of the City of Longview finds that there is a

need for such affordable housing for senior citizens within the boundaries of the City of Longview; and,

WHEREAS, the City of Longview supports the Longview Terrace development at 1320 Reel Road; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS: Section 1. That the findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. That, pursuant to Texas Government Code §2306.6703 (a) (4) (A), the City Council of the City of Longview, which is the governing body of said city, hereby approves the Longview Terrace development.

Section 3. That, pursuant to Texas Government Code §2306.6703 (a) (4) (B), the City Council of the City of Longview, which is the governing body of said city, hereby supports the proposed Longview Terrace development and authorizes an allocation of Housing Tax Credits for the Longview Terrace development.

Section 4. That this resolution shall serve as the written statement required by Texas Government Code §2306.6703 (a) (4) (B).

Section 5. That the City Council hereby confirms that the City of Longview will provide a reduced fee for the benefit of the Longview Terrace development in the amount of \$500.00.

Section 6. That, for and on behalf of the City Council of the City of Longview, Angie Shepard, City Secretary of the City of Longview, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Section 7. That 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.

Section 8. That this resolution shall be effective immediately from and after its date of passage.

PASSED AND APPROVED this 8th day of February, 2024.

Dr. Andy Mack Mayor

ATTEST:

Jard

Angie Shepard City Secretary

APPROVED AS TO FORM:

Robert R. Ray

City Attorney

R DS TAX CREDIT SUPPORT LONGVIEW TERRACE 02-08-24





February 7, 2024

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

> RE: Athens Trails, TDHCA Application #24215; Tyler Trails, TDHCA Application #24217 Longview Terrace, TDHCA Application #24216

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Applications: Athens Trails to be located at 414 W College Street in Athens, TX; Tyler Trails to be located at 1095 E Gentry Pkwy in Tyler, TX; and Longview Terrace to be located at 1320 Reel Rd in Longview, TX.

Meals on Wheels East Texas is a tax-exempt, social service organization that serves the community in which the development sites are located, with a primary purpose of the overall betterment of the community. We see among the food-insecure clients we serve every day the need for affordable housing for citizens of modest means, and these developments will help meet that need.

Sincerely:

Minanda Jomme

Miranda Asmussen Marketing and Public Relations Director Miranda.Asmussen@mowmet.org



February 16,2024

Cody Campbell

Texas Department of Housing and Community Affairs (TDHCA) 221 East 11th Street Austin, TX 78701

RE: Support for TDHCA Tax Credit Application: Longview Terrace (Application #24216)

Dear Mr. Campbell,

I am writing to express my strong support for the TDHCA Tax Credit Application for Longview Terrace, proposed for development at 1320 Reel Road in Longview, TX.

Since 1985, Northeast Texas Habitat for Humanity has been dedicated to serving the Longview community by providing safe, healthy, and affordable housing options for low to moderate income individuals. Our mission extends to partnering and supporting like-minded entities to advocate for and create more affordable housing solutions throughout Texas.

Longview Terrace aims to offer eighty-four affordable housing units to individuals age 55 and up with incomes at or below 60% of the annual median income in Longview. Rent will be structured to ensure that housing costs, including rent and utilities, do not exceed 30% of the household's monthly income.

Longview Terrace will be constructed with aging in place considerations, incorporating features for hearing, visual, and physical accessibility. Approximately 10% of the units will be fully accessible, with additional units being adaptable. Furthermore, all common spaces, including outdoor areas, will be made accessible. Onsite support services and activities will also be provided for residents. We know that that keeping safe and accessible housing affordable is one of the best ways to assure healthy and enjoyable aging for seniors.

The current housing landscape in Texas is marked by an unprecedented housing crisis, with affordable housing units declining by over 49% in the past decade alone. Concurrently, poverty housing circumstances are on the rise in our organization's three-county service area, with 26% of the population identified as housing costburdened. Northeast Texas Habitat for Humanity is committed to addressing these challenges by building and repairing affordable housing for individuals of modest means, including completing home accessibility modifications. In 2023, we served 92% of households over the age of 60 or living with physical disabilities, totaling 118 households. Since our inception, we have served 1,042 households, yet we consistently face an 18-month waiting list for services.

Given our extensive experience and understanding of the needs of low-income individuals, I can confidently affirm that the development of Longview Terrace is urgently needed. The planned accommodations and amenities are well-suited to serve some of our community's most vulnerable neighbors- seniors and persons with disabilities.

Thank you for your consideration. If you require any further information or assistance, please do not hesitate to contact me.

Sincerely,

Abelis

La Juan Hollis-Gordon, Chief Executive Officer Northeast Texas Habitat for Humanity, Inc. serving Gregg, Harrison, and Upshur counties P O Box 2551 Longview, TX 75606 903-236-0900 ext. 202 903-520-0996 - Cell Ihollis@netxhabitat.org

Goodwill

Industries of East Texas, Inc. geodual

ADMINISTRATIVE OFFICES

409 W. Locust Street Tyler, TX 75702 Phone: 903-593-8438 Fax: 903-593-8774

E-mail general@goodwilletx.com

Website www.goodwilleasttexas.com

Board of Directors

Sandi Hegwood (Chair)

Elizabeth Hutson (Vice-Chair)

Beverly Russell (Treasurer)

James "Matt" Rowan (Secretary)

Chaska Caraway

John (Jim) Cater

Pam Cunningham

Jesus Flores

Christopher (Chris) Jones

Dr. Larry Kraus

Stephen Lynch, Sr

Michael Todd Pate

Becky Steph

Holly Wilhelm

Robert (Bob) Wilhelm

Joseph Williams



Feb. 20, 2024

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

RE: Longview Terrace, TDHCA Application #24216; Athens Trails, TDHCA Application #24215

Dear Mr. Campbell:

I am writing this letter to voice my support for TDHCA Tax Credit Applications: Longview Terrace to be located at 1320 Reel Road in Longview, TX and Athens Trails to be located at 414 W College Street in Athens, TX.

Goodwill Industries of East Texas is a tax exempt civic organization that serves the communities in which the development sites are located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and these developments will help meet that need.

Sincerely,

Kimberly B. Lewis President & CEO

Mission Statement Goodwill Industries of East Texas is dedicated to providing skills training and vocational opportunities for people with barriers to employment.

24047

Community Input Scoring Items			
	TDHCA#pp. Cove	Self Score Total: 137	
1.	ocal 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.** City of Tyler	Points Requested 17	
	Name of Local Government Body Name of Local Government Body (if applicable)		
	** Note that resolutions are due March 1, 2024		
2	Quantifiable Community Participation - §11.9(d)(4)		
	Application expects to receive QCP points.	Points Requested 4	
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the be received from Neighborhood Organization!		
3 li	nput from State Representative - §11.9(d)(5)		
C	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 0	
	Letter stating that no letter will be provided is included behind this tab.**		
2	No letter from a State Representative is included behind this tab.		
** N	Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested 8 e due March 1, <u>2024</u> .	
4 li	nput from Community Organizations - §11.9(d)(6)		
2	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested 4	
A	A. Meals on Wheels, Inc.		
	Name of Community Organization	X Support	
	Tiffany Damskov	Opposition	
	Contact Name		
E	3. East Texas Food Bank		
	Name of Community Organization	X Support	
	Kim Morris	Opposition	
	Contact Name	_	
C	C. Path		
	Name of Community Organization	X Support	
	Andrea Wilson-Lobaugh	Opposition	
	Contact Name		
0)	_	
	Name of Community Organization	Support	
	Contact Name	Opposition	
E			
	Name of Community Organization	Support Opposition	
	Contact Name		
F			
	Name of Community Organization	Support Opposition	
	Contact Name		

RESOLUTION NO. R-2024-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS, INDICATING SUPPORT FOR THE APPLICATION OF RESERVE AT TYLER, LLC AND ITS AFFILIATES, AN AFFORDABLE RENTAL HOUSING DEVELOPMENT KNOWN AS RESERVE AT TYLER, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2024 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS, APPROVING A WAIVER OF DEVELOPMENT /PERMIT FEES IN THE AMOUNT OF \$500.00, AUTHORIZING THE MAYOR AND/OR DESIGNATED CITY STAFF TO TAKE ALL NECESSARY OR APPROPRIATE ACTIONS ASSOCIATED THEREWITH; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, it is the intent of the City Council to promote the general public welfare; and

WHEREAS, it is the intent of the City Council to promote and encourage affordable housing; and

WHEREAS, Reserve at Tyler, LLC and its affiliates have proposed the construction of the development of affordable rental housing known as Reserve at Tyler located at 1005 South Southeast Loop 323 in the City of Tyler, Smith County, Texas; and

WHEREAS, Reserve at Tyler, LLC and its affiliates have communicated that they intend to submit an application to the Texas Department of Housing and Community Affairs for 2024 Housing Tax Credits for the Reserve at Tyler development; and

WHEREAS, Reserve at Tyler, LLC and its affiliates have requested a waiver of development/permit fees in the amount of \$500.00 for the Reserve at Tyler development as a commitment of development funding from the City of Tyler, Texas; and

WHEREAS, as noted in Tyler City Code Section 1-9, the City Council has the authority to refund, transfer or waive any fee when, in its sole discretion, it determines that circumstances justify such action in order to promote a public purpose or the public welfare; and

WHEREAS, the City of Tyler, Texas has the authority to defer development fees on the property located at 1005 South Southeast Loop 323, Tyler, Texas;

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

Part 1: That the City of Tyler, acting through its governing body, hereby confirms that it supports the proposed Reserve at Tyler proposed to be located at 1005 South Southeast Loop 323 and that this formal action has been taken to put on record the opinion expressed by the City of Tyler on February 14, 2024.

Part 2: That the City Council, as governing body of the City of Tyler, Texas, hereby adopts this Resolution as evidence to its commitment of funds in the amount of \$500.00 to be provided to the development in the form of a waiver of development /permit fees.

Part 3: That for and on behalf of the governing body, Donald P. Warren, Mayor, and/or designated City Staff, is hereby authorized, empowered and directed to certify this Resolution to the Texas Department of Housing Community Affairs and to take all other necessary or appropriate steps or actions associated with this development funding.

Part 4: That this Resolution shall be effective immediately upon adoption.

PASSED AND APPROVED, this 14th day of February, A. D. 2024.

DONALD P. WARREN, MAYOR OF THE CITY OF TYLER, TEXAS

APPROVED:

EER CASSANDRA BRAGER, DE A TEXA **CITY ATTORNEY**

ATTEST:



February 19, 2024

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 Tyler TDHCA ID 24047 1005 S Southeast Loop 323, Tyler, TX 75701

Dear Mr. Campbell,

I am writing this letter to voice my support for Reserve at Tyler, an affordable housing development that will be located approximately at 1005 S Southeast Loop 323 in Smith County.

Meals on Wheels Ministry, Inc. is a 501(c)(3) non-profit organization that is active in the Tyler, Texas community. We serve this community by providing nutritious meals, safety checks, social interaction, and community connections to people who are over sixty and or disabled and have limited access to food. 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 Tyler will serve our clients well and will promote a high quality of life for the underserved citizens of Tyler and Smith County.

If I can be of further help in this matter, please let me know. I can be reached at 903-593-7385 or tiffany.damskov@mowmet.org. Thank you for your consideration.

Sincerely, tens

Tiffaný Damskov Executive Director Tiffany.damskov@mowmet.org 903-593-7385

EAST TEXAS FOOD BANK

February 23, 2024

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 Tyler TDHCA ID 24047 1005 S Southeast Loop 323, Tyler, TX 75701

Dear Mr. Campbell,

I am writing this letter to voice my support for Reserve at Tyler, an affordable housing development to be located approximately at 1005 S Southeast Loop 323 in Smith County.

East Texas Food Bank is a 501(c)(3) non-profit organization that is active in the Tyler community. We serve this community by fighting hunger and feeding hope. 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 Tyler will serve our clients well and will promote a high quality of life for the underserved citizens of Tyler and Smith County.

If I can be of further help in this matter, please let me know. I can be reached at kmorris@easttexasfoodbank.org. Thank you for your consideration.

Sincerely,

Kim Morris Chief Impact Officer

East Texas Food Bank 3201 Robertson Road Tyler, TX 75701 Phone: 903.617.2031 Cell: 903.521.7191 Fax: 903.597.7659 kmorris@easttexasfoodbank.org



2024 Board of Directors

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Elva Estrada Vice President

Melissa Shanhouse Treasurer

Ginger Brandt Secretary

Christi Khalaf Development Chair

Laura Jackson Past President

Ralph Caraway, Jr. Leigh Clyde Beth Guinn Monique Hammond Jaclynn Harrison Austin Luce Lisa Lujan Gabriel Mendoza Kevin Mobley Johnny Ortiz **Ginger Saunders** Jay Ward Brigham Willis

Emeritus Board M. L. Agnew Rosemary Beaird Cecil Ward

Restoring Hope to Those in Xeed

PATH 402 W. Front St. Tyler, Texas 75702 (903) 597-PATH (7284) www.pathhelps.org

February 26, 2024

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 Tyler TDHCA ID 24047 1005 S Southeast Loop 323, Tyler, TX 75701

Dear Mr. Campbell,

I am writing this letter to voice my support for Reserve at Tyler, an affordable housing development to be located approximately at 1005 S Southeast Loop 323 in Smith County.

PATH is a 501(c)(3) non-profit organization that is active in the Tyler / Smith County community. PATH has worked in East Texas to alleviate poverty and prevent homelessness for 39 years. We see the need for affordable housing as low-income families continue to grow in our community; one of the results is increased homelessness. Without housing families are not able to maintain a stable living environment, causing adults to be unemployed and children to have poor school attendance and academic achievement which may ultimately lead to school dropout. Affordable housing is needed now more than ever. I am pleased to offer this letter of support for the Reserve at Tyler project.

If I can be of further help in this matter, please let me know. Thank you for your consideration.

With Hope,

Millen

Andrea Wilson-Lobaugh PATH, Executive Director 903.617.2880 Andrea wilson@pathhelps.org

CHINNE

24115

Community Input Scoring Items			
	TDHCA#pp. Cove	Self Score Total: 1	136
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are in	cluded in the Application.	
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Nacogdoches	Points Requested	17
	Name of Local Government Body		
	Name of Local Government Body (if applicable)		
	** Note that resolutions are due March 1, <u>2024</u>		
2	Quantifiable Community Participation - §11.9(d)(4)		
	X Application expects to receive QCP points.	Points Requested	4
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Applicant. Packets MUST be	2
3	Input from State Representative - §11.9(d)(5)		
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	0
	Letter stating that no letter will be provided is included behind this tab.**		
	—		
	No letter from a State Representative is included behind this tab.	Doints Poquested	8
:	** Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested	8
	Input from Community Organizations - §11.9(d)(6)	<u>, ade march 1, 202 n</u>	
4	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4
		romits Requested	-
	A. Goodwill Industries of Central East Texas	Current and	
	Name of Community Organization	x Support	
	Kevin Bradford	Oppositi	ion
	Contact Name		
	B. Community RX Help	_	
	Name of Community Organization	x Support	
	Lila Clay	Oppositi	ion
	Contact Name		
	C. Nacogdoches HOPE	_	
	Name of Community Organization	x Support	
	Diedra Harrison	Oppositi	ion
	Contact Name	_	
	D. Family Crisis Center of East Texas		
	Name of Community Organization	x Support	
	Glenna Harkness	Oppositi	ion
	Contact Name		
	E. Christian Womans Jobs Corps Mens Job Corps		
	Name of Community Organization	x Support	
	Rebecca Kite	Oppositi	ion
	Contact Name		
	F.		
	Name of Community Organization	Support	
		Oppositi	
	Contact Name		

CITY OF NACOGDOCHES, TEXAS RESOLUTION NO.

