

Housing Tax Credit Support Resolutions

2026 9% Cycle

City of Houston



2026 9% HTC Resolutions

- ★ Applications
- ▨ Complete Communities
- ▨ COH TIRZ
- ▨ Airports

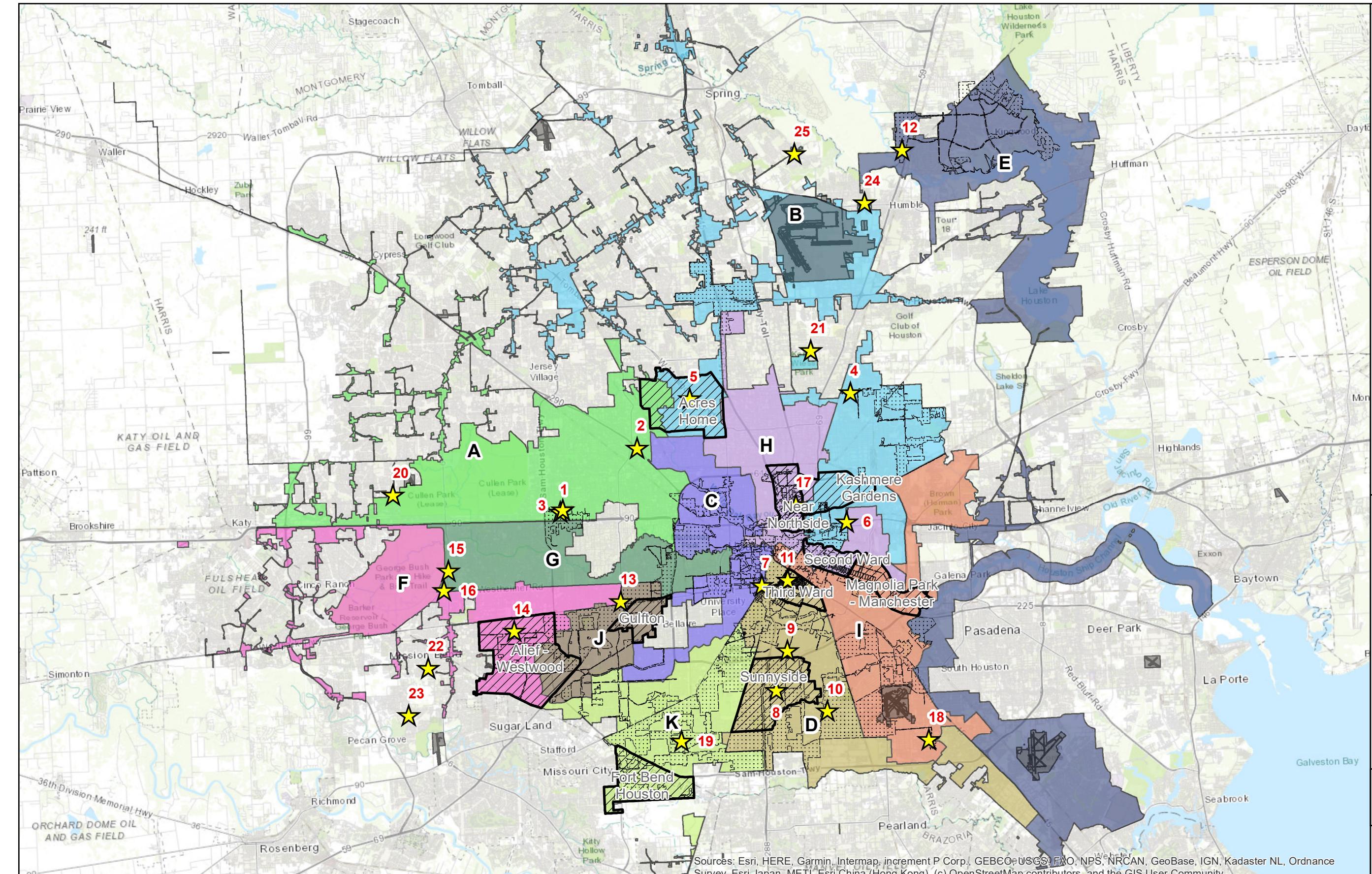
Council District	
A	G
B	H
C	I
D	J
E	K
F	

Data Sources: City of Houston Housing and Community Development Department, and the City of Houston GIS.

Disclaimer:
All data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification.

The City of Houston neither represents, nor warrants the data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.

Produced: 2/4/2026



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

★ 1. The Laurel at Westview	★ 5. Victory Lofts	★ 9. South Union Place Apartments	★ 13. The Hill	★ 17. Chapman Heights Garden Villas	★ 21. Aldine Station	★ 25. Hartwood at Cypresswood
★ 2. Greens at Retton	★ 6. Residences at Sakowitz	★ 10. South Acres Senior Village	★ 14. Dashwood Senior Living	★ 18. Lofts at Wayfarer	★ 22. Lofts at Riverside	
★ 3. Vista at Arbor Trace	★ 7. Travis Street Plaza Apartments	★ 11. Emancipation West	★ 15. The Sunstone	★ 19. Lofts at Stancliff	★ 23. Pecan Lofts Crossing	
★ 4. NHH Little York	★ 8. The Heritage at Reed	★ 12. West Fork Place	★ 16. Legacy Park	★ 20. Hartwood at Barker Cypress	★ 24. The Grove at Deerbrook	

District A - Applications Eligible for a Resolution of Support : 3

Application Number	Development Name	Type of Construction	Development Address	Zip	HCDD Score*	Total Units	Total Development Costs	Cost per unit	Target Population	Census Tract Income	Poverty Concentration %
26070	Greens at Retton	New Construction	NWC of Retton Dr & Northwest Frwy	77092	18	90	25,824,516.00	286,939.07	Family	57,500.00	12.1%
26004	The Laurel at Westview	New Construction	NWC Westview Dr. & Conrad Sauer Dr.	77043	17	70	23,517,445.00	335,963.50	Seniors	78,017.00	14.4%
26019	Vista at Arbor Trace	New Construction	NE of Conrad Sauer Dr and Brooktree Dr	77043	20	120	32,120,968.00	267,674.73	Family	78,017.00	14.4%

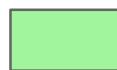
9% Tax Resolutions by Council District

- 1. The Laurel at Westview
- 2. Greens at Retton
- 3. Vista at Arbor Trace

Complete Communities

COH TIRZ

Council District

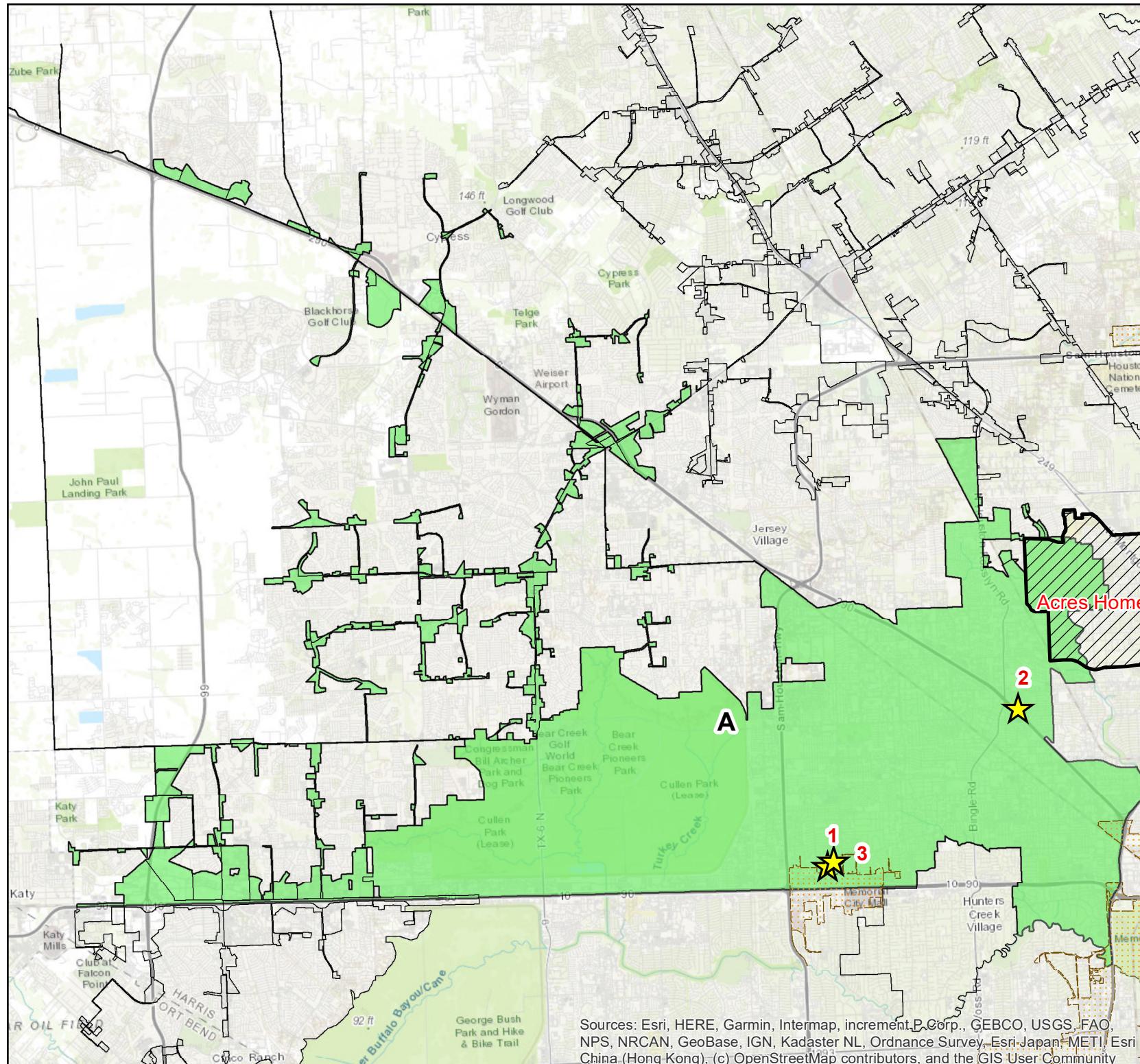


A

Data Sources: City of Houston Housing and Community Development Department, and the City of Houston GIS.

