

Elizabeth Property Group

www.elizabethpropertygroup.com

February 28, 2025

Mr. Bobby Wilkinson

Executive Director

Texas Department of Housing and Community Affairs

221 East 11th Street Austin, TX 78701

Re: Waiver Request for Residences at Seley Park, TDHCA #25188 – Section 11.9(d)(5)(A) and (B) of the 2025 Qualified Allocation Plan, Community Support from State Representative

Dear Mr. Wilkinson,

The applicant for Residences at Seley Park, LP (the “Applicant”), respectfully requests a waiver of Section 11.9(d)(5)(A) and (B) of the 2025 Qualified Allocation Plan related to Community Support from State Representative. Specifically, the Applicant requests a waiver of the requirement that “Once a letter is submitted to the Department it may not be changed or withdrawn.” Residences at Seley Park (the “Development”) is within District 56 and represented by State Representative Pat Curry. On February 28, 2025, Rep. Curry submitted a letter to TDHCA expressing opposition related to the Development (the “Original Letter”).

The Representative is a freshman and all prior indications had implied project support, including from local neighborhood organizations, constituents, nonprofits, City of Waco staff and City of Waco City Council, with no known public opposition. The proposed project received a resolution of support from the City of Waco on February 18, 2025.

Upon learning of the submission of the Original Letter on February 28, 2025, the Developer, Waco City Council members, local neighborhood groups and nonprofits, all reached out to the Representative’s office for clarification as there was none provided in the Original Letter. We are in the process of receiving an amended letter to replace the Original Letter, demonstrating that the Representative is not in opposition to the proposed development.

We respectfully request that TDHCA allow State Representative Curry to revoke the Original Letter as requested, and that TDHCA award the Development 8 points on the basis of the Revised Letter, in accordance with Section 11.9(d)(5)(B) of the 2025 Qualified Allocation Plan.

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

Elizabeth Property Group

www.elizabethpropertygroup.com

- “provide for the housing needs of individuals and families of low, very low, and extremely low income and families of moderate income” (§2306.001(2));
- “rehabilitate or perform an adaptive reuse of a certified historic structure, as defined by Section 171.901(1), Tax Code, as part of the development” (§2306.672 (6))
- “encourage the development and preservation of appropriate types of rental housing for households that have difficulty finding suitable, affordable rental housing in the private marketplace” (§2306.6701(1)); and
- “maximize the number of suitable, affordable residential rental units added to the state’s housing supply” (§2306.6701(2)); and

Approval of this waiver will facilitate the development of a multifamily property targeting low-income Texans, as well as support the adaptive reuse of an architecturally significant property in a historically important Waco neighborhood.

The waiver will allow the Applicant to provide suitable, affordable rental units on the proposed site, which is located in a significantly underserved and a highly desirable, high opportunity area of the state. The waiver will allow the applicant to add much needed affordable rental units to the state’s housing supply.

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

Sincerely,

Tisha Vaidya

Authorized Representative

