

April 10, 2024

Texas Department of Housing and Community Affairs
Multi-Family Division
P.O. Box 13941 Austin, Texas 78711-3941
Houston, Texas 77002

Subject: Impact of Proposed Housing Tax Credits for Willow Creek Manor

Dear Texas Department of Housing and Community Affairs,

We at Klein ISD are writing to express our concerns regarding the potential impact of proposed housing tax credits for the Willow Creek Manor apartment complex at 10621 Cossey Road, Houston, Texas (currently under application by Pedcor Investments CXC, LP).

While we support the development of affordable housing, we believe granting tax credits to this specific complex could create challenges for our school district and local infrastructure.

School Capacity and Staffing:

- The influx of students from the complex could strain the capacity of our already-stretched intermediate and high schools, both of which have recently undergone expansion.
- The additional students would necessitate more teachers, which is a significant challenge due to the current statewide educator shortage.

Location Concerns:

- The proposed location directly across from Bimbo's nightclub and bar, behind a shopping center, and facing the busy F.M. 249 highway raises safety and noise concerns for residents.
- The narrow two-lane residential access roads could lead to increased traffic congestion for local residents and our school buses.

Community Impact:

- Klein ISD is committed to collaborating with the community to maintain the strong bonds and positive environment within our district.
- We understand residents' concerns about the potential impact of the complex on property values and the close-knit atmosphere.
- We are open to further discussions to explore solutions that address the need for affordable housing while minimizing burdens on our schools and infrastructure.

Sincerely,



August Wunderlich
COO, Klein ISD