A RESOLUTION OF THE CITY OF NACOGDOCHES IN SUPPORT OF THE PROPOSED 9% HOUSING TAX CREDIT FOR A DEVELOPMENT KNOWN AS PINE CREEK SENIOR VILLAGE TO BE DEVELOPED BY CSH PINE CREEK SENIOR VILLAGE, LTD.

WHEREAS, CSH Pine Creek Senior Village, Ltd has proposed a development for affordable rental housing at approximately the southeast corner of Southeast Stallings Drive and East Main Street named Pine Creek Senior Village in the City of Nacogdoches, Nacogdoches County; and

WHEREAS, CSH Pine Creek Senior Village, Ltd has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2024 Competitive 9% Housing Tax Credits for Pine Creek Senior Village.

NOW, THEREFORE, be it resolved by the City Council of the City of Nacogdoches, Texas that:

- The City of Nacogdoches, acting through its governing body, hereby confirms that it supports the proposed Pine Creek Senior Village located at approximately the southeast corner of Southeast Stallings Drive and East Main Street and that this formal action has been taken to put on record the opinion expressed by the City of Nacogdoches on February 6, 2023, and
- The City of Nacogdoches, acting through its governing body, hereby confirms that, upon successful award of 2024 Competitive 9% Housing Tax Credits, the city commits to providing reduced fees that equal a minimum of \$250 for the benefit of CSH Pine Creek Senior Village, Ltd; and
- 3. As provided for in 10 TAC §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Nacogdoches has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and
- 4. The City of Nacogdoches hereby confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4); and
- 5. For and on behalf of the Governing Body, Rhonda K. Lewis, Deputy City Secretary is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED, this the 6th day of February, 2024, by a vote of <u>5</u> (ayes) to <u>0</u> (nays) of the City Council of the City of Nacogdoches, Texas.



CITY OF NACOGDOCHES

By: RANDY JOHNSON, Mayor

APRROVED AS TO FORM:

ATTEST:

RHONDA K. LEWIS, City Secretary

Jerry Baker, City Attorney

February 15, 2024

Goodwill Central East Texas

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

RE: 2024 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Pine Creek Senior Village in Nacogdoches, Texas, TDHCA Application #24115

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Pine Creek Senior Village housing development, TDHCA application No. 24115, located SEC SE Stallings Drive and East Main Street, Nacogdoches, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Pine Creek Senior Village, Ltd.

As the City of Nacogdoches and Nacogdoches 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. Pine Creek Senior Village could provide a new, safe, and affordable housing option for the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

Goodwill Central East Texas is a non-profit, mission focused organization located at 503 East Main St. in Nacogdoches. As part of the neighborhood and community in which Pine Creek Senior Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sinc

Kevin President and CEO Goodwill Central East Texas Kevin.Bradford@lufkingoodwill.org



 1401 S. University Dr./P.O. Box 631563, NACOGDOCHES, TEXAS 75961 /75963

 PHONE 936-568-0055
 FAX 936-564-833

 Program Manager: Toni Bush
 Executive Director: Lila Clay

Board of Directors

Ift Enedina Barrios Barbara Cherry Azar Colter Sydney Kroll Register Kiesha McClendon Sharon

r Colter Johnny Hargroue Martha Johnson Sharon Ziriak Susanna Fuller

January 25, 2024

Charlotte Ashcraft

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

RE: 2024 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Pine Creek Senior Village in Nacogdoches, Texas, TDHCA Application #24115

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Pine Creek Senior Village housing development, TDHCA application No. 24115, located SEC SE Stallings Drive and East Main Street, Nacogdoches, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Pine Creek Senior Village, Ltd.

As the City of Nacogdoches and Nacogdoches 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. Pine Creek Senior Village could provide a new, safe, and affordable housing option for the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

Community RX Help is a non-profit located at 1401 S. University Drive, Nacogdoches, TX 75961. As part of the neighborhood and community in which Pine Creek Senior Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Community RX Help



February 21, 2024

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

Re: 2024 Application to the TDHCA for an Allocation of Low-Income Housing Tax Credits to Construct Pine Creek Senior Village in Nacogdoches, Texas, TDHCA Application #24115

Dear Mr. Wilkerson,

On the behalf of the Board of Directors for Nacogdoches H.O.P.E. (the largest food pantry in Nacogdoches County), HOPE is expressing our support for the Pine Creek Senior Village housing development, TDHCA application No. 24155, located SEC SE Stallings Drive and East Main Street, Nacogdoches, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Pine Creek Senior Village, Ltd.

As the Nacogdoches and Nacogdoches County continues to grow, there is a great need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in our area. Pine Creek Senior Village could provide a much needed new, safe, and affordable housing option for the community to live. Overall the well-being of all members in the community is critically important, especially our seniors, is critically important to growth and long-term sustainability for our city.

Nacogdoches HOPE is a non-profit food pantry located at 2100 E. Main, Nacogdoches, Texas. As part of the neighborhood and community in which Pine Creek Senior Village will be located, we strongly support this application for tax credits because the great need for quality affordable housing. HOPE look forward to seeing this project developed.

cerely

Deidra Harrison President, Nacogdoches HOPE Board of Directors

Our Mission is to reduce hunger and malnutrition in Nacogdoches County and to provide food to people in need, in our community.

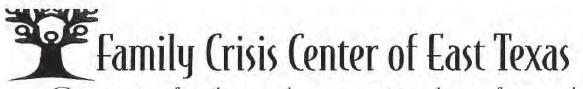
2100 E. Main

Nacogdoches, TX 75961

936-559-1801

www.Nacogdocheshope.com

Nacogdocheshope@gmail.com 501 (c)(3) non-profit corporation. EIN: 75-2541126



Connecting families and communities thru safety and hope

February 13, 2024

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

RE: 2024 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Pine Creek Senior Village in Nacogdoches, Texas, TDHCA Application #24115

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Pine Creek Senior Village housing development, TDHCA application No. 24115, located SEC SE Stallings Drive and East Main Street, Nacogdoches, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Pine Creek Senior Village, Ltd.

As the City of Nacogdoches and Nacogdoches 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. Pine Creek Senior Village could provide a new, safe, and affordable housing option for the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The Family Crisis Center of East Texas is a Non-profit, 501 c3 located at 3909 North Street, Nacogdoches, Texas 75961. As part of the neighborhood and community in which Pine Creek Senior Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

Glenna Harkness, Program Director

CONFIDENTIAL

The information in this document is confidential and/or privileged. This document is intended to be reviewed by only the individual or organization named above. If you are not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any review, dissemination or copying of this document, or the information contained herein is prohibited. If you have received this document in error, please notify and return to sender immediately. Thank You.



Christian Women's Job Corps[®] Christian Men's Job Corps[®] of Nacogdoches



February 12, 2024

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

RE: 2024 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Pine Creek Senior Village in Nacogdoches, Texas, TDHCA Application #24115

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Pine Creek Senior Village housing development, TDHCA application No. 24115, located SEC SE Stallings Drive and East Main Street, Nacogdoches, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Pine Creek Senior Village, Ltd.

As the City of Nacogdoches and Nacogdoches 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. Pine Creek Senior Village could provide a new, safe, and affordable housing option for the community to live. Overall, the well-being of all members in the community is critically important to growth and long-term sustainability for our city.

The Christian Women's Job Corps of Nacogdoches is a 501C3 located at 316 Lewis St., Nacogdoches, TX. As part of the neighborhood and community in which Pine Creek Senior Village will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely, Rebecca Kite rebecca.kite@cwjcnac.org CWJC Program Coordinator (936) 564-2952

24012

	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 inclu	
	X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of El Campo	Points Requested 17
	Name of Local Government Body	
	Name of Local Government Body (if applicable)	
_	** Note that resolutions are due March 1, <u>2024</u>	
2	Quantifiable Community Participation - §11.9(d)(4)	
	X Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the <i>I</i> received from Neighborhood Organization!	Points Requested 4 Applicant. Packets MUST be
3	Input from State Representative - §11.9(d)(5)	
	Letter of either support, neutrality, or opposition is included behind this tab.**	Points Requested 0
	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	e due March 1 <u>, 2024</u> . 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 Campo Chamber of Commerce & Agriculture	
	Name of Community Organization	X Support
	Rebecca Munos	Opposition
	Contact Name	—
	B. City Development Corporation of El Campo	
	Name of Community Organization	X Support
	Carolyn Gibson	Opposition
	Contact Name	
	C. El Campo Citizen	_
	Name of Community Organization	X Support
	Mary Arredondo	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	

West Loop Seniors, Ltd. 2024 HTC Application TDHCA 24012

Tab 46 – Community Input Scoring Items

- Section 1 Local Government Support
- Section 2-Quantifiable Community Participation
 - O Points available No Neighborhood Organization is in existence, equating to neutrality or lack of objection
- Section 3 No letter from a State Representative
 - O Points available under this subparagraph will be based on how an Application scores under 11.9(d)(5), of this section, relating to Local Government Support
 - o A Resolution of support adopted by the City of El Campo
- Section 4 Input from Community Organizations letters of support from community or civic organizations serving the community containing the development site.

CITY OF EL CAMPO

RESOLUTION 2024-04

A RESOLUTION OF COUNCIL SUPPORT FOR AN APPLICATION BY WEST LOOP SENIORS, LTD. FOR THE PROPOSED WEST PARKWAY SENIORS HOUSING DEVELOPMENT PROJECT TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR THE 9% LOW-INCOME HOUSING TAX CREDITS (LIHTC).

- WHEREAS, West Loop Seniors, LTD. has proposed a development for affordable rental housing at 0 West Loop, El Campo, TX 77437 (Southwest corner of FM 2765, adjacent to existing El Campo Retirement Apartments. Wharton CAD property ID: R56218. Legal Description: A20249 ABST.249 TRACT 6.) named West Parkway Seniors in the City of EL Campo, Tx; and
- WHEREAS, West Loop Seniors, Ltd. 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 West Parkway Seniors.

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

- **SECTION 1.** That the City of El Campo, acting through its governing body, hereby confirms that it supports the proposed West Parkway Seniors housing development and that this formal action has been taken to put on record the opinion expressed by the City of El Campo on2/12/2024.
- **SECTION 2.** The City of El Campo commits to a permit fee reduction in the amount of \$250.00 if the West Loop Seniors, Ltd. Project is awarded low income housing tax credits.

CITY OF EL CAMPO, TEXAS

in Chris Barbee

Chris Barbe Mayor



ATTEST:

Jaredela Kavlee Ko

City Secretary



February 20, 2024

Texas Department of Housing and Community Affairs

Austin, Texas

RE: Community Support

On behalf of the El Campo Chamber of Commerce & Agriculture, I am writing to you to express our support of the West Loop Seniors, Ltd. Development. This TDHCA application is for the development of senior apartments located off West Loop, El Campo, TX.

There is a great need for quality affordable senior housing in El Campo, Texas. El Campo is designated as a Certified Retirement Community by the Texas Department of Agriculture and we encourage retirees to make their home in El Campo. We believe that this development will help serve this need for our community.

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

Sincerely,

Lele Mund

Rebecca Munos, President



www.elcampoeco.org

February 28, 2024

TO: Texas Dept. of Housing and Community Affairs Austin, Texas

RE: Community Support

My name is Carolyn Gibson, Executive Director of the City Development Corporation of El Campo. On behalf of our Corporation and Board of Directors, we are in full support of the West Loop Seniors Ltd. development project in El Campo, Tx.

As a Certified Retirement Community (granted by the Texas Department of Agriculture) we welcome senior citizens with open arms. The need for housing in our town is great, but none greater than affordable housing for our seniors!

Please call if you need more information or if we can help in any way.

Thank you.

Carolyn Gíbson

Carolyn Gibson Executive Director

February 21, 2024

TO: Texas Department of Housing and Community Affairs Austin, Texas

RE: Community Support

To Whom it May Concern:

I am writing to express my thoughts and concerns in support of the West Loop Seniors Ltd. Development. I had the opportunity to visit on several occasions and see firsthand the need for affordable housing for the seniors of El Campo, Texas. This community values the development and wellbeing of our retired citizens and understands the importance of keeping them active, independent, and healthy while still having their dignity.

There is a great need for additional housing in our area and from the information I have received there is a two-three-year waiting period. Some individuals are blessed with family members who house them until housing is available but without these resources where do the elderly turn to? Our citizens regardless of age never want to leave a home they love and feel secure, but when a community can offer housing with security, independence, homecare, daily activities, and a place surrounding by loved ones and caregivers, the transition can be painless. With this housing program they can live among other seniors who understand them, can relate to their needs, can fill loneliness, socialize during meals, offer 24-hour medical care, and simply help with daily activities. And finally, a place where family members can be assured of that their loved one's wellbeing is being cared for by trained professionals. Along with the ability to visit 24-7 and a place they can all call "home".

I truly understand families have options, unfortunately in a small community like El Campo, the resources are limited. Thank you for your time in reviewing my concern and thank you for your consideration, support and understanding of the need that is so important to this community.

Kind regards,

Mary Arredondo

24001

	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 inc	luded 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 March 1, 2024		
2			
	X Application expects to receive QCP points.	Points Requested	4
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the		be
	received from Neighborhood Organization!		
3	Input from State Representative - §11.9(d)(5)		
	n/a Letter of either support, neutrality, or opposition is included behind this tab.**	Points Requested	0
	OR		
	n/a		
	Letter stating that no letter will be provided is included behind this tab.**		
	X No letter from a State Representative is included behind this tab.		
	** Note that if there is no Depresentative, both items will be seeved as pouted bothers are	Points Requested	8
	** Note that if there is no Representative, both items will be scored as neutral. Letters are	e due March 1 <u>, 2024</u> .	8
4	Input from Community Organizations - §11.9(d)(6)	Doints Doquested	4
	X Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4
	A. Houston Area Women's Center Name of Community Organization	X Suppo	ort
	Emilee Whitehurst Contact Name	Орро	sition
	B. Center for Pursuit Name of Community Organization	X Suppo	ort
	Charles Canton	Орро	
	Contact Name	Cobbo	5101011
	C. El Centro de Corazon		
	Name of Community Organization	X Suppo	ort
	Marcie Mir	Орро	sition
	Contact Name		
	D. Urban Harvest		
	Name of Community Organization	X Suppo	ort
	Janna Roberson	Орро	sition
	Contact Name		

City of Houston, Texas, Resolution No. 2024- 3

N

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 2024 Competitive 9% Housing Tax Credits for the Applicant's Project; and

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

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

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

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

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

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

PASSED AND ADOPTED this <u>2/2</u> day of <u>Jebruary</u>, 2024.

