

Low Income Housing Tax Credit Applications

2017 9% Cycle

City of Houston

EaDo Lofts

Coyle St. at Napoleon St
Houston, TX 77003

Population: General

Units: 80

Bedrooms: 1-28; 2-40; 3-12

Income levels: 30%-8; 50%-32; 60%-40

Development type: 5-story with parking garage within 3 blocks of light rail stop

Houston ISD

Elementary: Met Standards; B

Middle: Met Standards; F

High School: Met Standards; D

Concentration within 2-mile radius: 10

Poverty rate: 23%

Owner: Mark-Dana Corporation

Developer: David Koogler

Other LIHTC properties: 21 LIHTC properties in Virginia & Texas, but none in Houston.

Rehabbed an affordable development at 208 Jenkins Road in Pasadena.

Complete Community: No – Close proximity to Second Ward and Third Ward Complete Communities

City money already invested: None

Other stakeholders:

Council District: I – Gallegos (support letter received)

State Senate: 13 – Miles

State House: 145 – Alvarado

US Representative 18 – Sheila Jackson-Lee

Project Cost: \$16,854,126

Price per unit: \$210,677

Developer fee: \$1,698,898 (10.1%)

Current support letters: CM Gallegos

TDHCA Self-Score: 126

COH Self-Score Rank: 1 out of 14

The Heritage Apartments

2666 Marilee Ln
Houston, TX 77057

Owner: NIF Foundation

Developer: Jonathan Campbell

Other LIHTC properties: None in Houston, but 14 LIHTC in Texas and 4 additional affordable developments.

Population: General

Units: 121

Development type: 2-story apartment, Rehab

Bedrooms: 1-56; 2-57; 3-14

Income levels: 30%-13; 50%-49; 60%-59

Development type: Apartment Rehab

Houston ISD

Elementary: Met Standards; A

Middle: Met Standards; A-

High School: Met Standards; F

Concentration within 2-mile radius: 6

Poverty rate: 22%

Complete Community: No

City money already invested: None, but will have a \$9,250,000 gap to fill after conventional loan.

Other stakeholders:

Council District: G – Travis

State Senate: 17 – Huffman

State House: 133 – Murphy

US Representative: 7 – Culberson

Project Cost: \$22,653,183

Price per unit: \$187,216

Developer fee: \$700,000 (3.1%)

Current support letters: None

TDHCA Self-Score: 123

COH Self-Score Rank: 2-3 out of 14

Kirkwood Senior Village

11000 Kirkwood Road
Houston, TX 77477

Owner: Brownstone Companies

Developer: Doak Brown, Brownstone

Other LIHTC properties: Braeburn Village; Gulf Coast Arms; and 29 other developments outside of Houston.

Population: Elderly

Units: 112

Bedrooms: 1-86; 2-26

Income levels: 30%-9; 50%-36; 60%-45; Mkt-22

Development type: Apartment

Concentration within 2-mile radius: 3

Poverty rate: 18%

Complete Community: No

City money already invested: None

Other stakeholders: None

Council District: F – Le

State Senate: 13 – Miles

State House: 131 – Allen

US Representative: 9 – Green

Project Cost: \$15,984,636

Price per unit: \$142,720

Developer fee: \$1,785,504 (11.2%) of which \$791,597 is deferred

Current support letters: None

TDHCA Self-Score: 123

COH Self-Score Rank: 2-3 out of 14

The Lotus at Almeda

Kingspoint Rd at Tanner Park Court
Houston, TX 77075

Owner: Herman and Kittle Properties, Inc.

Developer: Ross Merder, Herman and Kittle Properties, Inc.

Other LIHTC properties: List of 66 properties, but no details on how funded.