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Produced: 2/4/2026
GeoDesign & Planning Solutions



TDHCA Application #	26070						
Development Name	Greens at Retton						
Owner / Developer	Greens at Retton LP						
Contact phone number	713-562-1510						
Contact email	les@kildayco.net						
Development Address	NWC of Retton Dr & Northwest Frwy, Houston, TX 77092						
Target Population (use dropdown list)	Family						
Council District (use dropdown list)	A						
Census Tract Number (use dropdown list)	48201531500						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Not Applicable						
Total Development Costs	\$25,824,516.00						
Census Tract Income	\$57,500.00						
Cost Per Unit	\$286,939.07						
Poverty Concentration %	12.09 %						
County	Harris						
Council Member	Amy Peck						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units	0	0	0	0	0	0
	1	2	8	10	2	22	
	2	4	16	20	5	45	
	3	2	8	10	3	23	
	4	0	0	0	0	0	0
	TOTAL UNITS	8	32	40	0	10	90
Schools Zoned to proposed development	Elementary School			Middle School		High School	
	Wainwright Elementary			Clifton MS		Scarborough HS	
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						No
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						Yes
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						Yes
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						Yes
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						No
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						18.00

TDHCA Application #	26004						
Development Name	The Laurel at Westview						
Owner / Developer	The Laurel at Westview, LP (a to-be-formed entity)						
Contact phone number	713-334-5514						
Contact email	jeremy@resolutioncompanies.com						
Development Address	NWQ Westview Dr. & Conrad Sauer Dr., Houston, TX 77043						
Target Population (use dropdown list)	Elderly 55+						
Council District (use dropdown list)	A						
Census Tract Number (use dropdown list)	48201522401						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Not Applicable						
Total Development Costs	\$23,517,445.00						
Census Tract Income	\$78,017.00						
Cost Per Unit	\$335,963.50						
Poverty Concentration %	14.35 %						
County	Harris						
Council Member	Amy Peck						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	4	14	18			36
	2	3	14	17			34
	3						0
	4						0
	TOTAL UNITS	7	28	35	0	0	70
Schools Zoned to proposed development	Elementary School		Middle School			High School	
	Shadow Oaks Elementary		Spring Oaks Middle			Spring Woods High	
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						No
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						Yes
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						Yes
5	Sites with reduced poverty concentration less than 20%						Yes
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						Yes
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						No
	TOTAL SCORE						17.00

TDHCA Application #	26019						
Development Name	Vista at Arbor Trace						
Owner / Developer	Vista at Arbor Trace, L.P. / Vista at Arbor Trace Development, LLC						
Contact phone number	Dan Wilson - 3053574733						
Contact email	dwilson@apcompanies.com						
Development Address	NE of Conrad Sauer Dr and Brooktree Dr, Houston TX 77043						
Target Population (use dropdown list)	Family						
Council District (use dropdown list)	A						
Census Tract Number (use dropdown list)	48201522401						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Not Applicable						
Total Development Costs	\$32,120,968.00						
Census Tract Income	\$78,017.00						
Cost Per Unit	\$267,674.73						
Poverty Concentration %	14.35 %						
County	Harris						
Council Member	Amy Peck						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	5	15	21			41
	2	7	14	46	12		79
	3						0
	4						0
	TOTAL UNITS	12	29	67	0	12	120
Schools Zoned to proposed development	Elementary School		Middle School		High School		
	Shadow Oaks Elementary		Spring Oaks Middle		Spring Woods High		
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						No
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						Yes
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						Yes
5	Sites with reduced poverty concentration less than 20%						Yes
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						Yes
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						No
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						20.00

District B - Applications Eligible for a Resolution of Support : 3

Application Number	Development Name	Type of Construction	Development Address	Zip	HCDD Score*	Total Units	Total Development Costs	Cost per unit	Target Population	Census Tract Income	Poverty Concentration %
26214	NHH Little York	New Construction	5716 Little York Road	Houston	18	100	\$26,239,071	327,988.39	PSH	\$57,198	23.8%
26024	Residences at Sakowitz	New Construction	1702 Sakowitz St	Houston	12	80	\$22,595,816	282,447.71	Seniors 55+	\$47,143	27.3%
26200	Victory Lofts	New Construction	1821 S Victory Dr	Houston	19	72	\$22,491,854	312,386.86	Family	\$38,772	31.2%

9% Tax Resolutions by Council District

- ★ 4. NHH Little York
- ★ 5. Victory Lofts
- ★ 6. Residences at Sakowitz

Complete Communities

COH TIRZ

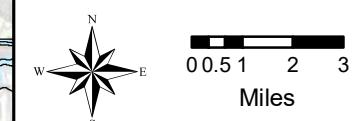
Council District



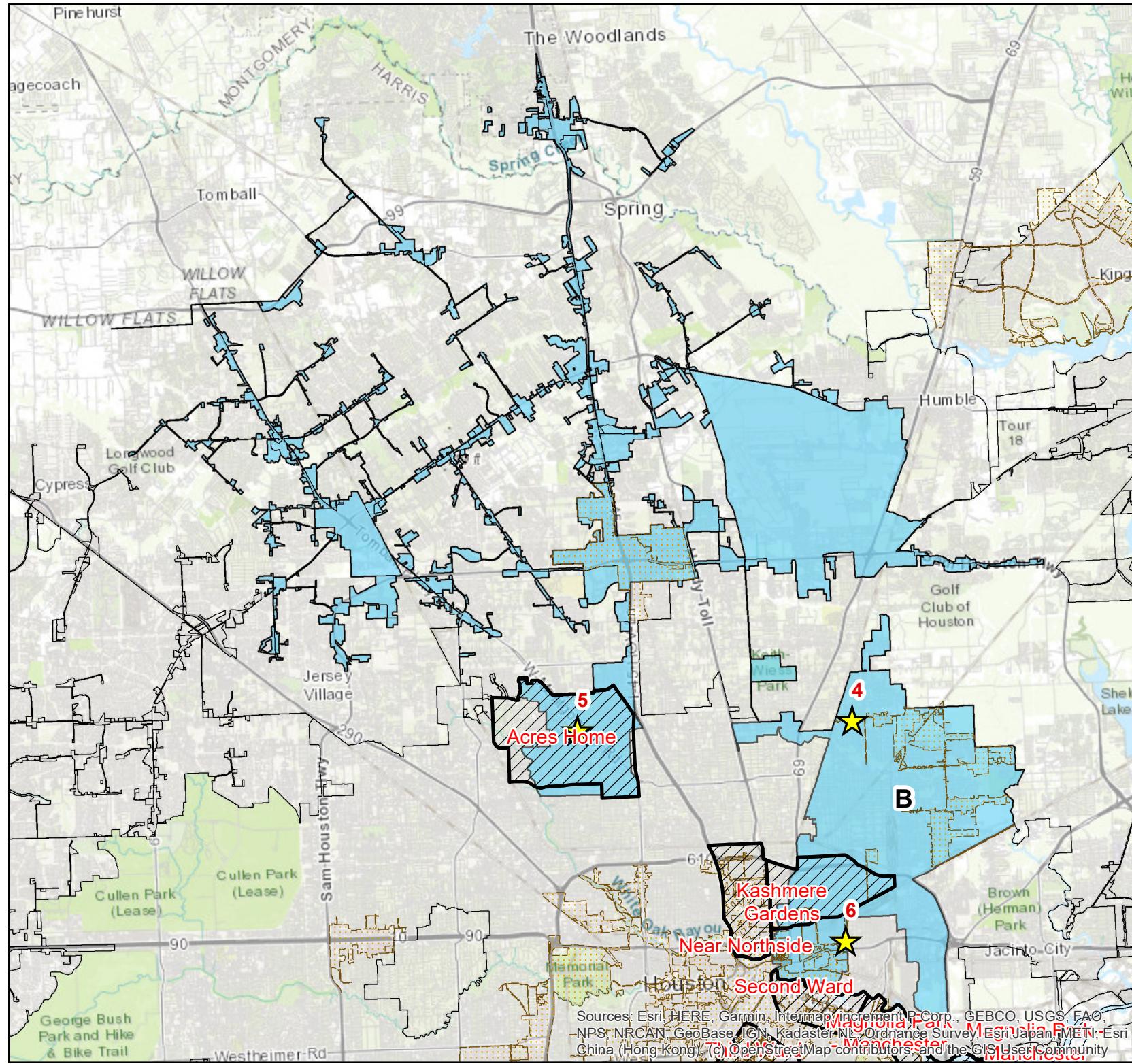
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TDHCA Application #	26214						
Development Name	New Hope Housing Little York						
Owner / Developer	New Hope Housing						
Contact phone number	713-222-0290						
Contact email	ron@newhopehousing.com						
Development Address	5716 Little York Road						
Target Population (use dropdown list)	Permanent Supportive Housing						
Council District (use dropdown list)	B						
Census Tract Number (use dropdown list)	48201231800						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	TIRZ 22 - Leland woods						
Total Development Costs	\$26,239,071.06						
Census Tract Income	\$57,198.00						
Cost Per Unit	\$327,988.39						
Poverty Concentration %	23.84 %						
County	Harris						
Council Member	Tarsha Jackson						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	3	11	14			28
	2	5	19	24			48
	3	0	2	2			4
	4						0
	TOTAL UNITS	8	32	40	0	0	80
Schools Zoned to proposed development	Elementary School		Middle School		High School		
	Shaydale		Forest Brook		North Forest		
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						Yes
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						Yes
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						No
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						No
8	Letters of Community support included in submission						Yes
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						18.00