Mayor of the City of Houston

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

City Secretary

DocuSigned by: tene Chinwege (Prepared by Legal Dept. -2D15F4E132574F1. Senior Assistant City Attorney

(Requested by Keith W. Bynam, Director, Housing and Community Development Department) LD-RE-0000002378 HighQ/Housing/EA.KC/Resolution_of_Support_9%_2024

Aye	No	
1		Mayor Whitmire
	****	Council Members
1		Peck
Absent		Jackson
~		Kamin
\checkmark		Evans-Shabazz
1		Flickinger
1		Thomas
1		Huffman
1		Castillo
✓.		Martinez
√		Pollard
Absent on per	sonal business	Castex-Tatum
1		Ramirez
1		Davis
1		Carter
~		Plummer
\checkmark		Alcorn
Caption	Adopted	

Meeting 2/21/2024

Captions Published in DAILY COURT REVIEW Date: 2/27/2024

1

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

TOU

Applicant Name	Project Name	Project Address	TDHCA Number
Greens at Retton LP	Greens at Retton	NWC of Retton Dr & Northwest Frwy	24204
Houston RE, LP	Retreat at Esther	Southwest Quadrant of Wheatley St and Esther Dr	24119
New Hope Housing Wheatley, LLC	New Hope Housing Wheatley	1131 Bland Street and 1117 Bland Street	24248
Northpark Garden Villas	Northpark Garden Villas	East Side Imperial Valley Dr at Northpark Central Dr	24110
WALIPP Senior Residence Expansion, LP	WALIPP Senior Residence Expansion	5220 Scott St, 5134 Grantwood St, & 5141 Grantwood St	24172
CSH Lofts at South Loop, Ltd.	Lofts at South Loop	Approximately 13000 Block of Hychohen Rd	24118
The Laurel at Kingwood, LP	The Laurel at Kingwood	23915 Highway 59 N	24011
		West Side of Kingwood Place Dr, South of Kingwood Medical	
West Fork Place, LP	West Fork Place	Dr	24083
CSH Forest Pines, Ltd.	Forest Pines	NWC of Forest Center Drive and US Interstate 69	24117
Dashwood Trails, LP	Dashwood Trails	NEC Dashwood Dr and Jetty Ln	24221
Oleander Commons Senior Housing Limited			
Partnership	Oleander Commons	12805 Bissonnet St	24102
comt of a second black of Destandable	Disconnet Village	13865 Disconnot Ct	24032
Parkside at Buffalo Bayou, LP	Parkside at Buffalo Bayou	Approximately 737 N Drennan Street	24001
Nunn Village LP	wunn vinage Apartments	DOOT DEMOR AVENUE	4 TOUT
AMTEX Forum Park Fund, LP	Forum Park Family Villas	10403 Forum Park Drive	24069
Arrowood Affordable LLC	Arrowood Apartments	8304 Course Dr	24202
10112 Bissonnet, Ltd.	10112 Bissonnet Living	NEQ of Bissonnet St and W Sam Houston Pkwy S	24042
New Faith Senior Village LP	New Faith Senior Village	4315 W. Fuqua Street	24076
Y			



Charles C. Canton President and Chief Executive Officer

BOARD OF DIRECTORS

Allison P. Edwards, DrPH

February 28, 2024

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

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Victoria Beard Second Vice Chair

Traci Arellano Treasurer

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PURSUIT FOUNDATION BOARD OF TRUSTEES

Glen Shepard Chairman

David C. Baldwin David Cunningham Allison P. Edwards, DrPH Shaheen Ladhani James Pavlik Lance Reynolds Lisa F. Schott



Dear Mr. Campbell,

I am writing in support of TDHCA Application #24001, Parkside at Buffalo Bayou, to be located at approximately 737 N Drennan Street, Houston, TX. Parkside at Buffalo Bayou is in the Center for Pursuit's service area as we serve the Houston metropolitan area.

The Center's humble origins began in 1950 when a small group of parents of children with intellectual disabilities came together to share their concerns and hopes for their children's future. Driven by the conviction that their children could live meaningful, rewarding lives with proper support and care, the parents combined resources to form The Center. Today, we continue to empower the growth of individuals with intellectual and developmental disabilities as they cultivate their abilities, opportunities and independence.

We are encouraged to see more developments like this project, bringing housing opportunities to low income seniors in a neighborhood in which they are quickly being displaced. Please accept this letter of support for TDHCA application 24001.

Sincerely,

Hail faitos

Charles C. Canton President & Chief Executive Officer The Center for Pursuit



Board of Directors Jessica Ludwig Bertuccio February 23, 2024

Chair **Executive Committee**

Lauren Brogdon Mindy Davidson Jeffrey Kaplan Lisa Modica

Board Members

Ann Al-Bahish Valencia Amenson Vineet Bhatia Alison Chen Greg Compean Cynthia W. George Jim Grace Giselle Rodriguez Greenwood Cynthia Hablinski **Charic Daniels Jellins** Eartha Jean Johnson Gin Kinnev Suzanne Lind Liewald Marcus Malonson CleRenda McGrady David Rose Nicole West

> Emilee Dawn Whitehurst President and CEO

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

Dear Mr. Campbell,

I am writing to state my support for TDHCA Application #24001, Parkside at Buffalo Bayou, to be located at approximately 737 N Drennan Street in Houston, Harris County, Texas 77011. I can assure you that the Houston community is in dire need of additional affordable housing, particularly in areas of rapid gentrification where lifelong residents are under threat of displacement, like in the Second Ward.

The Houston Area Women's Center is a 501(c)3 non-profit, serving the greater Houston area, with a mission to end domestic and sexual violence and support all in building safe and healthy lives. Since 1977 the agency has provided a comprehensive array of free and confidential support services to empower hundreds of thousands of victims of violence transform into survivors and establish self-determined lives. As a provider of shelter and housing support, we are keenly aware of the lack of affordable housing in the Houston area and the need for housing projects like Parkside at Buffalo Bayou.

Please accept this letter of support for TDHCA Application #24001 for housing tax credits.

Sincerely,

Emile R. Whithurd

Emilee Whitehurst President & CEO

Houston Area Women's Center (713) 528-6798 TTY (713) 528-3625 www.hawc.org



Harris County Community Services Department



February 24, 2024

Re: Support for Parkside at Buffalo Bayou, 2400I

To Whom It May Concern:

As the CEO of El Centro de Corazón (El Centro), I am pleased to write a letter of support for the planned Parkside at Buffalo Bayou, an affordable housing development in the East End of Houston located on N. Drennan St. – TDHCA 2400I). El Centro de Corazón is a 501(c)3 non-profit that serves the Houston community. We have worked in the East End area for 28 years and have our administrative office and four health centers in the area, one located very near the project site. Our mission is to be the leader in improving the well-being of the communities we serve through the provision of quality health care and delivery of innovative programs. As a Federally Qualified Health Center (FQHC), El Centro provides a comprehensive range of health care services for the medically underserved and uninsured. Among the services we provide are: primary care, women's health, dental care, and behavioral health services. Our health centers also provide ancillary case management and eligibility assistance to help individuals overcome obstacles to accessing health services.

In our daily work interacting with East End residents, we see many needs that go beyond health care; one of these being the need for affordable housing. Because of our work in this community for more than two decades, we have seen significant changes to neighborhoods in the area. In very recent years, there has been an influx of new residents, often displacing long-time community members. Because of this, there is an increasing concern of gentrification and displacement.

El Centro de Corazón looks forward to the Parkside at Buffalo Bayou development progressing. The project will serve El Centro's patients and will promote a high quality of life for the underserved residents of Houston and Harris County. El Centro supports Buffalo Bayou Partnership and Brinshore's request for 9% Housing Tax Credits from the Texas Department of Housing and Community Affairs (TDHCA).

Sincerely

Marcie Mir, LCW Chief Executive Officer

P.O. Box 230209 | Houston, TX 77223 | 713-660-1880 www.elcentrodecorazon.org www.urbanharvest.org 713.880.5540 3302 Canal Street, Suite 73 Houston, Texas 77003



February 24, 2024

TO WHOM IT MAY CONCERN:

Urban Harvest enthusiastically supports the Parkside at Buffalo Bayou project in the East End of Houston (located approximately 737 N. Drennan Street, TDHCA #24001). Our 501 (C) (3) nonprofit is headquartered just south of the planned development and we work in this area and throughout inner-city Houston.

Founded in 1994, Urban Harvest's mission is to cultivate thriving communities through gardening and access to healthy, local food. We offer farmers markets, gardening, youth education, and community programming. We currently have over 135 community gardens throughout Houston, several being in the East End area.

We applaud Buffalo Bayou Partnership and Brinshore for planning an affordable housing project that incorporates community gardens. There will be a multitude of activities where we can partner – education classes focusing on healthy food, cooking classes, and one or more community gardens.

Urban Harvest is very excited about the Parkside at Buffalo Bayou project, not only for the housing it will provide but for the many opportunities it affords for healthy living. This is a project that will benefit the East End and all of Houston.

Sincerely,

Janna Roberson



Executive Director Urban Harvest

24083

	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 inclu	ided in the Application.
ĺ	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)	
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>	
2	Quantifiable Community Participation - §11.9(d)(4)	
l	X Application expects to receive QCP points.	Points Requested 4
1	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A	
	received from Neighborhood Organization!	
3	Input from State Representative - §11.9(d)(5)	
j	X Letter of either support, neutrality, or opposition is included behind this tab.**	Points Requested 8
1	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.	<u> </u>
		Points Requested 0
. •	** Note that if there is no Representative, both items will be scored as neutral. Letters are	due March 1 <u>, 2024</u> . 8
4	Input from Community Organizations - §11.9(d)(6)	Delicita D
l	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
	Alma Duldulao-Ybarra	Opposition
	Contact Name	
	B. SER-Jobs for Progress	
	Name of Community Organization	X Support
	Sheroo Mukhtiar	Opposition
	Contact Name	
	C. Child Advocates Name of Community Organization	X Support
	Sonya Galvan Contact Name	Opposition
	D. Urban Partnerships Community Development Corporation	
	D. Orban Partnerships Community Development Corporation Name of Community Organization	X Support
	Patrick Ezzell	Opposition
	Contact Name	
	E.	
	Name of Community Organization	Support
		Opposition
	Contact Name	
	F.	
	r. Name of Community Organization	Support
		Opposition
	Contact Name	Chhosition

City of Houston, Texas, Resolution No. 2024- 3

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 2024 Competitive 9% Housing Tax Credits for the Applicant's Project; and

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

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

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

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

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

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

PASSED AND ADOPTED this 2/2 day of Iebruary, 2024.

the City of Houston May

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

City Secretary

DocuSigned by: kene Chinwege (Prepared by Legal Dept. -2D15F4E132574F1. Senior Assistant City Attorney

(Requested by Keith W. Bynam, Director, Housing and Community Development Department) LD-RE-0000002378 HighQ/Housing/EA.KC/Resolution_of_Support_9%_2024

Aye	No	
1		Mayor Whitmire
	· · · · · · · · · · · · · · · · · · ·	Council Members
1		Peck
Absent		Jackson
1		Kamin
\checkmark		Evans-Shabazz
1		Flickinger
~		Thomas
~		Huffman
1		Castillo
1		Martinez
\checkmark		Pollard
Absent on per	sonal business	Castex-Tatum
1		Ramirez
1	and and a second s	Davis
\checkmark		Carter
~		Plummer
1		Alcorn
Caption	Adopted	

Meeting 2/21/2024

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Captions Published in DAILY COURT REVIEW Date: 2/27/2024

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

Applicant Name	Project Name	Project Address	TDHCA Number
Greens at Retton LP	Greens at Retton	NWC of Retton Dr & Northwest Frwy	24204
Houston RE, LP	Retreat at Esther	Southwest Quadrant of Wheatley St and Esther Dr	24119
New Hope Housing Wheatley, LLC	New Hope Housing Wheatley	1131 Bland Street and 1117 Bland Street	24248
Northpark Garden Villas	Northpark Garden Villas	East Side Imperial Valley Dr at Northpark Central Dr	24110
WALIPP Senior Residence Expansion, LP	WALIPP Senior Residence Expansion	5220 Scott St, 5134 Grantwood St, & 5141 Grantwood St	24172
CSH Lofts at South Loop, Ltd.	Lofts at South Loop	Approximately 13000 Block of Hychohen Rd	24118
The Laurel at Kingwood, LP	The Laurel at Kingwood	23915 Highway 59 N	24011
		West Side of Kingwood Place Dr, South of Kingwood Medical	
West Fork Place, LP	West Fork Place	Dr	24083
CSH Forest Pines, Ltd.	Forest Pines	NWC of Forest Center Drive and US Interstate 69	24117
Dashwood Trails, LP	Dashwood Trails	NEC Dashwood Dr and Jetty Ln	24221
Oleander Commons Senior Housing Limited			
Partnership	Oleander Commons	12805 Bissonnet St	24102
SDTX Bissonnet Limited Partnership	Bissonnet Village	12865 Bissonnet St	24032
Parkside at Buffalo Bayou, LP	Parkside at Buffalo Bayou	Approximately 737 N Drennan Street	24001
Nunn Village LP	Nunn Village Apartments	6901 Bellfort Avenue	24084
AMTEX Forum Park Fund, LP	Forum Park Family Villas	10403 Forum Park Drive	24069
Arrowood Affordable LLC	Arrowood Apartments	8304 Course Dr	24202
10112 Bissonnet, Ltd.	10112 Bissonnet Living	NEQ of Bissonnet St and W Sam Houston Pkwy S	24042
New Faith Senior Village LP	New Faith Senior Village	4315 W. Fuqua Street	24076



TEXAS HOUSE of REPRESENTATIVES

Representative Cecil Bell, Jr.

District 3

February 12, 2024

Via Email: cody.campbell@tdhca.state.tx.us

Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, TX 78701 Attn: Cody Campbell, Director of Multifamily Programs

Re: Support for West Fork Place, TDHCA Application No. 24083 West Side of Kingwood Place Drive (South of Kingwood Medical Drive) Kingwood, Texas 77339

Dear Mr. Campbell,

I am writing to lend my support for West Fork Place, a proposed apartment complex for seniors to be located at the west side of Kingwood Place Drive (south of Kingwood Medical Drive), Kingwood, Texas 77339. It is my understanding that the applicant of West Fork Place is seeking 2024 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and development costs for this project.

My district includes the area where the development site is located and I believe this is a unique opportunity to increase the supply of affordable rental housing for seniors in an underserved area of Houston, Texas. I therefore fully support this development at its proposed location and HTC Application No. 24083.

Sincerely,

Representative Cecil Bell, Texas State House District 3

cc: David Mark Koogler Via Email: <u>dkoogler@mark-dana.com</u> Taylor Pate Via Email: <u>tpate@mark-dana.com</u>



February 26, 2024

Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, TX 78701 Attn: Cody Campbell, Director of Multifamily Programs

Re: Support for West Fork Place, TDHCA #24083 West side of Kingwood Place Drive (south of Kingwood Medical Drive) Houston, TX 77339

Dear Mr. Campbell,

Goodwill Industries of Houston is a 501(c)3 community organization that provides the greater Houston area with employment services, including assessment, individual development plans, work readiness training, job placement, and retention services for qualified individuals with disabilities and barriers to employment. Our service area includes the 77339-zip code.

We would like to offer our support for West Fork Place, a multifamily housing community for seniors proposed for the Kingwood area at the West side of Kingwood Place Drive (south Of Kingwood Medical Drive). There is a tremendous need for affordable housing for seniors in Kingwood and the surrounding area. West Fork Place is expected to provide just such housing.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

Goodwill Industries of Houston

Tanya Majied Tanya Majied

Tanýa Majieď Senior Director of Workforce Development <u>tmajied@goodwillhouston.org</u>

cc: David Koogler – <u>dkoogler@mark-dana.com</u> Taylor Pate – <u>tpate@mark-dana.com</u>



BOARD OF DIRECTORS

February 19, 2024

Board Chair Paula Mendoza

Vice Chair Bryan Neely

Treasurer Mark McCullough

Secretary Gwen Tillotson-Bell

Members Lori Arnold Christen Bagley Rasheeda Carr Ricky Cortez Thuy Geraci Chris Harlow Vicki Luna Sonia Miyazono Hugo Mojica Daniel Saenz Diane Schenke Talor Thompson Frances Villagran-Glover

CDC Board Chair Steve Rosencranz

Chief Executive Officer Sheroo Mukhtiar Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, TX 78701 Attn: Cody Campbell, Director of Multifamily Programs

Re: Support for West Fork Place, TDHCA #24083 West side of Kingwood Place Drive (south of Kingwood Medical Drive) Houston, TX 77339

Dear Mr. Campbell,

SER - Jobs for Progress of the Texas Gulf Coast, Inc. (SERJobs) is a 501(c)3 community organization that provides the greater Houston area with employment services, individual development plans, work readiness training, job placement, and retention services for qualified individuals with barriers to employment. Our service area includes the 77339 zip code where the proposed West Fork Place will be located.