Other stakeholders: VN TeamWork Inc. (proposed nonprofit partner)

Population: Elderly

Units: 96

Bedrooms: 1-44; 2-52

Income levels: 30%-10; 50%-36; 60%-42; Mkt-8

Development type: 4-story apartment

Concentration within 2-mile radius: 8

Poverty rate: 30%

Complete Community: No

City money already invested: None

Council District: D – Boykins

State Senate: 6 – S. Garcia

State House: 147 – Coleman

US Representative: 29 – Green

Project Cost: \$14,964,781

Price per unit: \$155,883 (9.6%)

Developer fee: \$1,430,000

Current support letters: None

TDHCA Self-Score: 122

COH Self-Score Rank: 4-9 of 14

Kirkway Place

North of 10100 block of S Sam Houston Pkwy E
Houston TX 77089

Owner: Hettig-Kahn

Developer: Ryan Hettig, Hettig Construction Corp.

Other LIHTC properties: The Enclave (5530 Enclave Fountains Ln); South Acres Ranch II (11409 Scott St); Cottages at South Acres (11005 Scott St) plus 16 others

Other stakeholders:

Population: Elderly

Units: 132

Bedrooms: 1-92; 2-40

Income levels: 30%-12; 50%-46; 60%-56; Mkt-18

Development type: 1 2-story building and 2 1-story "bungalow style" 8-plex buildings and 2 1-story "bungalow style" 12-plex buildings

Concentration within 2-mile radius: 6

Poverty rate: 9%

Complete Community: No

City money already invested: None

Other stakeholders: None

Council District: D – Boykins

State Senate: 11 – Larry Taylor

State House: 129 – Paul

US Representative: 22 – Olson

Project Cost: \$19,507,830

Price per unit: \$147,787

Developer fee: \$1,959,630 (10%) of which \$965,019 is deferred

Current support letters: None, but meetings are scheduled with the Kirkwood Civic Group and elected officials.

TDHCA Self-Score: 122

COH Self-Score Rank: 4-9 of 14

Reserve at Catalina

Fuqua at Monroe (West of I-45)
Houston, TX 77075

Owner: Miller Valentine Group
Developer: Brian McGeady, Miller Valentine Group
Other LIHTC properties: None in Houston; 60 complexes in other cities

Population: General
Units: 84
Bedrooms: 1-12; 2-36; 3-36
Income levels: 30%-7; 50%-30; 60%-35; Mkt-11
Development type: Apartments; 4 residential buildings; 1 community building

Pasadena ISD
Elementary: Met Standards; C
Middle: Met Standards; B-
High School: Met Standards; B-

Concentration within 2-mile radius: 4
Poverty rate: 2.5%

Complete Community: No
City money already invested: None
Other stakeholders: None

Council District: D – Boykins
State Senate: 6 – Garcia
State House: 147 – Coleman
US Representative: 29 – Green

Project Cost: \$15,639,695
Price per unit: \$186,187
Developer Fee: \$1,757,178 (11%) of which \$869,058 is deferred

Current support letters: None currently

TCHCA Self-Score: 122
COH Self-Score Rank: 4-9 out of 14

.....

Stonebrook Senior Residences

Kurland Street at I-45 (South of Fuqua)
Houston, TX 77034

Owner: Robinson Capital & Investment, Inc.

Developer: Michael Robinson

Other LIHTC properties: 2100 Memorial; Deerwood Pines Apartments; Bellfort Pines Apartments; Copperwood Ranch Apartments; Longboat Key Apartments; Horthland Woods Apartments; Sterling Court Senior Residences; Silvercreek II Apartments; along with 8 other LIHTC developments outside of Houston

Population: Elderly

Units: 120

Bedrooms: 1-72; 2-48

Income levels: 30%-24; 50%-37; 60%-59; Mkt-

Development type: 4-story apartments

Concentration within 2-mile radius: 7

Poverty rate: 16%

Complete Community: No

City money already invested: None

Other stakeholders: None

Council District: E – Martin

State Senate: 6 – Garcia

State House: 145 – Alvarado

US Representative: 29 – Green

Project Cost: \$19,507,319

Price per unit: \$162,561

Developer fee: \$1,957,000 (10%)