TDHCA Application #	26024						
Development Name	Residences at Sakowitz						
Owner / Developer	Residences at Sakowitz, LP / Pennrose,LLC						
Contact phone number	214-533-3268						
Contact email	zcavender@pennrose.com						
Development Address	1702 Sakowitz St, Houston, TX 77020						
Target Population (use dropdown list)	Elderly 55+						
Council District (use dropdown list)	B						
Census Tract Number (use dropdown list)	48201211600						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	TIRZ 18 - Fifth Ward						
Total Development Costs	\$22,595,816.43						
Census Tract Income	\$47,143.00						
Cost Per Unit	\$282,447.71						
Poverty Concentration %	27.28 %						
County	Harris						
Council Member	Tarsha Jackson						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	4	17	21			42
	2	4	15	19			38
	3						0
	4						0
	TOTAL UNITS	8	32	40	0	0	80
Schools Zoned to proposed development	Elementary School		Middle School		High School		
	Atherton Elementary		McReynolds Middle		Wheatley High		
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						No
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						Yes
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						No
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						No
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						No
8	Letters of Community support included in submission						No
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						No
	TOTAL SCORE						12.00

TDHCA Application #							
Development Name	Victory Lofts						
Owner / Developer	Victory Lofts LP /Trinity Housing Development						
Contact phone number	713.409.0211						
Contact email	mfogel@trinityhousingdevelopment.com						
Development Address	1821 S Victory Dr, Houston, TX 77088						
Target Population (use dropdown list)	Family						
Council District (use dropdown list)	B						
Census Tract Number (use dropdown list)	48201533200						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Acres Homes - Complete Community						
Total Development Costs	\$22,491,854.00						
Census Tract Income	\$38,772.00						
Cost Per Unit	\$312,386.86						
Poverty Concentration %	31.22 %						
County	Harris						
Council Member	Tarsha Jackson						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	2	7	7	2		18
	2	2	13	17	4		36
	3	3	6	7	2		18
	4						0
	TOTAL UNITS	7	26	31	0	8	72
Schools Zoned to proposed development	Elementary School		Middle School		High School		
	Anderson Academy		Drew Academy		Carver HS		
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						No
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						Yes
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						No
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						Yes
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						Yes
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						19.00

District C - Applications Eligible for a Resolution of Support : 1

Application Number	Development Name	Type of Construction	Development Address	Zip	HCDD Score*	Total Units	Total Development Costs	Cost per unit	Target Population	Census Tract Income	Poverty Concentration %
26104	Travis Street Plaza Apartments	Rehab	4500 Travis Street	77002	18	192	\$ 17,584,500.00	\$ 91,585.94	Family	\$ 69,277.00	18.9%

9% Tax Resolutions by Council District

7. Travis Street Plaza Apartments

Complete Communities

COH TIRZ

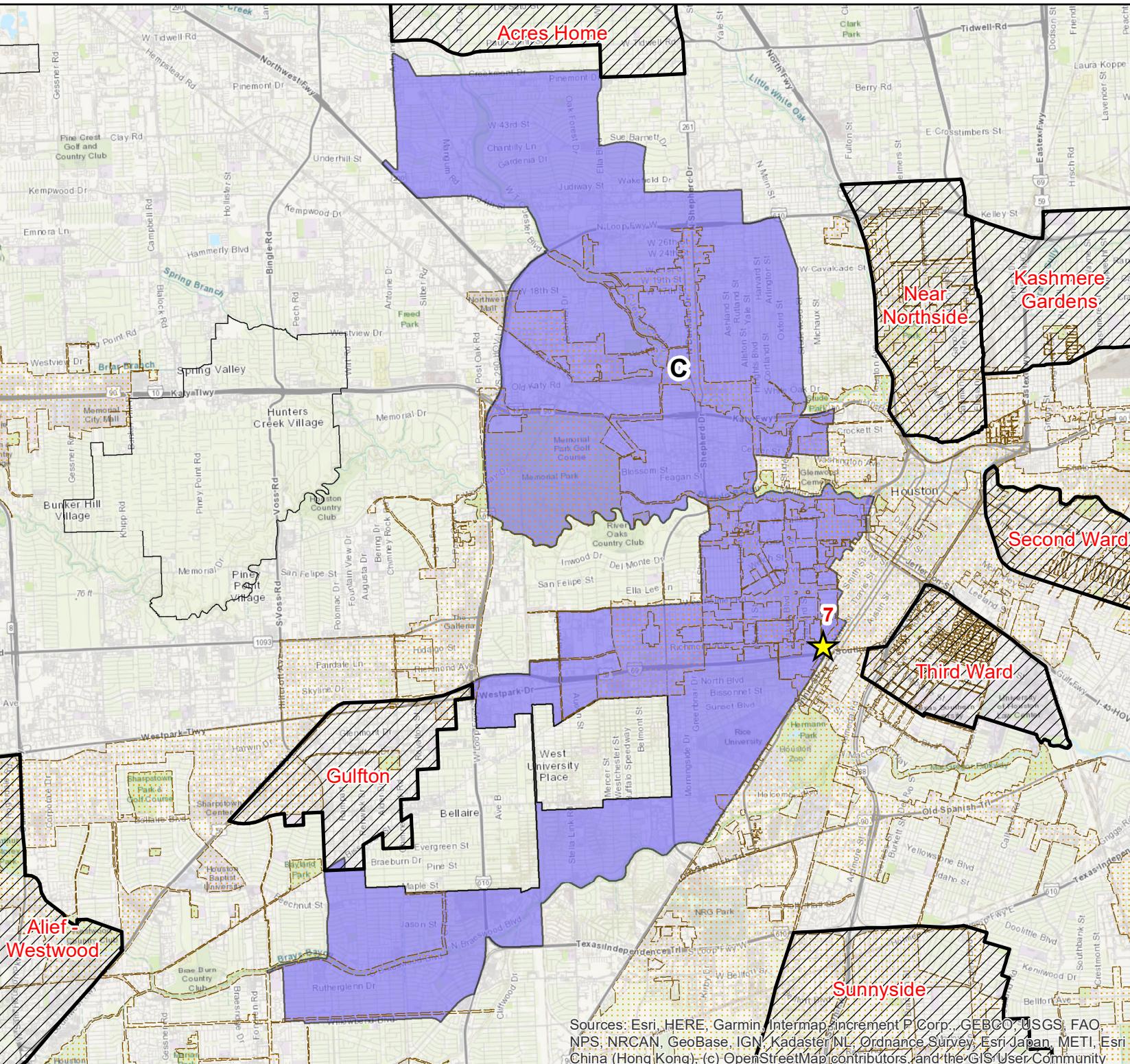
Council District

C

Data Sources: City of Houston Housing and Community Development Department, and the City of Houston GIS.

Disclaimer:
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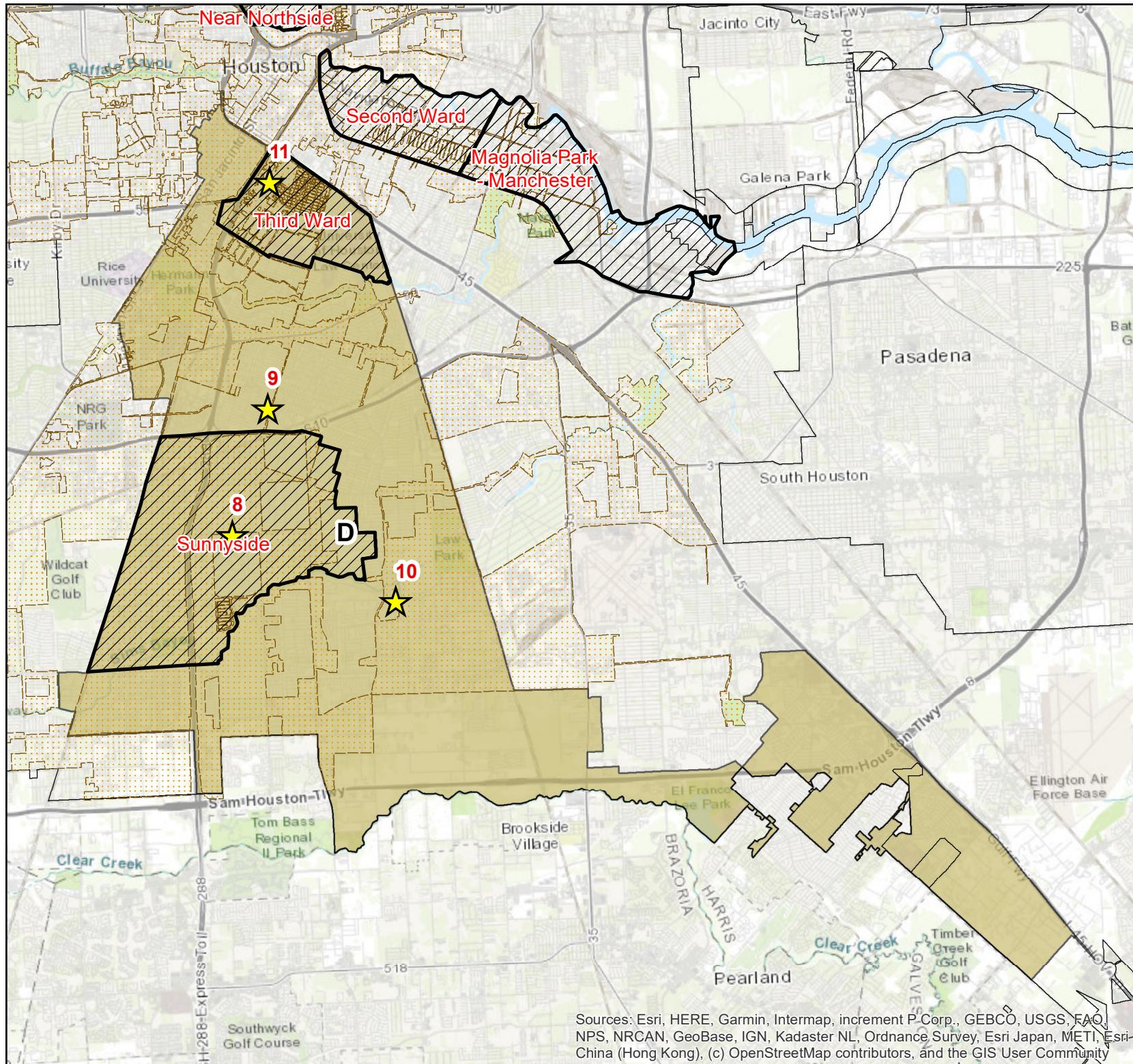
Produced: 2/4/2026
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TDHCA Application #	26104						
Development Name	Travis Street Plaza Apartments						
Owner / Developer	Travis St Plaza 2, LP						
Contact phone number	(832)344-6068						
Contact email	mayrabontemps@outlook.com						
Development Address	4500 Travis Street, Houston 77002						
Target Population (use dropdown list)	Family						
Council District (use dropdown list)	C						
Census Tract Number (use dropdown list)	48201410706						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	Rehabilitation/ Reconstruction						
Located in a Complete Community or TIRZ (use dropdown list)	TIRZ 2 - Midtown						
Total Development Costs	\$17,584,500.00						
Census Tract Income	\$69,277.00						
Cost Per Unit	\$91,585.94						
Poverty Concentration %	18.87 %						
County	Harris						
Council Member	Abbie Kamin						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units	19	76	93			188
	1	1	1	2			4
	2						0
	3						0
	4						0
	TOTAL UNITS	20	77	95	0	0	192
Schools Zoned to proposed development	Elementary School			Middle School		High School	
	MacGregor Elementary			Gregory-Lincoln Education Center		Lamar High School	
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						Yes
2	Proposals to renovate or reconstruct existing rental housing						Yes
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						Yes
5	Sites with reduced poverty concentration less than 20%						Yes
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						No
8	Letters of Community support included in submission						Yes
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						No
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						No
	TOTAL SCORE						18.00