SERJobs would like to offer our support for West Fork Place, a multifamily housing community for seniors proposed for the Kingwood area at the West side of Kingwood Place Drive (south of Kingwood Medical Drive). There is a tremendous need for affordable housing for seniors in Kingwood and the surrounding area. West Fork Place is expected to provide just such housing.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

SER - Jobs for Progress of the Texas Gulf Coast, Inc.

[Sheroo Mukhtiar, CEO]

CC:

David Koogler – <u>dkoogler@mark-dana.com</u> Taylor Pate – <u>tpate@mark-dana.com</u>



February 20, 2024

childadvocates.

Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, TX 78701 Cody Campbell, Director of Multifamily Programs Attn:

Re: Support for West Fork Place, TDHCA #24083 West side of Kingwood Place Drive (south of Kingwood Medical Drive) Houston, TX 77339

Dear Mr. Campbell,

Child Advocates, Inc. is a 501(c)3 community organization that provides a variety of services in the Houston area including the 77339 zip code where the proposed West Fork Place will be located. We speak up for abused children who are lost in the system and guide them into safe environments where they can thrive. We would like to express our support for Housing Tax Credits for West Fork Place, a multifamily housing community for seniors proposed for the City of Houston.

There is a tremendous need for affordable housing in Houston. The elderly population in the Kingwood area of the City of Houston and the surrounding areas is growing rapidly. As a result of this growth there is a great need for good quality housing that is affordable and West Fork Place is expected to provide just such housing.

We are pleased to lend our support of the Housing Tax Credit Application of West Fork Place. If you need additional information please call me at (713) 529-1396 ext. 222.

Sincerely,

INA

Child Advocates, Inc.

David Koogler – dkoogler@mark-dana.com cc: Taylor Pate – <u>tpate@mark-dana.com</u>



February 13, 2024

Texas Department of Housing and Community Affairs 221 E. 11th Street Austin, TX 78701 Attn: Cody Campbell, Director of Multifamily Programs

Re: Support for West Fork Place, TDHCA #24083 West side of Kingwood Place Drive (south of Kingwood Medical Drive) Houston, TX 77339

Dear Mr. Campbell,

Urban Partnerships Community Development Corporation is a 501(c)3 community organization that works to provide economic development opportunities to benefit low- and moderate-income residents of Houston's culturally unique and historical central neighborhoods through job growth initiatives, cultural and arts promotion and real estate development and management. Our service area includes the 77339 zip code.

We would like to offer our support for West Fork Place, a multifamily housing community for seniors proposed for the Kingwood area at the West side of Kingwood Place Drive (south of Kingwood Medical Drive). There is a tremendous need for affordable housing for seniors in Kingwood and the surrounding area. West Fork Place is expected to provide just such housing.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

Urban/Partnerships CDC

President Patrick Ezzel

cc: David Koogler – dkoogler@mark-dana.com Taylor Pate – tpate@mark-dana.com

24110

	Community Input Scoring Items		
	TDHCA#օք. Cove	Self Score Total:	138
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are incl		
	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 March 1, <u>2024</u>		
2	Quantifiable Community Participation - §11.9(d)(4)		
	X Application expects to receive QCP points.	Points Requested	4
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A	pplicant. Packets MUST	be
_	received from Neighborhood 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 March 1 <u>, 2024</u> .	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. Crime Stoppers of Houston	_	
	Name of Community Organization	x Suppo	ort
	Rania Mankarious	Орро	sition
	Contact Name		
	B. Goodwill of Houston		
	Name of Community Organization	x Suppo	ort
	Tanya Majied	Орро	sition
	Contact Name		
	C. Houston Food Bank		
	Name of Community Organization	x Suppo	ort
	Nicole Browning	Орро	sition
	Contact Name		
	D. Society of St Vincent de Paul		
	Name of Community Organization	x Suppo	ort
	Pura Santangelo	Орро	sition
	Contact Name		
	E. Rupani Foundation		
	Name of Community Organization	x Suppo	ort
	Jonita Fair-Payton	Орро	sition
	Contact Name		
	F.		
	Name of Community Organization	Suppo	ort
		Орро	
	Contact Name	Chbo	SILIUII

City of Houston, Texas, Resolution No. 2024- 3

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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 2024 Competitive 9% Housing Tax Credits for the Applicant's Project; and

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

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

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

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

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

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

PASSED AND ADOPTED this <u>2/10</u> day of <u>Jebruary</u>, 2024.

Mayor of the City of Houston

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

City Secretary

DocuSigned by: tene Chinwese (Prepared by Legal Dept. -2D15F4E132574F1. Senior Assistant City Attorney

(Requested by Keith W. Bynam, Director, Housing and Community Development Department) LD-RE-0000002378 HighQ/Housing/EA.KC/Resolution_of_Support_9%_2024

Aye	No	
1		Mayor Whitmire
	****	Council Members
1		Peck
Absent		Jackson
\checkmark		Kamin
\checkmark		Evans-Shabazz
~		Flickinger
~		Thomas
1		Huffman
~		Castillo
\checkmark		Martinez
1		Pollard
Absent on per	sonal business	Castex-Tatum
~		Ramirez
1		Davis
\checkmark		Carter
~		Plummer
1		Alcorn
Caption	Adopted	

Meeting 2/21/2024

Captions Published in DAILY COURT REVIEW Date: 2/27/2024

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

Applicant Name	Project Name	Project Address	TDHCA Number
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Northpark Garden Villas	Northpark Garden Villas	East Side Imperial Valley Dr at Northpark Central Dr	24110
WALIPP Senior Residence Expansion, LP	WALIPP Senior Residence Expansion	5220 Scott St, 5134 Grantwood St, & 5141 Grantwood St	24172
CSH Lofts at South Loop, Ltd.	Lofts at South Loop	Approximately 13000 Block of Hychohen Rd	24118
The Laurel at Kingwood, LP	The Laurel at Kingwood	23915 Highway 59 N	24011
		West Side of Kingwood Place Dr, South of Kingwood Medical	
West Fork Place, LP	West Fork Place	Dr	24083
CSH Forest Pines, Ltd.	Forest Pines	NWC of Forest Center Drive and US Interstate 69	24117
Dashwood Trails, LP	Dashwood Trails	NEC Dashwood Dr and Jetty Ln	24221
Oleander Commons Senior Housing Limited			
Partnership	Oleander Commons	12805 Bissonnet St	24102
SDTX Bissonnet Limited Partnership	Bissonnet Village	12865 Bissonnet St	24032
Parkside at Buffalo Bayou, LP	Parkside at Buffalo Bayou	Approximately 737 N Drennan Street	24001
Nunn Village LP	Nunn Village Apartments	6901 Bellfort Avenue	24084
AMTEX Forum Park Fund, LP	Forum Park Family Villas	10403 Forum Park Drive	24069
Arrowood Affordable LLC	Arrowood Apartments	8304 Course Dr	24202
10112 Bissonnet, Ltd.	10112 Bissonnet Living	NEQ of Bissonnet St and W Sam Houston Pkwy S	24042
New Faith Senior Village LP	New Faith Senior Village	4315 W. Fuqua Street	24076



CRIME STOPPERS OF HOUSTON

February 12, 2024

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

RE: 2024 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Northpark Garden Villas in Houston, Texas, TDHCA Application #24110

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Northpark Garden Villas housing development, TDHCA application No. 24110, located at East Side Imperial Valley Dr at Northpark Central Dr., Houston, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Northpark Garden Villas, 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. Northpark 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.

Crime Stoppers of Houston is a non-profit located at 3001 Main Street and serves the entire city of Houston. As part of the neighborhood and community in which Northpark 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,

Rania Mankarious Chief Executive Officer Crime Stoppers of Houston





January 25, 2024

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

RE: 2024 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Northpark Garden Villas in Houston, Texas, TDHCA Application #24110

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Northpark Garden Villas housing development. TDHCA application No. 24110. located at East Side Imperial Valley Dr at Northpark Central Dr., Houston, Texas, This application is being submitted to the Texas. Department of Housing and Community Affairs by CSH Northpark Garden Villas, 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. Northpark 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 Northpark 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 Magied

Tanya Majied Senior Director of Workforce Development Goodwill Industries of Houston 1140 West Loop N. Houston, TX: 77055 Imajied@goodwillhouston.org 832-900-7456



Board of Directors

Jeffrey Dodson, Chair KPMG

Michael Harris, Vice Chair The Harris Law Firm

Steve Retzloff, Treasurer Stellar Bank

Laura Juliano Past Board Chair Boston Consulting Group

Directors

James Bell Viking Cold Solutions

Eimear Bonner Chevron

Miguel Calatayud iwi Life

Charles D. Davidson Quantum Energy Partners

Marcela E. Donadio Ernst & Young LLP, Retired Partner

Meredith J. Duncan University of Houston Law Center

Greg Grissom Houston Texans

Lisa Helfman H-E-B

Eve McFadden Sysco Corporation

Ben Samuels Samuels Family Foundation

Tracy Vaught H Town Restaurant Group

President/CEO Brian Greene February 14, 2024

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

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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. Northpark 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.

Houston Food Bank is the largest distributing Food Bank in the nation, servicing our 18-county region with a multitude of unique programs, including School Market, Senior Box, Retail, Backpack Buddy, Kids Café, Food Scholarship, Food Rx, our Community Assistance Program, and more. As part of the neighborhood and community in which Northpark 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,

Niele Drown Nicole Browning, MA

Director of Partner Services Houston Food Bank



Society of St. Vincent de Paul

Archdiocese of Galveston-Houston

All Saints 215 East 10th Street Houston, TX 77008 sydphouston.org

February 6, 2024

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

RE: 2024 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Northpark Garden Villas in Houston, Texas, TDHCA Application #24110

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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. Northpark 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 non-profit located at 1035 Cortlandt St., Houston, TX 77008. As part of the neighborhood and community in which Northpark 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,

Pele A go

President



713.777.5059 www.rupanifoundationusa.org 8303 Southwest Freeway, Suite 495 Houston, TX 77074

February 14, 2024

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

RE: 2024 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Northpark Garden Villas in Houston, Texas, TDHCA Application #24110

Dear Mr. Wilkinson,

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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. Northpark 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.

Rupani Foundation is a non-profit organization located at 8303 Southwest Freeway, Suite 495, Houston, TX 77074. As part of the neighborhood and community in which Lofts at Bellfort 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,

Jonita Fair-Payton Interim CEO Rupani Foundation



24032

Community Input Scoring Items				
	TDHCA#pp. Cov	Self Score Total:	130	
1.		ments are included in the Application	on.	
	X Resolution(s) of either "no objection" or "support" is included behind this	tab.** Points Requested	17	
1	City of Houston	-		
	Name of Local Government Body			
	Name of Local Government Body (if applicable)			
	** Note that resolutions are due March 1, <u>2024</u>			
2				
	x Application expects to receive QCP points.	Points Requested	4	
Ì	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submi			
	be received from Neighborhood Organiza			
3	Input from State Representative - §11.9(d)(5)			
	Letter of either support, neutrality, or opposition is included behind this ta	b.** 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.	-		
**	** Note that if there is no Depresentative bath iterra will be saved as a start	Points Requested	8	
	** Note that if there is no Representative, both items will be scored as neutral.	. Letters are due warch 1 <u>, 2024</u> .	8	
4	Input from Community Organizations - §11.9(d)(6) Applicant bac included one or more latters of support or opposition behind	A this tab Doints Downstad	4	
	X Applicant has included one or more letters of support or opposition behind	d this tab. Points Requested	4	
	A. Goodwill Industries of Houston Name of Community Organization	x Suppor	+	
	Steven Lufburrow Contact Name	Opposi	1110[]	
	B. Star of Hope Name of Community Organization	x Suppor	т	
	Randy Houston	Opposi		
	Contact Name			
	C. Northwoods Early Learning Center Preschool			
	Name of Community Organization	X Suppor	rt	
	Bambi McWhorter	Opposi		
	Contact Name			
	D.			
	Name of Community Organization	Suppor	t	
		Opposi	ition	
	Contact Name			
	E.			
	Name of Community Organization	Suppor	rt	
		Opposi	ition	
	Contact Name			
	F.			
	Name of Community Organization	Suppor	rt	
		Opposi	ition	
	Contact Name	—		

City of Houston, Texas, Resolution No. 2024- 3

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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 2024 Competitive 9% Housing Tax Credits for the Applicant's Project; and

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

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

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

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

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

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

PASSED AND ADOPTED this <u>2/10</u> day of <u>Jebruary</u>, 2024.

Mayor of the City of Houston

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

City Secretary

DocuSigned by: tene Chinwese (Prepared by Legal Dept. -2D15F4E132574F1. Senior Assistant City Attorney

(Requested by Keith W. Bynam, Director, Housing and Community Development Department) LD-RE-0000002378 HighQ/Housing/EA.KC/Resolution_of_Support_9%_2024

Aye	No	
1		Mayor Whitmire
	****	Council Members
1		Peck
Absent		Jackson
\checkmark		Kamin
\checkmark		Evans-Shabazz
~		Flickinger
~		Thomas
1		Huffman
~		Castillo
\checkmark		Martinez
1		Pollard
Absent on per	sonal business	Castex-Tatum
~		Ramirez
1		Davis
\checkmark		Carter
~		Plummer
1		Alcorn
Caption	Adopted	

Meeting 2/21/2024

Captions Published in DAILY COURT REVIEW Date: 2/27/2024

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

TOU

Applicant Name	Project Name	Project Address	TDHCA Number
Greens at Retton LP	Greens at Retton	NWC of Retton Dr & Northwest Frwy	24204
Houston RE, LP	Retreat at Esther	Southwest Quadrant of Wheatley St and Esther Dr	24119
New Hope Housing Wheatley, LLC	New Hope Housing Wheatley	1131 Bland Street and 1117 Bland Street	24248
Northpark Garden Villas	Northpark Garden Villas	East Side Imperial Valley Dr at Northpark Central Dr	24110
WALIPP Senior Residence Expansion, LP	WALIPP Senior Residence Expansion	5220 Scott St, 5134 Grantwood St, & 5141 Grantwood St	24172
CSH Lofts at South Loop, Ltd.	Lofts at South Loop	Approximately 13000 Block of Hychohen Rd	24118
The Laurel at Kingwood, LP	The Laurel at Kingwood	23915 Highway 59 N	24011
		West Side of Kingwood Place Dr, South of Kingwood Medical	5.000
West Fork Place, LP	West Fork Place	Dr	24083
CSH Forest Pines, Ltd.	Forest Pines	NWC of Forest Center Drive and US Interstate 69	24117
Dashwood Trails, LP	Dashwood Trails	NEC Dashwood Dr and Jetty Ln	24221
Oleander Commons Senior Housing Limited			
Partnership	Oleander Commons	12805 Bissonnet St	24102
SDTX Bissonnet Limited Partnership	Bissonnet Village	12865 Bissonnet St	24032
Parkside at Buffalo Bayou, LP	Parkside at Buffalo Bayou	Approximately 737 N Drennan Street	24001
Nunn Village LP	Nunn Village Apartments	6901 Bellfort Avenue	24084
AMTEX Forum Park Fund, LP	Forum Park Family Villas	10403 Forum Park Drive	24069
Arrowood Affordable LLC	Arrowood Apartments	8304 Course Dr	24202
10112 Bissonnet, Ltd.	10112 Bissonnet Living	NEQ of Bissonnet St and W Sam Houston Pkwy S	24042
New Faith Senior Village LP	New Faith Senior Village	4315 W. Fuqua Street	24076



Goodwill Industries of Houston

OFFICERS OF THE CORPORATION

Craig Nunez** Board Chairman

Sandy Scott** Vice Chairman

Coleman Rowland** Treasurer

Scott Doyle** Secretary

Tommy Moore* ** Senior Chairman

Bill J. Kacal* Chairman Emeritus

Jim R. Smith* Chairman Emeritus

Steven P. Lufburrow** President & CEO

BOARD OF DIRECTORS

Gil Beer

Sue Burnett Scott Brooks Rich Cain John Ebeling* Alvin Gee Laura Gibson David Hanson Keith Kreuer Virginia Li George Lindahl* Allene Lucas* Valerie Toalson Andrae Turner Henry D. Wilde, Jr., M.D.* December 12, 2023

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

Dear Mr. Wilkinson:

Goodwill Houston enthusiastically supports the affordable housing developer, Stewardship Development, for the affordable housing proposed as Bissonette Village at 12865 Bissonette in Houston, Texas.