Current support letters: None

TDHCA Self-Score: 122

COH Self-Score Rank: 4-9 out of 14

Provision at Wilcrest

Westpark Tollway at Wilcrest Drive
Houston, TX 77082

Owner: Gardner Capital

Developer: Jervon Harris

Other LIHTC properties: Provision at Four Corners and 18 others outside Houston

Population: General

Units: 88

Bedrooms: 1-8; 2-76; 3-4

Income levels: 30%-8; 50%-32; 60%-40; Mkt-8

Development type: Garden style midrise apartments

Alief ISD

Elementary: Met Standards; C+

Middle: Met Standards; B

High School: Random Draw Process but high schools range from A+ to F

Concentration within 2-mile radius: 3

Poverty rate: 12%

Complete Community: No

City money already invested: None

Other stakeholders:

Council District: F – Le

State Senate: 13 – Miles

State House: 137 – Wu

US Representative: 9 – Green

Project Cost: \$18,886,021

Price per unit: \$214,614

Developer fee: \$1,729,119 (9.2%) of which \$515,644 is deferred

Current support letters:

TDHCA Self-Score: 122

COH Self-Score Rank: 4-9 out of 14

Heritage Pointe

Almeda Genoa Road at Gulf Palm Street
Houston, TX 77034

Owner: Atlantic Pacific

Developer: Dan Wilson, Madhouse Development Services (33 LIHTC as developer or development manager)

Other LIHTC properties: Langwick Senior Residents; and 12 others outside of Houston

Population: Elderly; 12 units for persons with special needs

Units: 120

Bedrooms: 1-90; 2-30

Income levels: 30%-12; 50%-45; 60%-53; Mkt-10

Development type: ?

Concentration within 2-mile radius: 6

Poverty rate: 16%

Complete Community: No

City money already invested: None

Other stakeholders: None

Council District: E – Martin

State Senate: 6 – Garcia

State House: 145 – Alvarado

US Representative: 29 – Green

Project Cost: \$18,732,669

Price per unit: \$156,106

Developer fee: \$1,977,961 (13.6%) of which \$769,945 is deferred.

Current support letters: None. Currently seeking various letters of support.

TDHCA Self-Score: 122

COH Self-Score Rank: 4-9 out of 14

Crystal Village Apartments

8500 Fuqua
Houston, TX 77075

Owner: William D. Henson, Dwayne Henson Investments Inc.

Developer: Lily Kavthekar

Other LIHTC properties: Lafayette Plaza Apartments; Little Nell Apartments; Peninsula Park Apartments; Millstone Apartments; Brittmore Apartments; Quail Chase Apartments; Oaks of Hitchcock Apartments; Shoreham Apartments; Wood Bayou Apartments; Sprucewood Apartments; along with a total of 11 LIHTC developments.

Population: Elderly

Units: 112

Bedrooms: 1-52; 2-60

Income levels: 30%-10; 50%-40; 60%-50; Mkt-12

Development type: 48 units in 8 one-story six-plex units and 64 units in the main 3-story apartment building

Concentration within 2-mile radius: 4

Poverty rate: 2.5%

Complete Community: No

City money already invested: None

Other stakeholders: None

Council District: D – Boykins

State Senate: 6 – Garcia

State House: 147 – Coleman

US Representative: 29 – Green

Project Cost: \$18,759,045

Price per unit: \$167,491

Developer fee: \$2,023,453 (10.8%)

Current support letters: Portfolio Resident Services (appears to provide services to apartment complexes)

TDHCA Self-Score: 121

COH Self-Score Rank: 10-11 out of 14

Holly Oak Seniors

29 Hollyoak Drive
Houston, TX 77084

Owner: Nantucket Housing, LLC – Chris Richardson

Developer: Nathan Kelly

Other LIHTC properties: Park at Yellowstone, Plum Creek Townhomes, Park at Clear Creek, Villas at Willow Springs, Timber Ridge, Churchill Place, Woodway Village, Woodway Square, Windsor Gardens, Timber Ridge II, Tranquility Bay, Providence Place, Quail Ridge, Meadows Place, Glenwood Trails, Campanile at Eldridge, Providence Town Square, Brazos Senior Villas, Campanile at Justice Park, Campanile at Jones Creek, Heritage Plaza, Meadows at Cypress Creek, The Brittmoore, and Providence at Kuykendahl Court.