District D - Applications Eligible for a Resolution of Support : 4

Application Number	Development Name	Type of Construction	Development Address	Zip	HCDD Score*	Total Units	Total Development Costs	Cost per unit	Target Population	Census Tract Income	Poverty Concentration %
26001	Emancipation West	New Construction	2718 Emancipation Ave	77004	14	80	29,661,807.00	370,772.59	Seniors 55+	77,194.00	35%
26018	The Heritage at Reed	New Construction	SE of Reed Rd and Rosehaven	77051	17	95	25,529,338.00	268,729.87	Seniors 55+	49,222.00	28%
26060	South Acres Senior Village	New Construction	SWQ South Acres Dr and 8th Street	77048	16	90	\$ 20,360,372.00	\$ 226,226.36	Seniors 55+	\$ 39,167.00	37%
26076	South Union Place Apartments	Rehab	7210 Scott Street	77021	16	125	\$ 24,467,043.00	\$ 195,736.34	Seniors 55+	\$ 19,821.00	39%



9% Tax Resolutions by Council District

- 8. The Heritage at Reed
- 9. South Union Place Apartments
- 10. South Acres Senior Village
- 11. Emancipation West

Complete Communities

COH TIRZ

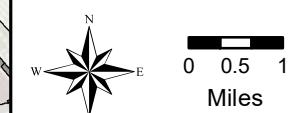
Council District

D

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Produced: 2/4/2026
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TDHCA Application #	26001						
Development Name	Emancipation West						
Owner / Developer	Project Owner: Cuney EW, LLC / Co-Developer: Brinshore Development, L.L.C. & Houston Housing Authority						
Contact phone number	713-569-4833						
Contact email	emily@brinshore.com						
Development Address	2718 Emancipation Ave, Houston, TX 77004						
Target Population (use dropdown list)	Elderly 55+						
Council District (use dropdown list)	D						
Census Tract Number (use dropdown list)	48201312300						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Third Ward - Complete Community						
Total Development Costs	\$29,661,807.00						
Census Tract Income	\$77,194.00						
Cost Per Unit	\$370,772.59						
Poverty Concentration %	34.96 %						
County	Harris						
Council Member	Carolyn Evans-Shabazz						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units	0	0	0	0	0	0
	1	0	0	58	0	16	74
	2	0	0	4	0	2	6
	3	0	0	0	0	0	0
	4	0	0	0	0	0	0
	TOTAL UNITS	0	0	62	0	18	80
Schools Zoned to proposed development	Elementary School			Middle School		High School	
	Blackshear Elementary			Cullen Middle School		Yates High School	
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						No
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						Yes
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						Yes
5	Sites with reduced poverty concentration less than 20%						No
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						14.00

TDHCA Application #	26018						
Development Name	The Heritage at Reed						
Owner / Developer	The Heritage at Reed, L.P. / The Heritage at Reed Development, LLC						
Contact phone number	Dan Wilson - 3053574733						
Contact email	dwilson@apcompanies.com						
Development Address	SE of Reed Rd and Rosehaven Dr, Houston TX 77051						
Target Population (use dropdown list)	Elderly 55+						
Council District (use dropdown list)	D						
Census Tract Number (use dropdown list)	48201331300						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Sunnyside						
Total Development Costs	\$25,529,338.00						
Census Tract Income	\$49,222.00						
Cost Per Unit	\$268,729.87						
Poverty Concentration %	28.45 %						
County	Harris						
Council Member	Carolyn Evans-Shabazz						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	10	21	54	10		95
	2						0
	3						0
	4						0
	TOTAL UNITS	10	21	54	0	10	95
Schools Zoned to proposed development	Elementary School		Middle School		High School		
	Reynolds Elementary		Attucks Middle School		Worthing High School		
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						No
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						Yes
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						No
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						No
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						Yes
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						No
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						17.00

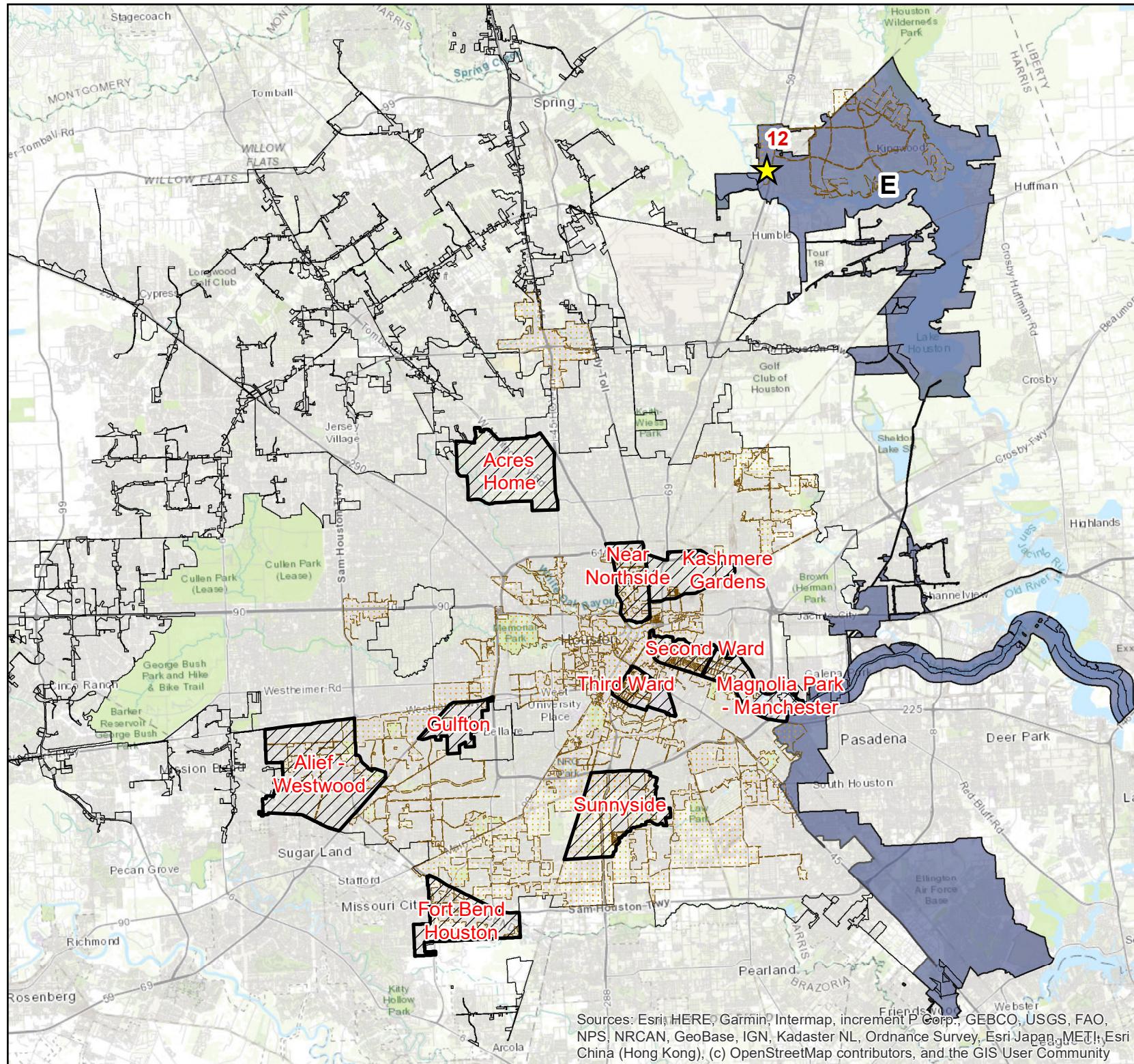
TDHCA Application #	26060						
Development Name	South Acres Senior Village						
Owner / Developer	CSH South Acres Senior Village, Ltd						
Contact phone number	713-503-4477						
Contact email	jervonharris@superurbanrealty.com						
Development Address	SWQ South Acres Drive and 8th Street						
Target Population (use dropdown list)	Elderly 55+						
Council District (use dropdown list)	D						
Census Tract Number (use dropdown list)	48201331700						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	TIRZ 8 - Gulfgate						
Total Development Costs	\$20,360,372.00						
Census Tract Income	\$39,167.00						
Cost Per Unit	\$226,226.36						
Poverty Concentration %	36.71 %						
County	Harris						
Council Member	Carolyn Evans-Shabazz						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	6	26	36	4		72
	2	3	6	3	6		18
	3						0
	4						0
	TOTAL UNITS	9	32	39	0	10	90
Schools Zoned to proposed development	Elementary School		Middle School		High School		
	Thompson		Marshall		Northside		
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						No
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						Yes
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						Yes
5	Sites with reduced poverty concentration less than 20%						No
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						No
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						16.00