Goodwill is a non-profit organization that is active in the community with a primary mission that aligns with this proposed development. We believe there is a need for housing that is affordable for citizens of modest means and this development will meet this need.

If I can be of further help in this matter, please let me know.

Sincerely,

Steven P. Lufburrow President & CEO Goodwill Houston

Life Member

** Executive Committee Member





December 18, 2023

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

Dear Mr. Wilkinson:

Star of Hope enthusiastically supports the affordable housing developer, Stewardship Development, for the affordable housing proposed as Bissonette Village at 12865 Bissonette in Houston, Texas.

Star of Hope is a non-profit organization that is active in the community with a primary mission that aligns with this proposed development. We believe there is a need for housing that is affordable for citizens of modest means and this development will meet this need. If I can be of further help in this matter, please let me know.

Sincerely,

Randy Houston, CPA VP and CFO Star of Hope Mission











Early Learning Center Preschool

 NORTHWOODS PRESBYTERIAN CHURCH
 Director: Bambi McWhorter

 3320 Cypress Creek Parkway • Houston, TX 77068 • 281-444-9416 • www.northwoods.org

January 2, 2024

Director of Treasury ARPA Affordable Housing 8410 Lantern Pt Houston, TX 77054

To the Director and Committee:

Northwoods Early Learning Center Preschool enthusiastically supports the affordable housing developer, Stewardship Development, Citrene Development and Structure Development for the affordable housing proposed Bissonnet Village at 12865 Bissonnet, Houston, Texas.

Northwoods ELCP is an organization that is active in the community with a primary mission of providing a quality early learning center for children. We believe that there is a need for housing that is affordable for citizens of modest means and this development will meet that need.

If I can be of further help in this matter, please let me know.

Sincerely,

Bambi Millhoster

Bambi McWhorter, Director Northwoods ELCP

Community Input Scoring Items					
		TDHCA#p. Cove		Self Score Total:	135
1.	Lo	cal Government Support - §11.9(d)(1) - Only check the box if suppor	t documents are inc	luded in the Application.	
	Χ	Resolution(s) of either "no objection" or "support" is included behind City of Austin	d this tab.**	Points Requested	17
		Name of Local Government Body			
	i	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>			
2	Qu	antifiable Community Participation - §11.9(d)(4)			
Ī	X	Application expects to receive QCP points.		Points Requested	4
		** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT b	e submitted by the	•	
		received from Neighborhood C	-		
3	Inp	out from State Representative - §11.9(d)(5)			
	Х	Letter of either support, neutrality, or opposition is included behind t	his tab.**	Points Requested	8
		OR			
		Letter stating that no letter will be provided is included behind this ta	ab.**		
		No letter from a State Representative is included behind this tab.			
				Points Requested	0
,	** 1	Note that if there is no Representative, both items will be scored as	neutral. Letters are	due March 1 <u>, 2024</u> .	8
4	Inp	out from Community Organizations - §11.9(d)(6)			
	Χ	Applicant has included one or more letters of support or opposition k	behind this tab.	Points Requested	4
	Α.	Sunrise Homeless Navigation Center		_	
		Name of Community Organization		X Suppo	ort
		Mark Hilebelink		Орро	sition
		Contact Name			
	в.	Imagine Art			
		Name of Community Organization		X Support	
		Debbie Kizer		Орро	sition
		Contact Name			
	С.	The Library Foundation			
		Name of Community Organization		X Suppo	ort
		Tim Staley		Орро	sition
		Contact Name			
	D.	ECHO		_	
		Name of Community Organization		X Suppo	
		Kate Moore		Орро	sition
		Contact Name			
	Ε.			— .	
		Name of Community Organization		Suppo	
				Орро	sition
	_	Contact Name			
	F.	Name of Community Organization			
		Name of Community Organization			
				Орро	sition

RESOLUTION NO. 20240201-012

WHEREAS, Bailey at Stassney LP, its successors, assigns, or affiliates (Applicant), proposes to construct an affordable, multi-family housing at or near 400 and 404 West Stassney Lane, Austin, Texas 78745 (Proposed Development) within the city of Austin; 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 Bailey at Stassney; 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' 2024 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' 2024 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' 2024 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 Myrna Rios, City Clerk, to certify this resolution to the TDHCA.

ADOPTED: February 1 , 2024 ATTEST:

Myrna Rios City Clerk



STATE OF TEXAS House of Representatives LULU FLORES

District 51

February 15, 2024

Texas Department of Housing and Community Affairs ATTN: Cody Campbell Director of Multifamily Programs PO Box 13941 Austin, Texas 78711

RE: Affordable Rental Housing Application Project # 24018, Bailey at Stassney

Dear Mr. Campbell

I'm writing today to support the proposal to construct 104 affordable housing units at the Bailey at Stassney project in South Austin.

This project is important to the Austin community and will serve well, as it is located in the center of South Austin. Providing 104 units will go a long way in making sure people have affordable places in the neighborhood they want and close to other parts of their lives.

I look forward to supporting this project and many others that help the families and populations that cant afford to live and work in their own neighborhoods. If you have any questions please don't hesitate to reach out to my staff.

Sincerely,

Lulu Flores State Representative

February 6, 2024



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 Bailey at Stassney TDHCA ID 24018 400 W Stassney Ln, Austin, TX 78745

Dear Mr. Campbell,

I am writing this letter to voice my support for Bailey at Stassney, an affordable housing development to be located approximately at 400 W Stassney Lane in Travis County.

Sunrise Homeless Navigation Center is a 501(c)(3) non-profit organization that is active in the Austin community. We serve this community by offering pathways to housing for people experiencing homelessness through low-barrier access to wraparound services by providing innovative, trauma-informed, and person-centered programming that engages our communities and leads system-wide transformation. 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 Bailey at Stassney will serve our clients well and will promote a high quality of life for the underserved citizens of Austin and Travis County.

If I can be of further help in this matter, please let me know. I can be reached at 512-673-2825. Thank you for your consideration.

Sincerely,

Mark Hilbelink Executive Director – Sunrise Homeless Navigation Center 4430 Menchaca Road Austin, TX 78745 mark@sunriseaustin.org (512) 673-2825



February 20, 2024

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 Bailey at Stassney TDHCA ID 24018 400 W Stassney Ln, Austin, TX 78745

Dear Mr. Campbell,

I am writing this letter to voice my support for Bailey at Stassney, an affordable housing development to be located approximately at 400 W Stassney Lane in Travis County.

Imagine Art is a 501(c)(3) non-profit organization that is active in the Austin, Travis County community. We serve this community by leveraging art and place; empowering artists with disabilities who become creative catalysts for changing systems of day habilitation; long-term care, peer support, and affordable 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 Bailey at Stassney will serve our clients well and will promote a high quality of life for the underserved citizens of Austin and Travis County.

If I can be of further help in this matter, please let me know. I can be reached at 512-554-2406 or <u>debbie@imagineart.net</u>. Thank you for your consideration.

Sincerely,

Debbie Kizer Founder & CEO <u>debbie@imagineart.net</u> 512-554-2406 www.imagineart.net

> IMAGINE ART INC. Mail to: PO Box 29687 AUSTIN TX 78755-6687 Ship to: 3575 Far West Blvd Suite 29687 Austin, TX 78731-9998 p. 512-448-1840 | f.512.524.4948 | imagineart.net

The Library Foundation

February 22, 2024

executive committee

President Tom Oney

Vice President Frank Livaudais

Treasurer Sarah Keyton

Secretary Meera Krishnan

members of the board

Katrina Brooks Krista Callaghan Kathy Green Katherine Kroll Revlynn Lawson Benjamin Manwaring Bruce McCandless Hema Mullur Gloria Chan Packer Jackie Rangel Natalie Seeboth Jena Stude

executive director

Tim Staley

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 Bailey at Stassney TDHCA ID 24018 400 W Stassney Ln, Austin, TX 78745

Dear Mr. Campbell,

I am writing this letter to voice my support for Bailey at Stassney, an affordable housing development to be located approximately at 400 W Stassney Lane in Travis County.

Austin Public Library Friends Foundation is a 501(c)(3) non-profit organization that is active in the Austin community. We serve this community by supporting the Austin Public Library. 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 Bailey at Stassney will serve our clients well and will promote a high quality of life for the underserved citizens of Austin and Travis County.

If I can be of further help in this matter, please let me know. I can be reached at tstaley@austinlibrary.org. Thank you for your consideration.

Sincerely m Stale Executive Director (512) 296-5222

The Austin Public Library Friends Foundation is a 501 (c) (3) organization designated by the Internal Revenue Service and donations are tax-deductible to the extent the law allows.

PO BOX 13201 AUSTIN, TX 78711	(512) 542-0076	AUSTINLIBRARY.ORG	
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February 27, 2024

ECHO Board of Directors

ED MCHORSE ACTING CHAIR McGinnis Lochridge

MARK S. HERNANDEZ, RN MD FACP TREASURER Medical Director Public Health Alliances Ascension Medical Group

SHANNON SEDWICK SECRETARY Esther's Follies

COSSY HOUGH, LCSW UT School of Social Work

ALBERTA PHILLIPS Journalist/Community Advocate

STEVEN BROWN President Givens Park Workgroup

BETTY STAEHR Community Advocate

LYNN MEREDITH Community Advocate

C. LANE PRICKETT Attorney

EX-OFFICIO MEMBERS

PEGGY DAVIS BRAUN JOY RUCKER DANNY LUCIO GREG HARTMAN MARK LITTLEFIELD JOAO PAULO CONNOLY (LC CHAIR)

EXECUTIVE DIRECTOR Matthew Mollica 860-287-2587 matthewmollica@austinecho.org 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 Bailey at Stassney TDHCA ID 24018 400 W Stassney Ln, Austin, TX 78745

Dear Mr. Campbell,

I am writing this letter to voice my support for Bailey at Stassney, an affordable housing development to be located approximately at 400 W Stassney Lane in Travis County. National Core and their sister organization, Hope through Housing, have committed to creating 26 units of Permanent Supportive Housing (PSH) at this property. This PSH will serve people experiencing chronic homelessness who will be referred through the local Coordinated Entry system.

Austin ECHO is a 501(c)(3) non-profit organization that is active in the Austin community. We serve this community by leading and aligning a coalition to administer an effective Homelessness Response System, centered in racial equity, informed by the needs and expertise of people experiencing homelessness, and accountable to systemically marginalized communities. As an organization that coordinates referrals and services to people experiencing homelessness in Austin/Travis County, we are excited that that Bailey at Berkman will provide additional, much needed, PSH and affordable housing in our community.

If I can be of further help in this matter, please let me know. I can be reached at katemoore@austinecho.org. Thank you for your consideration.

Sincerely,

Kato, Mooro

Kate Moore Vice President of Homelessness Response System Strategy

	Community Input Scoring Items				
	TDHCA#pp. Cove	Self Score Total:	130		
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are inclu	ded in the Application.			
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	City of Austin				
	Name of Local Government Body				
	Name of Local Government Body (if applicable)				
	** Note that resolutions are due March 1, <u>2024</u>				
2	Quantifiable Community Participation - §11.9(d)(4)				
	X Application expects to receive QCP points.	Points Requested	4		
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A	pplicant. Packets MUST be	e		
	received from Neighborhood 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.	Delinte Description	0		
	** Note that if there is no Representative, both items will be scored as neutral. Letters are o	Points Requested	8		
4	Input from Community Organizations - §11.9(d)(6)	<u>1024</u>			
-	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4		
	A. Austin Habitat for Humanity				
	Name of Community Organization	X Suppo	ort		
	Michele Anderson	Орроз			
	Contact Name		SILIOII		
	B. SAFE				
	Name of Community Organization	X Suppo	ort		
	Julia Spann	Орроз			
	Contact Name				
	С.				
	Name of Community Organization	Suppo	ort		
		Орроз	sition		
	Contact Name				
	D				
	Name of Community Organization	Suppo	ort		
		Орроз	sition		
	Contact Name				
	E.				
	Name of Community Organization	Suppo	ort		
		Орроз	sition		
	Contact Name				
	F	_			
	Name of Community Organization	Suppo			
		Орроз	sition		
	Contact Name				

RESOLUTION NO. 20240201-021

WHEREAS, Austin St. Martin DMA Housing, LLC, its successors, assigns, or affiliates (Applicant), proposes to construct an affordable, multi-family housing development at or near 700 West 15th Street, Austin, Texas 78701 (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. Martin's Senior Housing; 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' 2024 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' 2024 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 2024 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' 2024 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' 2024 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 Myrna Rios, City Clerk, to certify

this resolution to the TDHCA.

ADOPTED: February 1 , 2024 ATTEST:

Myrna Ric City Clerk



February 20, 2024

Janine Sisak DMA Development Company, LLC 4101 Parkstone Heights Drive, Suite 310 Austin, TX 78746

> RE: 1500 Rio (formerly St. Martin's Senior Housing), 1500 Rio Grande Street, Austin, Texas 78701 TDHCA # 24152

Dear Ms. Sisak:

We would like to express our support for 1500 Rio, a proposed affordable senior housing development at 1500 Rio Grande Street in Austin, Texas. We understand that Austin St. Martin DMA Housing, LLC is submitting a request for housing tax credits from the Texas Department of Housing and Community Affairs and for City of Austin G.O. Bond funding.

The Austin Habitat for Humanity qualifies as a tax-exempt non-profit community or civic organization that serves the Austin community. Our organization's primary purpose is to serve the community by building or repairing decent, affordable houses and provide housing counseling and homebuyer education services in our Austin service area to achieve a vision of a community where everyone has a decent place to live. Please see attached documentation of our tax-exempt status and evidence of our existence and participation in the Austin community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for a funding award. If you need additional information, you may contact me at manderson@ahfh.org.

Sincerely,

Andre

Michele Anderson Chief Executive Officer

Board Members

Rev. Dr. Daryl Horton, Chair | Mason Ayer | Bob Barnes | A.J. Bingham | Joe Bland | Lauren Dupuis | Yvette Flores | Tami Garcia | John Garrett | Melinda Garvey | Larry Graham | Dana Leaman | Robert Lee | Ryan Mattox | Nikelle Meade | Abby Mellott | Terry Mitchell | Jessica Nelson | Nicole Nosek | Mia Parton | Kazique Prince | Cynthea Rhodes-Patterson | Christopher Rios | Neha Sampat | Charmane Sellers | Alex Shin Valdes | Laura Toups | Evana Wang, ex-officio member

500 W Ben White Blvd, Austin, TX 78704 512-472-8788 | austinhabitat.org We build homes, communities and hope.



February 20, 2024

Janine Sisak DMA Development Company, LLC 4101 Parkstone Heights Drive, Suite 310 Austin, TX 78746

> RE: 1500 Rio (formerly St. Martin's Senior Housing), 1500 Rio Grande Street, Austin, Texas 78701 TDHCA # 24152

Dear Ms. Sisak:

We would like to express our support for 1500 Rio, a proposed affordable senior housing development at 1500 Rio Grande Street in Austin, Texas. We understand that Austin St. Martin DMA Housing, LLC is submitting a request for housing tax credits from the Texas Department of Housing and Community Affairs and for City of Austin G.O. Bond funding.