Population: Elderly

Units: 150

Bedrooms: 1-97; 2-53

Income levels: 30%- 11; 50%- 44; 60%- 55; Mkt- 40

Development type: Garden style apartment complex

Concentration within 2-mile radius: 0

Poverty rate: 7%

Complete Community: None

City money already invested: None

Other stakeholders: None

Council District: A – Stardig

State Senate: 7 – Bettencourt

State House: 138 – Bohac

US Representative: 7 – Culberson

Project Cost: \$22,254,691

Price per unit: \$148,364.61

Developer fee: \$2,322,986 (10%)

Current support letters: None

TDHCA Self-Score: 121

COH Self-Score Rank: 10-11 out of 14

[Submitted application late]

Oasis on Ella

0 Ella Blvd
Houston, TX 77014

Owner:
Developer: Andrew Armour
Other LIHTC properties:

Population: General
Units: 135
Bedrooms: 1-45; 2-78; 3-12
Income levels: 30%-11; 50%-41; 60%-50; Mkt-33
Development type:

Spring ISD
Elementary: Met Standards; F
Middle: Met Standards; F
High School: Met Standards; F

Concentration within 2-mile radius: 4
Poverty rate: 18%

Complete Community: No
City money already invested: None
Other stakeholders:

Council District: B – Davis
State Senate: 15 – Whitmire
State House: 141 – Thompson
US Representative: 18 – Sheila Jackson-Lee

Project Cost: \$19,944,832
Price per unit: \$147,739
Developer Fee: \$2,385,630 (14.98%)

Current support letters: Northwest Assistance Ministries; Mission Greenspoint; Mission Centers of Houston

TCHCA Self-Score: 117
COH Self-Score Rank: 12 out of 14



Belfort Park Apartments

4135 W Belfort Avenue
Houston, TX 77025

Owner: Rise Residential Construction

Developer: Melissa Adami

Other LIHTC properties: Champion Town Homes on the Green; Villas at Winkler; along with 27 other affordable developments in Texas

Population: General

Units: 64

Bedrooms: 1-26; 2-38

Income levels: 30%-7; 50%-27; 60%-30

Development type: Rehab of existing HUD HAP property

Houston ISD

Elementary: Met Standards; D

Middle: Met Standards; B

High School: Improvement Required; F

Concentration within 2-mile radius: 0

Poverty rate: 19%

Complete Community: No

City money already invested:

Other stakeholders:

Council District: K – Green

State Senate: 13 – Miles (supported in 2013)

State House: 146 – Shawn Thiery

US Representative: 7 – Culberson

Project Cost: \$8,096,591

Price per unit: \$126,509

Developer fee: \$626,281 (7.7%) of which \$33,284 will be deferred

Current support letters: No current, but submitted support letter from then Rep. Miles (2013); Westwood Civic Club (2014)

TDHCA Self-Score: 118

COH Self-Score Rank: 13 out of 14

2222 Cleburne

2222 Cleburne St (Cleburne at Hwy 288)
Houston, TX 77004

Owner: Montrose Center

Developer: Stephan Fairfield, Covenant Community Capital [?]

Other LIHTC properties: Women's Home; Orchard at Westchase; Orchard at Oak Forest;
Orchard Park at Willowbrook; and 9 other apartments in the Greater Houston area.

Population: Elderly (62 and older)

Units: 112

Bedrooms: 1-48; 2-64

Income levels: 30%-23; 50%-45; 60%-44

Development type: Apartment to include a geriatric primary care clinic for community

Concentration within 2-mile radius: 9

Poverty rate: 18%

Complete Community: Third Ward

City money already committed: \$2,500,000 in TIRZ

Other stakeholders: Midtown TIRZ – contributed land

Council District: D – Boykins

State Senate: 13 – Miles

State House: 147 – Coleman

US Representative: 18 – Sheila Jackson-Lee

Project Cost: \$16,895,247

Price per unit: \$150,850.42

Developer fee: \$1,505,790 (8.9%)

Current support letters: Houston Area Community Services (HACS)/Avenue 360; Neighborhood Centers Inc.

TDHCA Self-Score: 117

COH Self-Score Rank: 14 out of 14 (likely to increase dramatically if Complete Community is deemed to have a concerted revitalization plan)