TDHCA Application #	26076						
Development Name	South Union Place Apartments						
Owner / Developer	Houston South Union Place Seniors, LP						
Contact phone number	409-540-1233						
Contact email	apps@itexgrp.com						
Development Address	7210 Scott St, Houston, TX 77021						
Target Population (use dropdown list)	Elderly 55+						
Council District (use dropdown list)	D						
Census Tract Number (use dropdown list)	48201313801						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	Rehabilitation/ Reconstruction						
Located in a Complete Community or TIRZ (use dropdown list)	TIRZ 7 - OST / Almeda						
Total Development Costs	\$24,467,043.00						
Census Tract Income	\$19,821.00						
Cost Per Unit	\$195,736.34						
Poverty Concentration %	38.79 %						
County	Harris						
Council Member	Carolyn Evans-Shabazz						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	10	43	47			100
	2	3	10	12			25
	3						0
	4						0
	TOTAL UNITS	13	53	59	0	0	125
Schools Zoned to proposed development	Elementary School		Middle School		High School		
	Whidby Elementary School		Cullen Middle School		Yates High School		
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						No
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						No
2	Proposals to renovate or reconstruct existing rental housing						Yes
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						No
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						Yes
5	Sites with reduced poverty concentration less than 20%						No
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						No
8	Letters of Community support included in submission						Yes
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						No
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						No
	TOTAL SCORE						16.00

District E - Applications Eligible for a Resolution of Support : 1

Application Number	Development Name	Type of Construction	Development Address	Zip	HCDD Score*	Total Units	Total Development Costs	Cost per unit	Target Population	Census Tract Income	Poverty Concentration %
26074	West Fork Place	New Construction	West Side of Kingwood Place Dr	77339	19	79	\$23,185,712	\$293,490.03	Seniors 55+	\$67,251.00	9.3%

9% Tax Resolutions by Council District



TDHCA Application #	26074						
Development Name	West Fork Place						
Owner / Developer	West Fork Place, LP / Mark-Dana Corporation						
Contact phone number	281-292-1968						
Contact email	dkoogler@mark-dana.com						
Development Address	West Side of Kingwood Place Drive, south of Kingwood Medical Drive, Houston, Montgomery County, Texas 77339						
Target Population (use dropdown list)	Elderly 55+						
Council District (use dropdown list)	E						
Census Tract Number (use dropdown list)	48339692303						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	TIRZ 10 - Lake Houston						
Total Development Costs	\$23,185,712.00						
Census Tract Income	\$67,251.00						
Cost Per Unit	\$279,345.93						
Poverty Concentration %	9.27 %						
County	Montgomery						
Council Member	Fred Flickinger						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	7	18	12	4		41
	2		8	30	4		42
	3						0
	4						0
	TOTAL UNITS	7	26	42	0	8	83
Schools Zoned to proposed development	Elementary School		Middle School		High School		
	Brookwood Forest Elementary		Woodridge Forest Middle		West Fork High School		
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						Yes
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						Yes
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						No
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						Yes
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						Yes
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						No
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						17.00

District F - Applications Eligible for a Resolution of Support : 2

Application Number	Development Name	Type of Construction	Development Address	Zip	HCDD Score*	Total Units	Total Development Costs	Cost per unit	Target Population	Census Tract Income	Poverty Concentration %
26066	The Hill	New Construction	3838 Hillcroft Ave.	77057	10	77	\$ 25,417,906.00	\$ 330,102.68	PSH	\$ 78,266.00	12.62%
26164	Dashwood Senior Living	New Construction	0 Dashwood	77072	13	80	\$21,479,686	\$40,883	Seniors 55+	\$40,883	19.76%

Acres Home

9% Tax Resolutions by Council District

- ★ 13. The Hill
- ★ 14. Dashwood Senior Living

Complete Communities
COH TIRZ

Council District

F

Data Sources: City of Houston Housing and Community Development Department, and the City of Houston GIS.

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Produced: 2/4/2026
GeoDesign & Planning Solutions



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



TDHCA Application #	26164						
Development Name	Dashwood Senior Living						
Owner / Developer	Michaels Development Company						
Contact phone number	713-254-8031						
Contact email	croskelley@tmo.com						
Development Address	0 Dashwood, Houston, Texas 77072 or North East Corner of Dashwood Dr. and Aqua Lane, Houston, TX 77072						
Target Population (use dropdown list)	Elderly 55+						
Council District (use dropdown list)	F						
Census Tract Number (use dropdown list)	48201452501						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Alief-Westwood						
Total Development Costs	\$21,479,686.00						
Census Tract Income	\$40,883.00						
Cost Per Unit	\$268,496.08						
Poverty Concentration %	19.76 %						
County	Harris						
Council Member	Tiffany D. Thomas						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	8	17	1	17		43
	2	9	12	1	15		37
	3						0
	4						0
	TOTAL UNITS	17	29	2	32	0	80
Schools Zoned to proposed development	Elementary School		Middle School		High School		
	Youens Elementary School		Alief Middle School		Elsik or Hastings High School		
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						Yes
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						No
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						Yes
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						No
8	Letters of Community support included in submission						No
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						No
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						No
	TOTAL SCORE						13.00

TDHCA Application #	26066						
Development Name	The Hill						
Owner / Developer	OC Hillcroft, LP (Owner)/Oikos Community Development Corporation (Co-Developer)/The Yuko Companies (Co-Developer)						
Contact phone number	713-539-9201						
Contact email	chris@ecclesiahouston.org						
Development Address	3838 Hillcroft Ave., Houston, TX, 77057						
Target Population (use dropdown list)	Permanent Supportive Housing						
Council District (use dropdown list)	F						
Census Tract Number (use dropdown list)	48201432600						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Not Applicable						
Total Development Costs	\$25,417,906.00						
Census Tract Income	\$78,266.00						
Cost Per Unit	\$330,102.68						
Poverty Concentration %	12.62 %						
County	Harris						
Council Member	Tiffany D. Thomas						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units	9	26	7			42
	1			1			1
	2	5	15	4			24
	3	2	6	2			10
	4						0
	TOTAL UNITS	16	47	14	0	0	77
Schools Zoned to proposed development	Elementary School			Middle School		High School	
	Piney Point ES			Revere MS		Wisdom HS	
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						No
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						Yes
5	Sites with reduced poverty concentration less than 20%						Yes
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						No
8	Letters of Community support included in submission						No
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						No
	TOTAL SCORE						10.00

District G - Applications Eligible for a Resolution of Support : 2

Application Number	Development Name	Type of Construction	Development Address	Zip	HCDD Score*	Total Units	Total Development Costs	Cost per unit	Target Population	Census Tract Income	Poverty Concentration %
26075	Legacy Park Senior Living	New Construction	2460 Barker Oaks Dr.	77077	15	78	\$ 22,188,408.00	\$ 284,466.77	Seniors 55+	\$ 52,112.00	4%
26238	The Sunstone	New Construction	1711 Hwy 6	77077	17	72	\$ 22,650,316.00	\$ 314,587.72	Family	\$ 147,543.00	8%

9% Tax Resolutions by Council District

- ★ 15. The Sunstone
- ★ 16. Legacy Park

 Complete Communities
 COH TIRZ

Council District

G

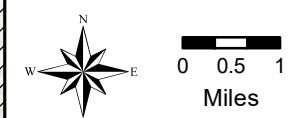
Data Sources: City of Houston Housing and Community Development Department, and the City of Houston GIS.

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Produced: 2/4/2026
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



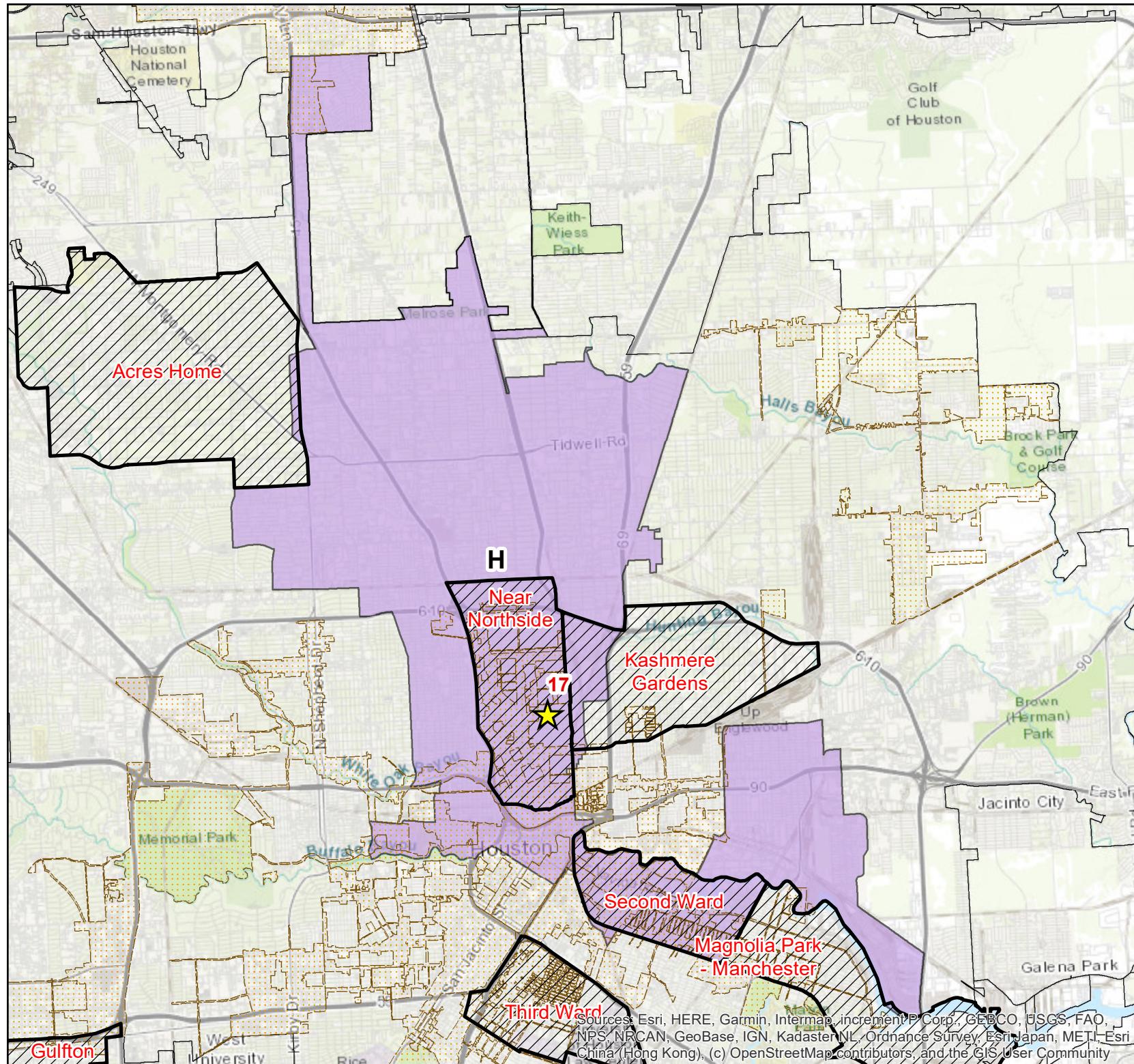
TDHCA Application #	26075						
Development Name	Legacy Park Senior Living						
Owner / Developer	National Community Renaissance of Texas, Inc.						
Contact phone number	410-227-9540						
Contact email	abrendle@nationalcore.org						
Development Address	2460 Barker Oaks Drive						
Target Population (use dropdown list)	Elderly 55+						
Council District (use dropdown list)	G						
Census Tract Number (use dropdown list)	48201454400						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Not Applicable						
Total Development Costs	\$22,188,408.00						
Census Tract Income	\$56,071.00						
Cost Per Unit	\$284,466.77						
Poverty Concentration %	12.06 %						
County	Harris						
Council Member	Mary Nan Huffman						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	8	31	39			78
	2						0
	3						0
	4						0
	TOTAL UNITS	8	31	39	0	0	78
Schools Zoned to proposed development	Elementary School			Middle School		High School	
	Wolfe			Memorial Parkway		Taylor	
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						No
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						No
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						Yes
5	Sites with reduced poverty concentration less than 20%						Yes
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						No
8	Letters of Community support included in submission						Yes
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						15.00