The SAFE Alliance qualifies as a tax-exempt non-profit community or civic organization that serves the Austin community. The SAFE Alliance exists to stop abuse for everyone by serving the survivors of child abuse, sexual assault and exploitation, and domestic violence. We are dedicated to ending violence through prevention, advocacy, and comprehensive services for individuals, families, and communities that have been affected by abuse.

Please see attached documentation of our tax-exempt status and evidence of our existence and participation in the Austin community.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for a funding award. If you need additional information, you may contact me at <u>jspann@safeaustin.org</u>.

Sincerely,

Julia Spann

Chief Executive Officer

24006

	Community Input Scoring Items					
	TDHCA# 24006	Self Score Total:	132			
1.	Local Government Support - §11.9(d)(1) - Only check the box if support documents are inclu	uded 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 March 1, <u>2024</u>					
2	Quantifiable Community Participation - §11.9(d)(4)					
	X Application expects to receive QCP points.	Points Requested	4			
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A	Applicant. Packets MUST b	е			
~	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 warch 1 <u>, 2024</u> .	8			
4	Input from Community Organizations - §11.9(d)(6)	Deinte Demusst	4			
	X Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4			
	A. Boys & Girls Club of the Austin Area	_				
	Name of Community Organization	X Suppo	ort			
	Zenae Campbell	Орроз	sition			
	Contact Name					
	B. Communities in Schools Central Texas					
	Name of Community Organization	X Suppo	ort			
	Sharon Vigil	Орроз	sition			
	Contact Name					
	C. Mainspring Schools					
	Name of Community Organization	X Suppo	ort			
	Colin Denby Swanson	Орроз	sition			
	Contact Name					

RESOLUTION NO. 20240201-019

WHEREAS, Pathways at Santa Rita Courts West, LP, its successors, assigns, or affiliates (Applicant), proposes to construct an affordable, multi-family housing development 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' 2024 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' 2024 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 2024 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' 2024 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' 2024 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 Myrna Rios, City Clerk, to certify this resolution to the TDHCA.

Myrna Rios City Clerk



STATE OF TEXAS House of Representatives LULU FLORES

District 51

February 21, 2024

Texas Department of Housing and Community Affairs ATTN: Cody Campbell Director of Multifamily Programs PO Box 13941 Austin, Texas 78711

RE: Affordable Rental Housing Application Project # 24006, Pathways at Santa Rita Courts West

Dear Mr. Campbell:

I'm writing today to support proposal to reconstruct Santa Rita West's affordable housing units in the heart of East Austin and a community I'm proud to represent. Ensuring this project receives the reward will help a long standing community with a rich history in Austin.

This project is specifically important because it serves an already existing population that has resources and is close to the city's center. Reconstructing the 95 units will help families who have lived in the area and contributed to the culture and feel that so many now desire about the neighborhood. It is important we utilize all resources to help families facing the unprecedented increased cost of living across Central Texas.

More importantly, this project includes a child care facility. This inclusion, would bring significant improvement to the residents of Santa Rita by giving them additional options when deciding what is best for their family.

I look forward to supporting this project and many others that help the families and populations that keep Austin working and have created the Austin we all know and love. If you have any questions please don't hesitate to reach out to my staff.

Sincerely,

Lulu Flores State Representative

P.O. Box 2910 • Austin, Texas 78768-2910 • (512) 463-0674 • District51.Flores@house.texas.cov



6648 Ed Bluestein Blvd. Austin, Texas 78723 512-444-7199 | bgcaustin.org

February 9, 2024

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 #24006 – 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,

level

Ženae Campbell Chief Executive Officer Boys & Girls Club of the Austin Area

GREAT FUTURES START HERE.



3000 South IH-35 Suite 200 Austin, Texas 78704 ciscentraltexas.org

February 8, 2024

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 #24006 – 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



February 12, 2024

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 # 24006 – 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)

24211

Community Input Scoring Items				
	TDHCA#pp. Cov	Self Score Total: 88		
1. L	ocal Government Support - §11.9(d)(1) - Only check the box if support documents are	included in the Application.		
Ē	Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Pleasanton Name of Local Government Body	Points Requested 0		
	Name of Local Government Body (if applicable)			
	** Note that resolutions are due March 1, 2024			
2 0	uantifiable Community Participation - §11.9(d)(4)			
)	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the be received from Neighborhood Organization!	Points Requested 4 e Applicant. Packets MUST		
3 Ir	put from State Representative - §11.9(d)(5)			
	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 0		
L	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 an	e due March 1 <u>, 2024</u> . 8		
4 Ir	nput from Community Organizations - §11.9(d)(6)			
	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested		
А	Name of Community Organization	Support Opposition		
	Contact Name			
В				
	Name of Community Organization	Support		
	Contact Name	—		
c				
	Name of Community Organization	Support		
	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	Opposition		

24244

Community Input Scoring Items				
		TDHCA#p. Cove	Self Score Total:	139
1.	Lo	cal Government Support - §11.9(d)(1) - Only check the box if support documents are inc		
	x	Resolution(s) of either "no objection" or "support" is included behind this tab.** City of San Antonio	Points Requested	17
		Name of Local Government Body		
		Name of Local Government Body (if applicable)		
	_	** Note that resolutions are due March 1, <u>2024</u>		
2	Qı	antifiable Community Participation - §11.9(d)(4)		
		Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A	Points Requested Applicant. Packets MUST	be
		received from Neighborhood Organization!		
3	In	out from State Representative - §11.9(d)(5)		
	x	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	8
		Letter stating that no letter will be provided is included behind this tab.**		
		No letter from a State Representative is included behind this tab.	Points Requested	8
	**	Note that if there is no Representative, both items will be scored as neutral. Letters are	due March 1 <u>, 2024</u> .	8
4	In	out 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
	Δ	Bernices Room		
		Name of Community Organization	× Supp	ort
		Traci Allen		sition
		Contact Name		Shien
	B	Boy with a Ball		
	2.	Name of Community Organization	x Supp	ort
		Ijeoma Waturuocha	Оррс	
		Contact Name		510011
	c	Architecture For Charity		
	С.	Name of Community Organization	× Supp	ort
		Mario E. Morales		sition
		Contact Name		SILIOIT
	Р	Housing Services Inc.		
	υ.	Name of Community Organization	× Supp	ort
		Troy T. Whittemore		sition
		Contact Name		SILIOIT
	_			
	Ε.	Name of Community Organization	Supp	ort
				sition
		Contact Name		SILIOIT
	F.			
		Name of Community Organization	Supp	
		Contact Name		sition

JYW 02/01/2024 Item No. 17

2024-02-01-0011R

RESOLUTION

IN SUPPORT OF TX CULEBRA APARTMENTS, LP'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF CULEBRA APARTMENTS, AN 88-UNIT MULTI- FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 6.

* * * * *

WHEREAS, TX Culebra Apartments, LP (the "Applicant") has proposed an 88-unit affordable multi-family rental housing development named Culebra Apartments (the "Development"), to be located at Culebra Road and Grissom 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 2024 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 may adopt a Resolution of Support as required by the TDHCA 2024 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:

- Notice TX Culebra Apartments, LP's ("Applicant") application ("Application") to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2024 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 Culebra

- (iii) Apartments development to be located at Culebra Road and Grissom Road in the City of San Antonio ("Development"); and
- (iv) 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
- (v) After due consideration of the information provided by the Applicant and public comment, the City Council supports the proposed Application.

SECTION 2. The City hereby confirms that it supports the Applicant's Application to the TDHCA 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 1st day of February, 2024.

R M A Y 0 Ron Nirenberg

ATTEST:

Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

TEXAS HOUSE OF REPRESENTATIVES



Regarding the Culebra Apartments Application for the Competitive Housing Tax Credit

March 1, 2024

Cody Campbell Director of Multifamily Finance, Texas Department of Housing and Community Affairs 221 East 11th Street, Austin, Texas 78701-2410 P.O. BOX 13941, Austin, TX 78711-3941

Dear Mr. Campbell,

Your letter on January 15 of this year notified me that the Culebra Apartments development (project number 24244) has applied for funding through the Competitive Housing Tax Credit Program to develop an affordable housing complex in my district. After meeting with the developer and neighborhood associations in the surrounding area and reviewing the support the development received from the City of San Antonio, I am writing to express my support for the Culebra Apartments application.

If awarded the 9 percent tax credit, I believe the development would offer an important resource for low-income seniors in House District 124 by adding 44 units affordable to those earning at or below 50 percent of the area median income.

Should you have any questions or concerns, please feel free to contact my Capitol office at (512) 463-0634.

Sincerely,

racy yascia

Texas State Representative for House District 124 1100 Congress Ave., Austin, TX 78701 Capitol Address: Room E2.304 Office: (512) 463-0634

CAPITOL OFFICE: P.O. BOX 2910 · AUSTIN, TEXAS 78768-2910 · (512) 463-0634 · JOSEY.GARCIA@HOUSE.TEXAS.GOV



February 27, 2024

Texas Department of Housing and Community Affairs Attention: Cody Campbell 221 East 11th Street Austin, TX 78701

RE: Culebra Road Apartments (TDHCA Application #24244) To be located at the SEC or Culebra Rd & Grissom Rd, San Antonio, Bexar County, Texas

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Culebra Road Apartments, an affordable, independent senior living apartment community proposed in San Antonio. **Bernice's Room** is a 501(c)3 nonprofit organization based in San Antonio, whose mission is to assist the community in every possible way.

We believe housing is a basic human right and we are keenly aware that there is a desperate need for affordable housing in Bexar County, especially in the 30%-60% AMI range. We all know the population in our community and surrounding areas is growing at a rapid pace. The proposed development would provide much needed quality, affordable housing for our growing elderly population.

Again, we are very pleased to offer our support to Culebra Road Apartment's Housing Tax Credit application. If you need additional information, please feel free to call me at **210-904-1164** or via email at **Bernicesroom@yahoo.com**

Respectfully,

Traci Allen Founder

> 734 N New Braunfels, Ste103 San Antonio, TX. 78202 T: 210-904-1164 E: Bernicesroom@yahoo.com



February 29, 2024

Texas Department of Housing and Community Affairs Attention: Cody Campbell 221 East 11th Street Austin, TX 78701

RE: Culebra Road Apartments (TDHCA Application #24244) To be located at the SEC or Culebra Rd & Grissom Rd, San Antonio, Bexar County, Texas

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Culebra Road Apartments, an affordable, independent senior living apartment community proposed in San Antonio. Boy With A Ball is a 501(c)3 nonprofit organization based in San Antonio, whose mission is to assist the community in every possible way.

We believe housing is a basic human right and we are keenly aware that there is a desperate need for affordable housing in Bexar County, especially in the 30%-60% AMI range. We all know the population in our community and surrounding areas is growing at a rapid pace. The proposed development would provide much needed quality, affordable housing for our growing elderly population.

Again, we are very pleased to offer our support to Culebra Road Apartment's Housing Tax Credit application. If you need additional information, please feel free to call me at (832)788-1462 or via email at ijeoma.waturuocha@boywithaball.com Respectfully,

Ijeoma Waturuocha City Director



February 27, 2024

Texas Department of Housing and Community Affairs Attention: Cody Campbell 221 East 11th Street Austin, TX 78701

RE: Culebra Road Apartments (TDHCA Application #24244) To be located at the SEC or Culebra Rd & Grissom Rd, San Antonio, Bexar County, Texas

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Culebra Road Apartments, an affordable, independent senior living apartment community proposed in San Antonio. Architecture for Charity of Texas is a 501(c)3 nonprofit organization based in Dallas but also serving San Antonio with our mission to assist the community in every possible way.

We believe housing is a basic human right and we are keenly aware that there is a desperate need for affordable housing in Bexar County, especially in the 30%-60% AMI range. We all know the population in our community and surrounding areas is growing at a rapid pace. The proposed development would provide much needed quality, affordable housing for our growing elderly population.

Again, we are very pleased to offer our support to Culebra Road Apartment's Housing Tax Credit application. If you need additional information, please feel free to call me at 469-841-2282 or via email at architectureforcharity@gmail.com.

Respectfully,

Mario E. Morales Executive Director

ARCHITECTURE FOR CHARITY OF TEXAS, INC.

Design, Development & Construction of Energy Efficient Affordable Homes 1900 McKinney Ave. Unit 1803, Texas 75201 Ph. 305-299-9311 Website. www.architectureforcharity.org



Housing Services Inc.



204 Las Villas Ave. Brownsville, Tx. 78526 www.housingservicesincorporated.com

February 27, 2024

Texas Department of Housing and Community Affairs

Attention: Cody Campbell

221 East 11th Street

Austin, TX 78701

RE: Culebra Road Apartments (TDHCA Application #24244)

To be located at the SEC or Culebra Rd & Grissom Rd, San Antonio, Bexar County, Texas

Dear Mr. Campbell,

We would like to express support for the Housing Tax Credit application of Culebra Road Apartments, an affordable, independent senior living apartment community proposed in San Antonio. Housing Services Incorporated is a 501(c)3 nonprofit organization based in San Antonio, whose mission is to assist the community in every possible way.

We believe housing is a basic human right and we are keenly aware that there is a desperate need for affordable housing in Bexar County, especially in the 30%-60% AMI range. We all know the population in our community and surrounding areas is growing at a rapid pace. The proposed development would provide much needed quality, affordable housing for our growing elderly population.

Again, we are very pleased to offer our support to Culebra Road Apartment's Housing Tax Credit application. If you need additional information, please feel free to call me at (956) 266-3951 or via email at ttwhittemore@bisd.us

Respectfully Jury J. Whetemore Trov **†**. Whittemore

Executive Director

24091

	Community Input Scoring Items							
		TDHCA#pp. Cove	Self Score Total:	131				
1.	Loca	l Government Support - §11.9(d)(1) - Only check the box if support documents are inclu	ided in the Application.					
	X	Resolution(s) of either "no objection" or "support" is included behind this tab.**	Points Requested	17				
		San Antonio City Council						
	Ν	lame of Local Government Body						
		lame of Local Government Body (if applicable)						
	n	** Note that resolutions are due March 1, 2024						
2	Qua	ntifiable Community Participation - §11.9(d)(4)						
-		pplication expects to receive QCP points.	Points Requested	4				
		** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A						
received from Neighborhood Organization!								
3	Inpu	t from State Representative - §11.9(d)(5)						
		etter of either support, neutrality, or opposition is included behind this tab.**	Points Requested	0				
	المحمد	OR	·					
	L	etter stating that no letter will be provided is included behind this tab.**						
	XN	Io letter from a State Representative is included behind this tab.		_				
			Points Requested	8				
		Note that if there is no Representative, both items will be scored as neutral. Letters are	due March 1 <u>, 2024</u> .	8				
4		t from Community Organizations - §11.9(d)(6)						
	X	pplicant has included one or more letters of support or opposition behind this tab.	Points Requested	4				
		agles Flight Advocacy & Outreach	_					
			X Suppo	ort				
		amela Allen	Орро	sition				
	C	Contact Name						
		B. A Brighter Day						
			X Suppo					
	_	ilena Castoreno	Орро	sition				
		ontact Name						
		ife Change Church	-					
		lame of Community Organization	XSuppo					
		Bryan L Thomas	Орро	sition				
		contact Name						
	D.	lame of Community Organization		b				
	P	ame of community Organization	Suppo					
			Орро	sition				
		contact Name						
	E.	lama of Community Organization		b				
	P	lame of Community Organization	Suppo					
			Орро	sition				
		ontact Name						
	F.	lame of Community Organization		- <i>v</i> t				
	P	ame of community Organization	Suppo					
	_	Contact Name	Орро	sition				
	- C							

A RESOLUTION 2024 - 02 - 01 - 0004R

IN SUPPORT OF THE CLAUDETTE LOFTS, 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 CLAUDETTE LOFTS, AN 119-UNIT MULTI- FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 1.