TDHCA Application #	26238						
Development Name	The Sunstone						
Owner / Developer	Houston DMA Housing IV, LLC/ DMA Development Co., LLC						
Contact phone number	512-674-0773						
Contact email	andrews@dmacompanies.com						
Development Address	East side of State Highway 6 and south of Briar Forest Dr., Houston, TX 77077						
Target Population (use dropdown list)	Family						
Council District (use dropdown list)	G						
Census Tract Number (use dropdown list)	48201451606						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Not Applicable						
Total Development Costs	\$22,650,316.00						
Census Tract Income	\$101,179.00						
Cost Per Unit	\$314,587.72						
Poverty Concentration %	10.28 %						
County	Harris						
Council Member	Mary Nan Huffman						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	3	9	11	3		26
	2	3	15	18	4		40
	3	1	2	2	1		6
	4						0
	TOTAL UNITS	7	26	31	0	8	72
Schools Zoned to proposed development	Elementary School		Middle School			High School	
	Bush Elementary School		West Briar Middle School			Westside High School	
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						No
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						Yes
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						Yes
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						17.00

District H - Applications Eligible for a Resolution of Support : 1

Application Number	Development Name	Type of Construction	Development Address	Zip	HCDD Score*	Total Units	Total Development Costs	Cost per unit	Target Population	Census Tract Income	Poverty Concentration %
26021	Chapman Heights Garden Villas	New Construction	3333 Chapman St.	77009	15	90	\$ 20,631,865.00	\$ 229,242.94	Seniors 55+	\$ 60,047.00	25%

9% Tax Resolutions by Council District



Data Sources: City of Houston Housing and Community Development Department, and the City of Houston GIS.

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GeoDesign & Planning Solutions



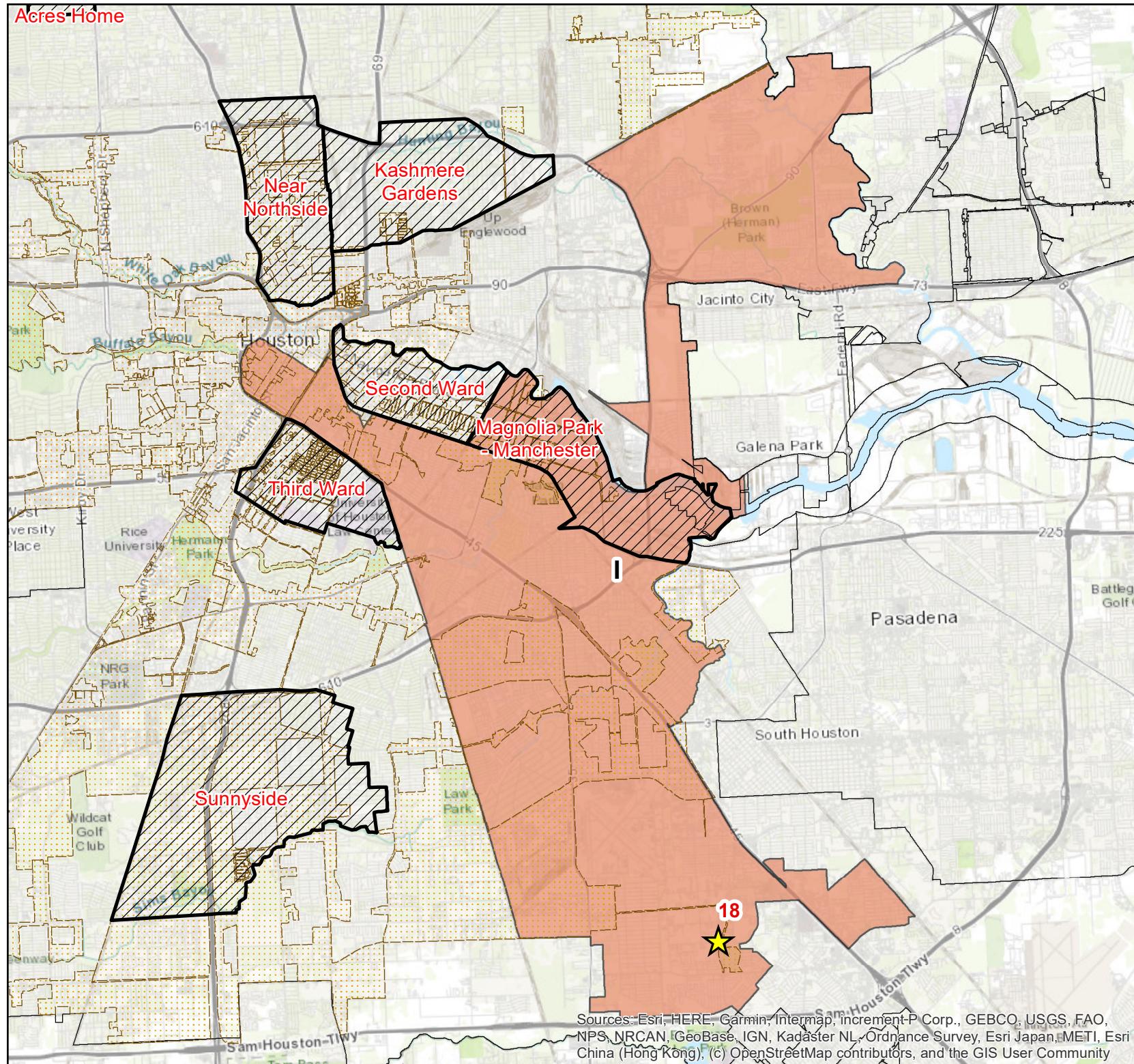
Sources: Esri, HERE, Garmin, Intermap, incrementP Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, KadasterNL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

TDHCA Application #	26021						
Development Name	Chapman Heights Garden Villas						
Owner / Developer	CSH Chapman Heights Garden Villas, Ltd						
Contact phone number	501-291-2011						
Contact email	jbartlett@interfaithgroup.org						
Development Address	SWC Chapman Street and Bigelow Street						
Target Population (use dropdown list)	Elderly 55+						
Council District (use dropdown list)	H						
Census Tract Number (use dropdown list)	48201210500						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Near Northside - Complete Community						
Total Development Costs	\$20,631,865.00						
Census Tract Income	\$48,837.00						
Cost Per Unit	\$229,242.94						
Poverty Concentration %	24.98 %						
County	Harris						
Council Member	Mario Castillo						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	8	30	43	9		90
	2						0
	3						0
	4						0
	TOTAL UNITS	8	30	43	0	9	90
Schools Zoned to proposed development	Elementary School		Middle School			High School	
	Looscan		Marshall			Northside	
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						Yes
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						No
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						No
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						15.00

District I - Applications Eligible for a Resolution of Support : 1

Application Number	Development Name	Type of Construction	Development Address	Zip	HCDD Score*	Total Units	Total Development Costs	Cost per unit	Target Population	Census Tract Income	Poverty Concentration %
26017	Lofts at Wayfarer	New Construction	0 Wayfarer Ln.	77075	15	80	\$ 19,630,608.00	\$ 246,382.60	Family	\$ 84,640.00	5.7%

Acres Home



9% Tax Resolutions by Council District

★ 18. Lofts at Wayfarer

■ Complete Communities

■ COH TIRZ

Council District



Data Sources: City of Houston Housing and Community Development Department, and the City of Houston GIS.