* * * * *

WHEREAS, The Claudette Lofts, LP (the "Applicant") has proposed a 119-unit affordable multifamily rental housing development named The Claudette Lofts (the "Development"), to be located at 137 University Avenue 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 2024 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 may adopt a Resolution of Support as required by the TDHCA 2024 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 Claudette Lofts, LP's ("Applicant") application ("Application") to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2024 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 The Claudette Lofts development to be located at 137 University Avenue in the City of San Antonio ("Development"); and
- The City Council has held a hearing at which public comment may be made on the (iii) Development in accordance with Texas Government Code, proposed §2306.6707(b); and
- After due consideration of the information provided by the Applicant and public (IV) comment, the City Council supports the proposed Application.

SECTION 2. The City hereby confirms that it supports the Applicant's Application to the TDHCA 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 1st day of February, 2024.

R 0 Ron Nirenberg

ATTEST:

Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorn



City of San Antonio City Council Meeting February 1, 2024

10.

2024-02-01-0004R

Resolution of Support for Claudette Lofts, LP's application to the Texas Department of Housing and Community Affairs' Competitive 9% Housing Tax Credits program for the construction of The Claudette, a 119-unit affordable housing development, located at 137 University Avenue. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye:Nirenberg. Kaur. McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,
Cabello Havrda, Alderete Gavito, Courage, WhyteAbsent:Pelaez



February 14, 2024 Mr. Robert Wilkinson Executive Director of Texas Department of Housing and Community Affairs PO BOX 13941 CAPITOL STATION AUSTIN, TX 78711

RE: 2024 9% The Claudette located at 137 University Ave, San Antonio, TX 78201

Mr. Wilkinson,

Please accept this letter of support for the 2024 Housing Tax Credit application for the proposed multifamily development to be located at 137 University Ave, San Antonio, TX 78201. We are confident that the proposed housing development will provide much-needed affordable housing for the general population in our community. Eagles Flight Advocacy and Outreach of Bexar County is a tax-exempt organization and not a government entity. Our primary purpose is the overall betterment, development, and improvement of the community as a whole. Our service area includes the proposed development site. The proposed development The Claudette is within our service area, and we look forward to working with this new apartment community once constructed.

If you have any questions, please feel free to contact me.

Sincerely,

Pamela Allen

Pamela Allen CEO 26520 Fire Dance Boerne, TX 78006 210-548-0740



A Brighter Day 2910 Hillcrest Drive San Antonio TX, 78201 Elena@abrighterdaytx.org (210) 440-8349

February 12, 2024

Mr. Robert Wilkinson Executive Director of Texas Department of Housing and Community Affairs PO Box 13941 Capitol Station Austin, TX 78711

RE: 2024 9% The Claudette located at 137 University Ave San Antonio, TX 78201

Mr. Wilkinson,

Please accept this letter of support for the 2024 Housing Tax Credit application for the proposed multifamily development to be located at 137 University Ave. Bexar County San Antonio, TX 78201. We are confident that the proposed housing development will provide much needed affordable housing for the general population in our community.

A Brighter Day, Inc. of Bexar County is a tax-exempt organization and not a government entity. Our primary purpose is the overall betterment, development, and improvement of the community as a whole. Our service area includes the proposed development site. The proposed development The Claudette is within our service area and we look forward to working with this new apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Elena Castoreno Executive Director 2910 Hillcrest Drive San Antonio, Texas 78201 210.440.8349 Cell



February 16, 2024

Mr. Robert Wilkinson Executive Director of Texas Department of Housing and Community Affairs PO BOX 13941 CAPITOL STATION AUSTIN, TX 78711

RE: 2024 9% The Claudette located at 137 University Ave San Antonio, TX 78201

Mr. Wilkinson,

Please accept this letter of support for the 2024 Housing Tax Credit application for the proposed multifamily development to be located at 137 University Ave. Bexar County San Antonio, TX 78201. We are confident that the proposed housing development will provide much needed affordable housing for the general population in our community.

Life Change Church of San Antonio is in Bexar County and is a tax-exempt organization and not a government entity. Our primary purpose is the overall betterment, development, and improvement of the community as a whole. Our service area includes the proposed development site. The proposed development The Claudette is within our service area and we look forward to working with this new apartment community once constructed. If you have any questions, please feel free to contact me.

Bryan L. Thomas

Bryan L. Thomas Lead Pastor

708 W. Summit Ave San Antonio, Texas 78212

24125

	Community Input Scoring Items						
	TDHCA#pp. Cove	Self Score Total: 98					
1. L	ocal Government Support - §11.9(d)(1) - Only check the box if support documents are inclu	uded in the Application.					
	 X Resolution(s) of either "no objection" or "support" is included behind this tab.** City of Corpus Christi Name of Local Government Body 	Points Requested 17					
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>						
2 0	Quantifiable Community Participation - §11.9(d)(4)						
	Application expects to receive QCP points.	Points Requested 4					
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A received from Neighborhood Organization!	Applicant. Packets MUST be					
3 Ir	nput from State Representative - §11.9(d)(5)						
Ī	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested 0					
L	Letter stating that no letter will be provided is included behind this tab.**						
)	No letter from a State Representative is included behind this tab.						
k	** Note that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested 8 due March 1, 2024. 8					
	nput from Community Organizations - §11.9(d)(6)	-,0					
	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested 4					
	Applicant has included one of more letters of support of opposition behind this tab.						
,	Name of Community Organization	X Support					
	Solomon Ortiz	Opposition					
	Contact Name						
B	3. Coastal Bend Food Bank	1					
-	Name of Community Organization	X Support					
	Bea Hanson	Opposition					
	Contact Name						
C	C. The Purple Door						
	Name of Community Organization	X Support					
	Frances Wilson	Opposition					
	Contact Name						
C	D.						
	Name of Community Organization	Support					
	Contact Name	Opposition					
c	E.						
'	Name of Community Organization	Support Opposition					
	Contact Name						
F	F	ļ <u> </u>					
	Name of Community Organization	Support Opposition					
	Contact Name	·····					

Resolution in support of the proposed 9% Low-income Housing Tax Credits for an up to 81-unit affordable housing project known as Palms at Williams at 7031 Williams Drive to be developed by TG 110 Palms at Williams, LP.

Whereas, TG 110 Palms at Williams, LP (the "Applicant") has proposed a development project to construct an up to 81-unit multifamily development for renter households with incomes at or below 60% of the area median income. The proposed development is located at 7031 Williams Drive. ("Palms at Williams");

Whereas, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2024 Housing Tax Credits for the Palms at Williams; 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 Palms at Williams.

Section 2. The City Council for the City of Corpus Christi hereby acknowledges support for the proposed Corpus Christi Project located at 7031 Williams Drive.

Section 3. The City commits \$500 in reduced fees if the Palms at Williams Project is awarded low-income housing tax credits.

PASSED and APPROVED on the 13th day of Februar 2024. ATTEST flette Guajardo, Mave Rebecca Huerta, City Secretary

033297 1



February 7, 2024

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

Re: Palms at Williams TDHCA #24125

Dear Mr. Wilkinson,

We want to express our support for the proposed Palms at Williams that will be located at 7031 Williams, Corpus Christi, TX 78412. Our 501(c)(3) nonprofit is involved in feeding families in need, nutrition education, and diabetes management throughout the city of Corpus Christi. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

Our mission is to reduce hunger in South Texas through food distribution and nutrition education. Our website can be found at www.coastalbendfoodbank.org and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2024 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Bea Hanson Executive Director



February 8, 2024

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

Re: Palms at Williams Apartments TDHCA #24125

Dear Mr. Wilkinson,

We would like to express our support for the proposed Palms at Williams to be located at 7031 Williams Drive, Corpus Christi, TX 78412. Our 501(c)(3) nonprofit organization is involved in and dedicated to providing educational tools, resources, and advice to young students. Promoting the knowledge of our diverse heritage and contributions and to empower and educate our communities by teaching basic skills, cultural awareness, and revitalizing underserved and deteriorating communities throughout the city of Corpus Christi. We encourage quality affordable housing accessible to working families like those who we serve through our efforts.

Our mission is to benefit, promote the education of, and address the needs of the diverse populations in Texas. Our goal is to promote opportunities and advancement for these communities and to broaden the cultural understanding of rich heritages. Our website can be found at <u>https://www.mapoftexas.org/</u> and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral part of serving those amongst us who are most in need. We encourage you to support this application for Tax Credits in the 2024 Application Cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely, Jeloun (

Executive Director

Minority Advancement Project of Texas



4444 Corona Drive, Suite 239 Corpus Christi, TX 78411
361-884-2900
www.purpledoortx.org

February 12, 2024

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

Re: Palms at Williams Apartments TDHCA #24125

Dear Mr. Wilkinson,

We would like to express our support for the proposed Palms at Williams to be located at 7031 Williams Drive, Corpus Christi, TX 78412. Our 501(c)(3) nonprofit is involved in the provision of free, comprehensive services to victims of domestic violence and sexual assault throughout the city of Corpus Christi. We encourage quality, affordable housing to working families like those we serve through our efforts.

Our mission is to empower the community and those affected by domestic violence and sexual assault to transition to a safe and healthy environment. Our website can be found at <u>https://purpledoortx.org/</u> and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for Tax Credits in the 2024 Application Cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Frances Wilson President & CEO The Purple Door

Women's Shelter of South Texas dba The Purple Door

Serving Aransas, Bee, Brooks, Duval, Jim Wells, Kenedy, Kleberg, Live Oak, McMullen, Nueces, Refugio, and San Patricio Counties

A United Way Agency

24174

	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 inclu	ded 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 March 1, <u>2024</u>						
2	Quantifiable Community Participation - §11.9(d)(4)						
	X Application expects to receive QCP points.	Points Requested	4				
	** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A						
	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.						
	** Note that if there is no Departmentation hath its many if the second state is a second state in the second state in the secon	Points Requested	0				
	** Note that if there is no Representative, both items will be scored as neutral. Letters are o	uue iviarcn 1, <u>2024</u> .	8				
4	Input from Community Organizations - §11.9(d)(6)	Doints Dogwostad	1				
	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.		ort				
	Name of Community Organization						
	Robert A. Calvillo Contact Name	Орро	sition				
	B. Communities In Schools - Hidalgo County Name of Community Organization	X Suppo	ort				
	Dulce M. Aguilar Contact Name	Орроз	จานบท				
	C. Rio Grande Habitat for Humanity, Inc. Name of Community Organization	XSuppo	ort				
	Mariano Ayala Contact Name		51000				
	D. Sunny Glen Children's Home						
	Name of Community Organization	X Suppo	ort				
	Chase Palmer	Орроз					
	Contact Name						
	E.						
	Name of Community Organization	Suppo	ort				
		Орроз					
	Contact Name						
	F.						
	Name of Community Organization	Suppo	ort				
		Орроз					
	Contact Name						



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

ROEL "ROY" RODRIGUEZ, P.E., 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. 2024-03 which was approved by the McAllen Board of Commissioners at the Regular Meeting held February 12, 2024.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed the official seal of the City of McAllen, Texas, this 15th day of Febraury 2024.

SEAL



(ust ara)

Perla Lara, TRMC/CMC, CPM City Secretary

RESOLUTION NO. 2024-03

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MCALLEN, 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 113 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 2024 Competitive 9% Housing Tax Credits for the Villas At Primrose,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MCALLEN, TEXAS, THAT

- 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.
- RESOLVED, The City Commission of the City of McAllen hereby approves the Applicants' application for Tax Credits from the Texas Department of Housing (TDHCA) and Community Affairs and supports and award of Tax Credits for the housing pursuant to the Qualified Allocation Plan of TDHCA.
- 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.
- FURTHER RESOLVED, This Resolution shall become effective immediately upon it passage.

CONSIDERED PASSED and APPROVED this <u>12th</u> of February 2024, 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.

SIGNED on this 13th day of February 2024

CITY OF MCALLEN, TEXAS

Javier Villalobos, Mayor

ATTEST:

ara

Perla Lara, TRMC/CMC, CPM City Secretary

APPROVED AS TO FORM:

ac 12m Isaac Tawil

City Attorney



State of Texas House of Representatibes

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 28, 2024

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 located 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 give seniors the opportunity to reside in 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.

Sincerely,

Representative R.D. Bobby Guerra House District 41





McAllen Administration 1420 Erie Ave. McAllen, IX 78501 Ph: 956-687-6263 Fx: 956-682-9751 NMLS# 346848

Weslaco • McAllen

January 31, 2024

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 #24174) 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 #24174). 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,

Halle

Robert A. Calvillo Executive Director





The mission of Communities In Schools is to surround students with a community of support, empowering them to stay in school and achieve in life.

www.cishidalgo.com

February 2, 2024

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 #24174) 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 #24174), 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 theVillas at Primrose development.

Dulce M. Aguilar Executive Director Communities in Schools of Hidalgo County



February 6, 2024 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 #24174) 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 to COM Housing Ware, LP (TD HCA #24174), 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 tax credit application. If you need additional information, please contact me at (956) 686-7455.

Sincerely, Ayula

Mariano Ayala Executive Director.



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





February 1, 2024

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 #24174) 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 #24174), 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 se Palmer

CEO Sunny Glen Children's Home chase@sunnyglen.org

24173

Community Input Scoring Items						
		TDHCA#op. Cove	Self Score Total:	139		
1.	Lo	cal Government Support - §11.9(d)(1) - Only check the box if support documents are inclu	ded in the Application.			
	Х	Resolution(s) of either "no objection" or "support" is included behind this tab.**	Points Requested	17		
		City of Edinburg				
		Name of Local Government Body				
		Name of Local Government Body (if applicable)				
		** Note that resolutions are due March 1, <u>2024</u>				
2	Qu	antifiable Community Participation - §11.9(d)(4)				
	Х	Application expects to receive QCP points.	Points Requested	4		
		** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the A	pplicant. Packets MUST b	e		
		received from Neighborhood Organization!				
3	Inp	out from State Representative - §11.9(d)(5)		_		
	Х	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.				
	**	Note that if there is no Representative, both items will be scored as neutral. Letters are a	Points Requested	0 8		
4		but from Community Organizations - §11.9(d)(6)	ade March 1 <u>, 2024</u> .	0		
-		Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4		
			. ento nequesteu			
	А.	Rio Grande Habitat for Humanity Name of Community Organization	X Suppo	ort		
		Mariano Ayala	Орро			
		Contact Name				
	B.	Community in Schools of Hidalgo County				
	5.	Name of Community Organization	X Suppo	ort		
		Dulce M. Aguilar	Орро			
		Contact Name				
	C.	Sunny Glen Children's Home				
		Name of Community Organization	X Suppo	ort		
		Chase Palmer	Орро	sition		
		Contact Name				
	D.	Affordable Homes of South Texas				
		Name of Community Organization	X Suppo	ort		
		Robert A. Calvillo	Орро	sition		
		Contact Name				
	Ε.		_			
		Name of Community Organization	Suppo	ort		
			Орро	sition		
		Contact Name				
	F.		_			
		Name of Community Organization	Suppo			
			Орро	sition		
		Contact Name				

RESOLUTION NO. 2613

THE STATE OF TEXAS	S	RESOLUTION OF SUPPORT AND COMMITMENT OF
		DEVELOPMENT FUNDING TO THE TEXAS
		DEPARTMENT OF HOUSING AND COMMUNITY
COUNTY OF HIDALGO	8	AFFAIRS FOR AFFORDABLE HOUSING 2024
	0	COMPETITIVE 9% HOUSING TAX CREDITS FOR
		THE DEVELOPMENT OF MAGNOLIA
		APARTMENTS, AS REQUESTED BY MADHOUSE
CITY OF EDINBURG	8	DEVELOPMENT, IN CARE OF AVANTI LEGACY
CUT OF EDIMOURG		MAGNOLIA, LP.