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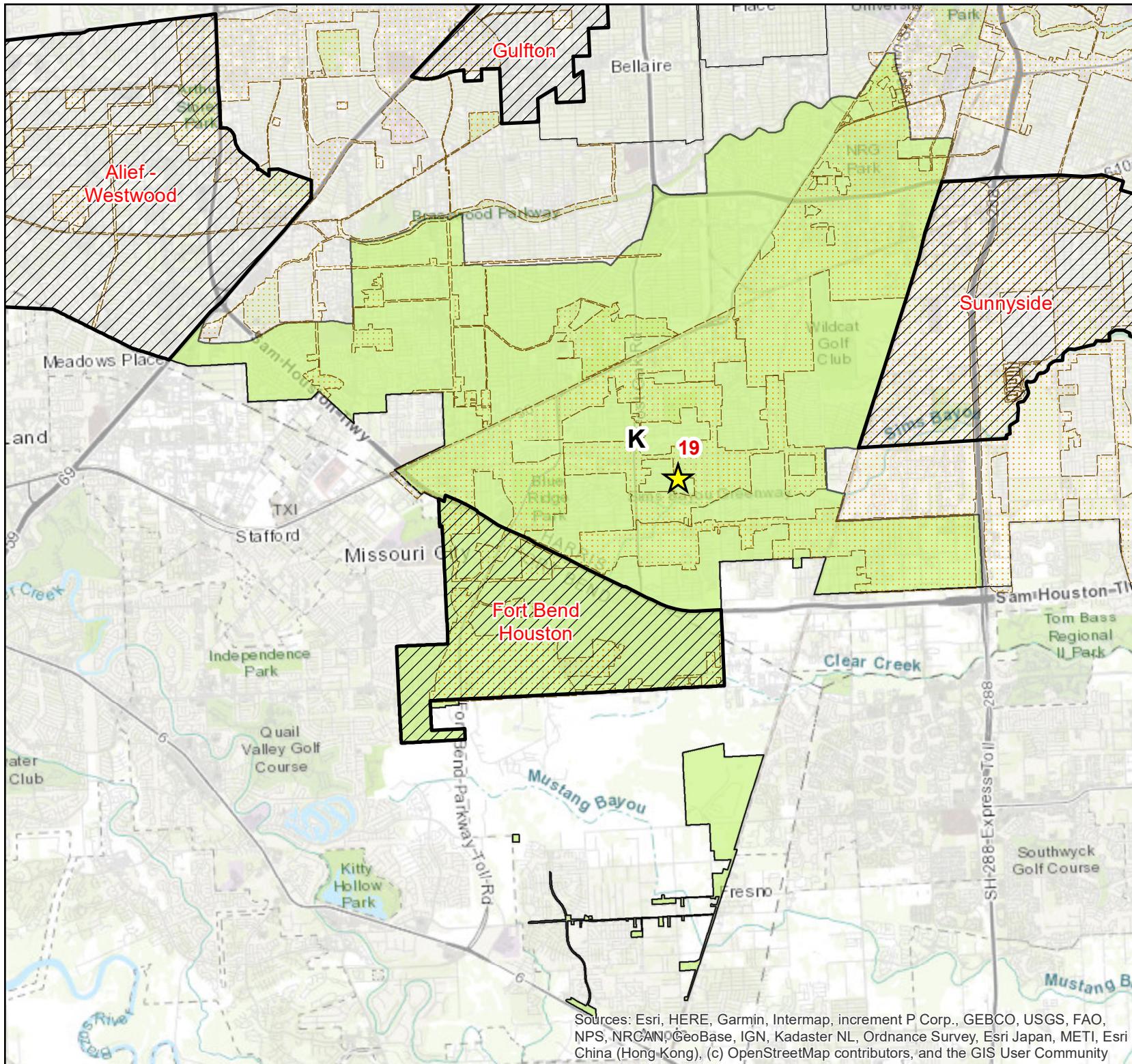


TDHCA Application #	26017						
Development Name	Lofts at Wayfarer						
Owner / Developer	CSH Lofts at Wayfarer, Ltd						
Contact phone number	713-503-7744						
Contact email	jervonharris@superurbanrealty.com						
Development Address	SWQ of Blackhawk Blvd and Texas Sage Drive						
Target Population (use dropdown list)	Family						
Council District (use dropdown list)	I						
Census Tract Number (use dropdown list)	48201333905						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	TIRZ 8 - Gulfgate						
Total Development Costs	\$19,630,608.00						
Census Tract Income	\$64,645.00						
Cost Per Unit	\$245,382.60						
Poverty Concentration %	7.00 %						
County	Harris						
Council Member	Joaquin Martinez						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	6	10	8	2		26
	2	2	19	27	6		54
	3						0
	4						0
	TOTAL UNITS	8	29	35	0	8	80
Schools Zoned to proposed development	Elementary School			Middle School		High School	
	Bush			Morris & Beverly Hills		Dobie	
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						Yes
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						No
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						Yes
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						No
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						15.00

District K - Applications Eligible for a Resolution of Support : 1

Application Number	Development Name	Type of Construction	Development Address	Zip	HCDD Score*	Total Units	Total Development Costs	Cost per unit	Target Population	Census Tract Income	Poverty Concentration %
26012	Lofts at Stancliff	New Construction	NWQ of Stancliff St and Heatherbloom	77045	14	90	\$ 20,001,510.00	\$ 222,239.00	Family	\$ 46,906.00	28.7%

9% Tax Resolutions by Council District



Council District

K

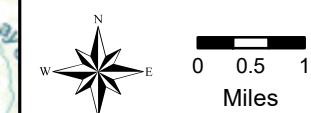
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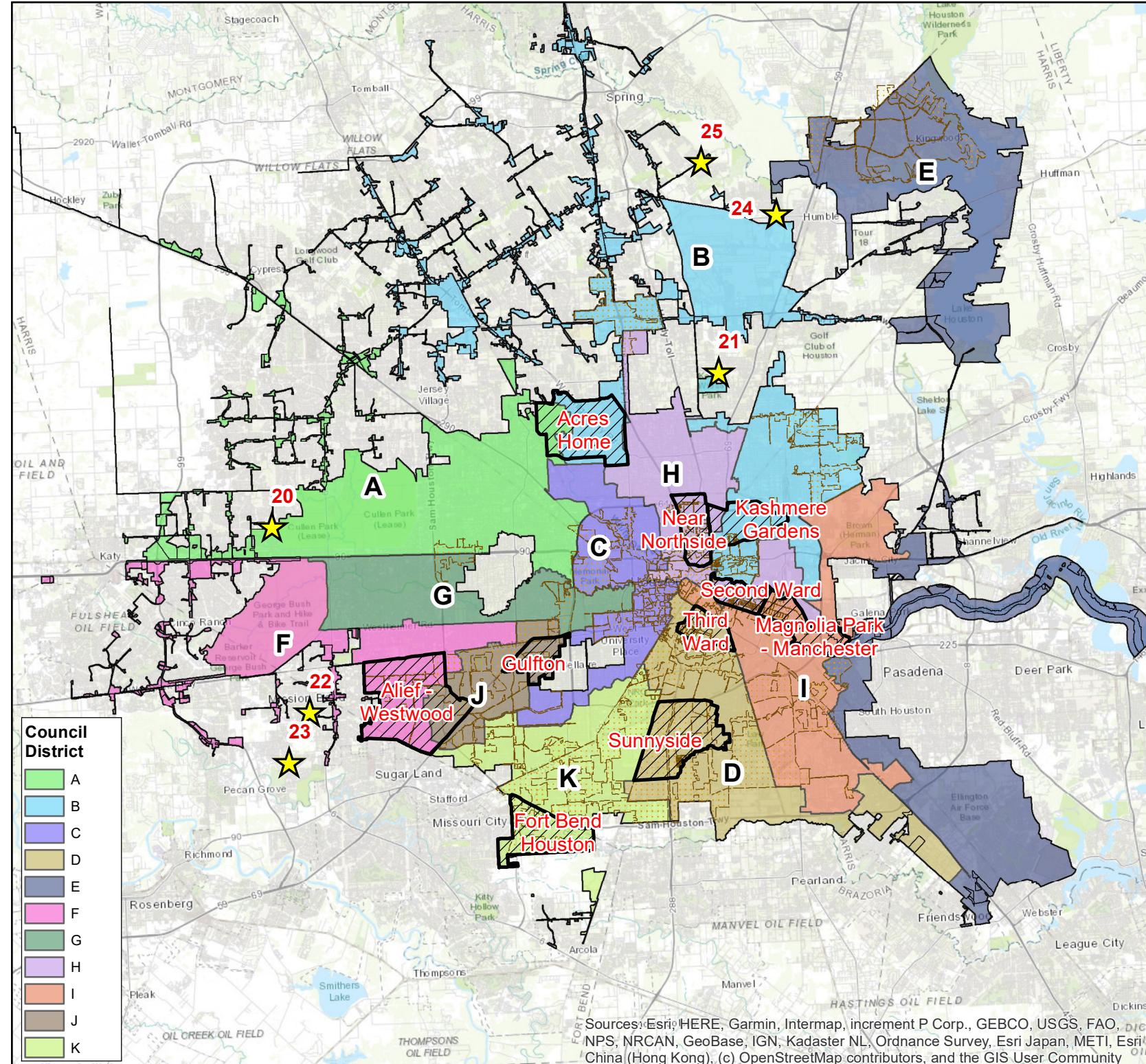
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TDHCA Application #	26012						
Development Name	Lofts at Stancliff						
Owner / Developer	CSH Lofts at Stanciff, Ltd						
Contact phone number	713-503-7744						
Contact email	jervonharris@superurbanrealty.com						
Development Address	NWQ of Stancliff and Heatherbloom						
Target Population (use dropdown list)	Family						
Council District (use dropdown list)	K						
Census Tract Number (use dropdown list)	48201330400						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	TIRZ 9 - South Post Oak						
Total Development Costs	\$20,001,510.00						
Census Tract Income	\$46,906.00						
Cost Per Unit	\$222,239.00						
Poverty Concentration %	28.71 %						
County	Harris						
Council Member	Martha Castex-Tatum						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	6	10	16	4		36
	2	2	19	27	6		54
	3						0
	4						0
	TOTAL UNITS	8	29	43	0	10	90
Schools Zoned to proposed development	Elementary School		Middle School		High School		
	Grissom		Lawson		Madison		
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						No
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						Yes
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						No
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						No
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						No
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						14.00

ETJ - Applications Eligible for a Resolution of Support : 6

Application Number	Development Name	Type of Construction	Development Address	Zip	County	HCDD Score*	Total Units	Total Development Costs	Cost per unit	Target Population	Census Tract Income	Poverty Concentration %
26073	Aldine Station	New Construction	SEC of Aldine Mail Rt Rd & Fall Meadow Ln	77039	Harris	16	78	23,691,986.00	303,743.41	Family	38,770.00	29%
26002	The Grove at Deerbrook	New Construction	SEQ Deerbrook Park Blvd and Orchard Ridge Ln	77338	Harris	18	108	26,115,938.00	241,814.24	Family	77,576.00	6%
26005	Hartwood at Barker Cypress	New Construction	~2501 Barker Cypress Rd	77084	Harris	15	126	28,830,000.00	228,809.52	Family	80,027.00	5%
26006	Hartwood at Cypresswood	New Construction	Appx. 22815 Cypresswood Dr.	77373	Harris	15	126	29,080,000.00	230,793.65	Family	73,566.00	9%
26014	Lofts at Riverside	New Construction	SWC Riverside Grove Dr & Addicks Clodine Rd	77083	Fort Bend	14	60	16,420,321.00	273,672.02	Family	71,377.00	21%
26039	Pecan Lofts Crossing	New Construction	SWQ FM 1464 and W Airport Blvd	77407	Fort Bend	13	90	20,633,701.00	229,263.34	Elderly 55+	146,536.00	1%



9% Tax Resolutions by Council District

-  20. Hartwood at Barker Cypress
-  21. Aldine Station
-  22. Lofts at Riverside
-  23. Pecan Lofts Crossing
-  24. The Grove at Deerbrook
-  25. Hartwood at Cypresswood
-  Complete Communities
-  COH TIRZ

Data Sources: City of Houston
Housing and Community Development
Department, and the City of Houston
GIS.