WHEREAS, Avanti Legacy Magnolia, LP, or their designee, (the "Applicant") is proposing to develop Magnolia Apartments (the "Housing"), an affordable rental housing development located near the southeast quadrant of 1710 East Richardson Road on 4.17 acres of vacant land zoned Commercial General, Edinburg, Hidalgo County, Texas 78541 (the "Development Site");

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for an allocation of 2024 Competitive 9% Housing Tax Credits ("HTCs") for the construction and development of the Housing;

WHEREAS, pursuant to §11.9(d)(1) of TDHCA's 2024 Qualified Allocation Plan (the "QAP") and in accordance with the Texas Government Code §2306.6710(b)(1)(B), an application may qualify for points for a Resolution of Support; and,

WHEREAS, the Applicant has requested from the City Council of the City of Edinburg (i) support for the development of the Housing and for Applicant's application to TDHCA and (ii) a commitment of \$500 in building or permit fee waivers.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, that:

- 1. The City Council of the City of Edinburg hereby confirms its support for the Magnolia Apartments for affordable rental housing, at its proposed location near the southeast quadrant of 1710 East Richardson Road on 4.17 acres of vacant land zoned Commercial General, Edinburg, Hidalgo County, Texas 78541, and additionally supports the Applicant's application #24173 with TDHCA and that this formal action has been taken to put on record the opinions expressed by the City of Edinburg on this date.
- 2. The City Council of the City of Edinburg hereby approves the provision of providing a grant, reduced fees, or development related services equal in value to \$500. The funding assistance provided by the City of Edinburg pursuant to this Resolution is intended to comply with all requirements of §11.9(d)(1) and (2) of the QAP.

- 3. Notwithstanding anything herein to the contrary, the Commitment of Development Funding by the City of Edinburg set forth in this Resolution shall be contingent on: (i) the Applicant securing HTCs from TDHCA in an amount sufficient to develop the Housing, (ii) development plan approvals (including any required zoning) by the City of Edinburg in connection with developing the Housing, and (iii) finalizing commitment of development funding pursuant to the terms committed to by the City of Edinburg pursuant to this Resolution.
- 4. The City of Edinburg is not a related party to the Applicant, and any funding assistance committed by the City of Edinburg to the development of the Housing pursuant to this Resolution will not have been provided to the City of Edinburg by the Applicant or any related party to the Applicant.
- 5. For and on behalf of the City Council, Ramiro Garza Jr., Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.04, on the 27th day of February 2024.

CITY OF EDINBURG Ramiro Garza Jr., May

ATTEST: By: Clarice Y, Balderas, City Secretary

APPROVE AS TO FORM: Omar Ochoa Law Firm, P.C.

By:

City Attorney



RESOLUTION NO. 2613

THE STATE OF TEXAS	S	RESOLUTION OF SUPPORT AND COMMITMENT OF
		DEVELOPMENT FUNDING TO THE TEXAS
		DEPARTMENT OF HOUSING AND COMMUNITY
COUNTY OF HIDALGO	8	AFFAIRS FOR AFFORDABLE HOUSING 2024
	0	COMPETITIVE 9% HOUSING TAX CREDITS FOR
		THE DEVELOPMENT OF MAGNOLIA
		APARTMENTS, AS REQUESTED BY MADHOUSE
CITY OF EDINBURG	8	DEVELOPMENT, IN CARE OF AVANTI LEGACY
CUT OF EDIMOURG		MAGNOLIA, LP.

WHEREAS, Avanti Legacy Magnolia, LP, or their designee, (the "Applicant") is proposing to develop Magnolia Apartments (the "Housing"), an affordable rental housing development located near the southeast quadrant of 1710 East Richardson Road on 4.17 acres of vacant land zoned Commercial General, Edinburg, Hidalgo County, Texas 78541 (the "Development Site");

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for an allocation of 2024 Competitive 9% Housing Tax Credits ("HTCs") for the construction and development of the Housing;

WHEREAS, pursuant to §11.9(d)(1) of TDHCA's 2024 Qualified Allocation Plan (the "QAP") and in accordance with the Texas Government Code §2306.6710(b)(1)(B), an application may qualify for points for a Resolution of Support; and,

WHEREAS, the Applicant has requested from the City Council of the City of Edinburg (i) support for the development of the Housing and for Applicant's application to TDHCA and (ii) a commitment of \$500 in building or permit fee waivers.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, that:

- 1. The City Council of the City of Edinburg hereby confirms its support for the Magnolia Apartments for affordable rental housing, at its proposed location near the southeast quadrant of 1710 East Richardson Road on 4.17 acres of vacant land zoned Commercial General, Edinburg, Hidalgo County, Texas 78541, and additionally supports the Applicant's application #24173 with TDHCA and that this formal action has been taken to put on record the opinions expressed by the City of Edinburg on this date.
- 2. The City Council of the City of Edinburg hereby approves the provision of providing a grant, reduced fees, or development related services equal in value to \$500. The funding assistance provided by the City of Edinburg pursuant to this Resolution is intended to comply with all requirements of §11.9(d)(1) and (2) of the QAP.

- 3. Notwithstanding anything herein to the contrary, the Commitment of Development Funding by the City of Edinburg set forth in this Resolution shall be contingent on: (i) the Applicant securing HTCs from TDHCA in an amount sufficient to develop the Housing, (ii) development plan approvals (including any required zoning) by the City of Edinburg in connection with developing the Housing, and (iii) finalizing commitment of development funding pursuant to the terms committed to by the City of Edinburg pursuant to this Resolution.
- 4. The City of Edinburg is not a related party to the Applicant, and any funding assistance committed by the City of Edinburg to the development of the Housing pursuant to this Resolution will not have been provided to the City of Edinburg by the Applicant or any related party to the Applicant.
- 5. For and on behalf of the City Council, Ramiro Garza Jr., Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.04, on the 27th day of February 2024.

CITY OF EDINBURG Ramiro Garza Jr., May

ATTEST: By: Clarice Y, Balderas, City Secretary

APPROVE AS TO FORM: Omar Ochoa Law Firm, P.C.

By:

City Attorney





February 6, 2024

Texas Department of Housing and Community Affairs 221 East 11th Street Austin, TX 78701 Attention: Joshua Goldberger – Multifamily Division

RE: Avanti Legacy Magnolia, LP (TDHCA #24173) 1710 E. Richardson Rd. Edinburg, TX 78542

Dear Mr. Goldberger,

Habitat for Humanity Rio Grande Valley would like to express our support for the award of Housing Tax Credits for the Avanti Legacy Magnolia, LP (TDHCA #24173), a multifamily housing community for seniors proposed in the City of Edinburg 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 Avanti Legacy Magnolia, LP (TDHCA #24173) tax credit application for the development of Magnolia Apartments. If you need additional information, please contact me at (956) 686-7455.

Sincerely,

mariano agale

Mariano Ayala Executive Director.



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





February 1, 2024

The mission of Communities In Schools is to surround students with a community of support, empowering them to stay in school and achieve in life.

www.cishidalgo.com

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

Attention: Joshua Goldberger - Multifamily Division

RE: Avanti Legacy Magnolia, LP (TDHCA #24173) 1710 E. Richardson Rd. Edinburg, TX 78542

Dear Mr. Goldberger,

We are writing to give our support to Avanti Legacy Magnolia, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Magnolia Apartments senior development (TDHCA #24173), located at 1710 E. Richardson Rd. in Edinburg, 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 Edinburg. Magnolia Apartments 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 Magnolia 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 Avanti Legacy Magnolia, LP for the Magnolia Apartments development.

Sincerely,

Dulce M. Aguilar Executive Director Communities in Schools of Hidalgo County



P. O. Box 1373 San Benito, TX 78586 (956) 399-5356 www.sunnyglen.org

February 1, 2024

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

Attention: Joshua Goldberger – Multifamily Division

RE: Avanti Legacy Magnolia, LP (TDHCA #24173) 1710 E. Richardson Rd. Edinburg, Texas 78542

Dear Mr. Goldberger,

Sunny Glen Children's Home would like to express our support for the award of Housing Tax Credits to Avanti Legacy Magnolia, LP (TDHCA #24173), a senior housing community for the City of Edinburg 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 Hidalgo county. As a result, there is a dire need for quality, affordable housing in good neighborhoods that is available to seniors attempting to age in place on a retirement income. These needs will be met by the development of Magnolia Apartments.

Again, we are very pleased to lend our support to Avanti Legacy Magnolia, LP for the Magnolia Apartments development. We strongly encourage you to award housing tax credits to this 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



Weslaco · McAllen

February 1, 2024

Texas Department of Housing and Community Affairs 221 East 11th Street Austin, TX 78701 Attention: Joshua Goldberger – Multifamily Division

RE: Avanti Legacy Magnolia, LP (TDHCA #24173) 1710 E. Richardson Rd. Edinburg, Texas 78542

Dear Mr. Goldberger,

I am writing to support the application for housing tax credits for Avanti Legacy Magnolia, LP (TDHCA #24173). The proposed development will be a multi-family community for seniors in the City of Edinburg 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 entire Rio Grande Valley and in the Edinburg 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 Magnolia 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 Avanti Legacy Magnolia, LP for the Magnolia Apartments development.

Sincerely Calint

Robert A. Calvillo Executive Director



	Community Input Scoring Items					
	TDHCA#pp. Cov	Self Score Total:	83			
1. Lo	ocal Government Support - §11.9(d)(1) - Only check the box if support documents are	included in the Applicati	ion.			
×	Resolution(s) of either "no objection" or "support" is included behind this tab.** City of El Paso Name of Local Government Body	Points Requested	14			
	Name of Local Government Body (if applicable) ** Note that resolutions are due March 1, <u>2024</u>					
2 Q	uantifiable Community Participation - §11.9(d)(4)					
×	Application expects to receive QCP points. ** Note that QCP Packets are due March 1, <u>2024</u> and MAY NOT be submitted by the be received from Neighborhood Organization!	Points Requested e Applicant. Packets MU	4 ST			
3 In	put from State Representative - §11.9(d)(5)					
×	Letter of either support, neutrality, or opposition is included behind this tab.** OR	Points Requested	8			
	Letter stating that no letter will be provided is included behind this tab.**					
Γ	No letter from a State Representative is included behind this tab.					
** N	ote that if there is no Representative, both items will be scored as neutral. Letters are	Points Requested	<mark>0</mark> 8			
	put from Community Organizations - §11.9(d)(6)		U U			
	Applicant has included one or more letters of support or opposition behind this tab.	Points Requested	4			
	. Project BRAVO	·				
	Name of Community Organization	x Suppo	ort			
	Laura Ponce	Oppos	sition			
	Contact Name					
В	Project VIDA Health Center	_				
	Name of Community Organization	x Suppo	ort			
	Bill Schlesinger		sition			
	Contact Name					
C	El Paso Coalition for the Homeless	— .				
	Name of Community Organization	x Suppo				
	Camille Castillo Contact Name	Oppos	sition			
-						
D	NA Name of Community Organization	Suppo	ort			
	Contact Name					
Ε		_				
	Name of Community Organization	Suppo				
	Contact Name					
F		_				
	Name of Community Organization	Suppo				
	Contact Name					

RESOLUTION

WHEREAS, Paisano Housing Redevelopment (instrumentality of HACEP dba HOME) has proposed a development for 40 affordable rental housing units at 406 Wallenberg Dr., El Paso, TX 79912, named Chai Manor II, in the City of El Paso, Texas; and

WHEREAS, Paisano Housing Redevelopment (instrumentality of HACEP dba HOME) has committed to a minimum 45-year affordability period for those additional 40 units at 406 Wallenberg Dr., El Paso, TX 79912, named Chai Manor II, in the City of El Paso, Texas; and

WHEREAS, Paisano Housing Redevelopment (instrumentality of HACEP dba HOME) has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits for Chai Manor II.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

- That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has **no objection** to the proposed **Chai Manor II** development located at 406 Wallenberg Dr., El Paso, TX 79912 (TDHCA Application number 24158) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on January 30, 2024.
- 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 30 day of JANUARY, 2024.

THE C Osca

Mayor

(Signatures Continue on Following Page)

ATTEST:

Laura DAnne

Laura Prine City Clerk

APPROVED AS TO FORM:

Joyce Garcia Assistant City Attorney

APPROVED AS TO CONTENT:

Nicole M. Ferrini Climate and Sustainability Officer Community and Human Development

HQ 2064 |Tran # 509932 |CHD 2024 Resolution LIHTC: Chai Manor II JG



STATE OF TEXAS House of Representatives

EVELINA ORTEGA

District 77

February 20, 2024

Texas Department of Housing and Community Affairs Mr. Cody Campbell 221 East 11th Street Austin, TX 78701

Subject: Letter of Support for 9% Low-Income Housing Tax Credit Application #24157 – Chai Manor II in El Paso.

Mr. Campbell,

I am writing this letter in support of the 9% Low-Income Housing Tax Credit application 24157 submitted by HOME for the development of affordable housing located at 406 Wallenburg Drive, El Paso, TX 79912. Chai Manor II represents a crucial opportunity to address the pressing need for affordable housing in our community and improve the overall quality of life for our residents.

El Paso, like many communities across the state, faces a shortage of affordable housing, and Chai Manor II has the potential to make a significant impact on alleviating this challenge. The commitment to securing a 9% LIHTC for this project demonstrates a dedication to creating sustainable, safe, and affordable housing options for our residents.

Thank you for your attention to this matter. I am confident that the approval of the 9% LIHTC application for Chai Manor II will contribute to the continued growth and prosperity of our community.

Sincerely,

Lin Ottega



Capitol: P.O. Box 2910 • Austin, Texas 78768-2910 • (512)463-0638 • (512)463-8908 fax District: 310 N. Mesa, Suite 424 • El Paso, Texas 79901 • (915)351-4031



February 8, 2024

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

RE: TDHCA Application #24157

Dear Mr. Campbell:

Please accept this letter of support on behalf of El Paso Community Action Program Project BRAVO for TDHCA Tax Credit Application #24157 (Chai Manor II) to be located at SWQ Wallenberg Dr and Carousel Dr, El Paso, TX 79912.

Affordable and safe housing is limited in our community. Access to affordable housing is essential to our programs so that families can focus on improving their life circumstances through education and obtaining jobs with a living wage.

Project BRAVO builds bridges to opportunities that help individuals and families thrive in our Borderland community. We provide access to opportunities for residents of El Paso County to achieve equity and elevate our quality of life through education and social services that lead to self-sufficiency.

Should you need further information, please contact me at lponce@projectbravo.org or at (915) 526-4100 ext. 115.

Sincerely,

Laura Ponce Executive Director



February 5, 2024

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

RE: TDHCA Application #24157

Dear Mr. Campbell:

Please accept this letter of support on behalf of Project VIDA Health Center for TDHCA Tax Credit Application #24157 (Chai Manor II) to be located at SWQ Wallenburg Dr & Carousel Dr, El Paso, TX 79912.

Affordable and safe housing is limited in our community. Access to affordable housing is essential to our programs so that families can focus on improving their life circumstances through education and obtaining jobs with a living wage.

Project VIDA Health Center is a federally qualified Health Center and 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, the uge **Bill Schlesinger**

Bill Schlesinger Chief Executive Officer





A Project of The Cumberland Presbyterian Church and The Presbyterian Church (USA) February 8, 2024



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

RE: TDHCA Application #24157

Dear Mr. Campbell:

I am pleased to submit this letter of support on behalf of TDHCA Tax Credit Application #24157 (Chai Manor II) to be located at SWQ Wallenburg Drive and Carousel Dr, El Paso, TX 79912.

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. Based on data, there is a significant need for housing that is affordable to citizens of modest means and this development will help meet that need.

Should you need further information, please contact me at ccastillo.epch@elp.twcbc.com or at 915-843-2170.

Respectfully,

Camille Castillo Executive Director