Disclaimer:
All data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification.
The City of Houston neither represents, nor warrants the data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.

Produced: 2/4/2026
GeoDesign & Planning Solutions



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



TDHCA Application #	26073						
Development Name	Aldine Station						
Owner / Developer	National Community Renaissance of Texas, Inc.						
Contact phone number	410-227-9540						
Contact email	abrendle@nationalcore.org						
Development Address	SEC of Aldine Mail Rte Rd and Fall Meadow Ln						
Target Population (use dropdown list)	Family						
Council District (use dropdown list)	Extra Territorial Jurisdiction						
Census Tract Number (use dropdown list)	48201222300						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	TIRZ 11 - Greater Greenspoint						
Total Development Costs	\$23,691,986.00						
Census Tract Income	\$38,770.00						
Cost Per Unit	\$303,743.41						
Poverty Concentration %	28.94 %						
County	Harris						
Council Member	ETJ Jurisdiction						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	3	12	15			30
	2	4	14	18			36
	3	1	5	6			12
	4						0
	TOTAL UNITS	8	31	39	0	0	78
Schools Zoned to proposed development	Elementary School			Middle School		High School	
	Stephens			Mead		MacArthur	
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						No
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						Yes
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						Yes
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						No
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						No
8	Letters of Community support included in submission						Yes
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						16.00

TDHCA Application #	26002						
Development Name	The Grove at Deerbrook						
Owner / Developer	The Grove at Deerbrook, LP						
Contact phone number	713-334-5514						
Contact email	jeremy@resolutioncompanies.com						
Development Address	SEQ Deerbrook Park Blvd and Orchard Ridge Ln Houston, TX 77338						
Target Population (use dropdown list)	Family						
Council District (use dropdown list)	Extra Territorial Jurisdiction						
Census Tract Number (use dropdown list)	48201240904						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Not Applicable						
Total Development Costs	\$26,115,938.00						
Census Tract Income	\$77,576.00						
Cost Per Unit	\$241,814.24						
Poverty Concentration %	6.45 %						
County	Harris						
Council Member	ETJ Jurisdiction						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	3	11	12	6		32
	2	3	14	20	6		43
	3	3	11	13	6		33
	4						0
	TOTAL UNITS	9	36	45	0	18	108
Schools Zoned to proposed development	Elementary School			Middle School		High School	
	Francis Elementary School			Jones Middle School		Nimitz Senior High School	
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						No
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						Yes
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						No
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						Yes
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						Yes
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						Yes
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						No
	TOTAL SCORE						18.00

TDHCA Application #	26005						
Development Name	Hartwood at Barker Cypress						
Owner / Developer	NH Barker LP						
Contact phone number	713-914-9200						
Contact email	nkelley@blazerbuilding.com						
Development Address	NWQ of Barker Cypress Rd & Groeschke Rd, Houston, TX 77084						
Target Population (use dropdown list)	Family						
Council District (use dropdown list)	Extra Territorial Jurisdiction						
Census Tract Number (use dropdown list)	48201541901						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Not Applicable						
Total Development Costs	\$28,830,000.00						
Census Tract Income	\$80,027.00						
Cost Per Unit	\$228,809.52						
Poverty Concentration %	4.66 %						
County	Harris						
Council Member	ETJ Jurisdiction						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units	0	0	0	0	0	0
	1	3	11	12	0	10	36
	2	5	21	27	0	22	75
	3	1	4	6	0	4	15
	4	0	0	0	0	0	0
	TOTAL UNITS	9	36	45	0	36	126
Schools Zoned to proposed development	Elementary School			Middle School		High School	
	Mayde Creek Elementary			Mayde Creek Junior High		Mayde Creek High School	
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						No
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						No
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						Yes
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						No
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						15.00

TDHCA Application #	26006						
Development Name	Hartwood at Cypresswood						
Owner / Developer	NH Cypresswood LP						
Contact phone number	713-914-9200						
Contact email	nkelley@blazerbuilding.com						
Development Address	Appx. 22815 Cypresswood Dr., Harris County, Spring, TX 77373						
Target Population (use dropdown list)	Family						
Council District (use dropdown list)	Extra Territorial Jurisdiction						
Census Tract Number (use dropdown list)	48201241001						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Not Applicable						
Total Development Costs	\$29,080,000.00						
Census Tract Income	\$73,566.00						
Cost Per Unit	\$230,793.65						
Poverty Concentration %	8.59 %						
County	Harris						
Council Member	ETJ Jurisdiction						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units	0	0	0	0	0	0
	1	3	11	12	0	10	36
	2	5	21	27	0	22	75
	3	1	4	6	0	4	15
	4	0	0	0	0	0	0
	TOTAL UNITS	9	36	45	0	36	126
Schools Zoned to proposed development	Elementary School			Middle School		High School	
	Anderson Elementary			Dueitt Middle School		Spring High School	
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						No
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						No
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						Yes
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						No
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						15.00

TDHCA Application #	26014						
Development Name	Lofts at Riverside						
Owner / Developer	CSH Lofts at Riverside, Ltd						
Contact phone number	212-960-3913						
Contact email	russ@csh-vault.com						
Development Address	SWC Riverside Grove Dr and Addicks Clodine Rd						
Target Population (use dropdown list)	Family						
Council District (use dropdown list)	Extra Territorial Jurisdiction						
Census Tract Number (use dropdown list)	48157672602						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Not Applicable						
Total Development Costs	\$16,420,321.00						
Census Tract Income	\$71,377.00						
Cost Per Unit	\$273,672.02						
Poverty Concentration %	21.10 %						
County	Fort Bend						
Council Member	ETJ Jurisdiction						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	6	24	24	6		60
	2						0
	3						0
	4						0
	TOTAL UNITS	6	24	24	0	6	60
Schools Zoned to proposed development	Elementary School			Middle School		High School	
	Mission Bend			Hodges Bend		Bush	
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						Yes
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						Yes
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						No
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						No
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						No
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						14.00

TDHCA Application #	26039						
Development Name	Pecan Lofts Crossing						
Owner / Developer	CSH Pecan Lofts Crossing, Ltd						
Contact phone number	212-960-3913						
Contact email	russ@csh-vault.com						
Development Address	SWQ FM 1464 and W Airport Blvd						
Target Population (use dropdown list)	Elderly 55+						
Council District (use dropdown list)	Extra Territorial Jurisdiction						
Census Tract Number (use dropdown list)	48157672901						
Flood Zone (use dropdown list)	X						
Type of Construction (use dropdown list)	New Construction						
Located in a Complete Community or TIRZ (use dropdown list)	Not Applicable						
Total Development Costs	\$20,633,701.00						
Census Tract Income	\$146,536.00						
Cost Per Unit	\$229,263.34						
Poverty Concentration %	1.48 %						
County	Fort Bend						
Council Member	ETJ Jurisdiction						
Affordability Breakdown	Bedrooms	30%	50%	60%	80%	Market Rate	Total
	Efficiency units						0
	1	8	32	41	9		90
	2						0
	3						0
	4						0
	TOTAL UNITS	8	32	41	0	9	90
Schools Zoned to proposed development	Elementary School			Middle School		High School	
	Malala			Garcia		Austin	
Threshold Items							
1	Applicant is in good standing with the City of Houston (no city debarrement)						Yes
2	Meets HCD Flood Zone Standards (located outside of 100 year floodplain)						Yes
3	Poverty Concentration meets Restrictions (concentration below 25%)						Yes
Scoring							
1	Sites located within recognized boundaries the boundaries of a Complete Community or TIRZ. Sites located in overlaying areas of a Complete Community or TIRZ will not receive combined points						Yes
2	Proposals to renovate or reconstruct existing rental housing						No
3	Sites located within an underserved area						
3i	The project is located in a census tract with no other LIHTC projects in the same tract						Yes
3ii	Sites within a census tract if the contiguous census tracts do not have any affordable housing developments funded with HTC that is less than 10-years-old (2016 or after)						No
4	Sites that promote access to mass transportsations options described as the following:						
4i	Sites located within a 1/4 mile of any public transportation stop						No
4ii	Sites located within a 1/4 mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week (if true select YES to both QUESTION 4i and 4ii)						No
5	Sites with reduced poverty concentration less than 20%						Yes
6	Developments providing quality on-site educational opportunities at no additional costs to residents						
6i	Provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space on-site						No
6ii	Operate an after-school learning center that offers, at a minimum, 10 hours of weekly, organized, on-site educational services provided by a qualified third-party entity						No
7	Developments which promote a mixed income composition whereas:						
7i	A minimum of 10% of the units to be unrestricted						Yes
8	Letters of Community support included in submission						No
9	Developments that offer neighborhood beautification efforts and resiliency features.						
9i	Onsite Material Recycling						Yes
9ii	Completed Building resiliency features tab? (must fill out MF Building Resilience Standard tab)						Yes
9iii	A documented neighborhood improvement plan of a minimum \$25,000 to contribute to beautification efforts including landscaping, benches, sidewalks, park improvements, trash cans or other eligible efforts determined appropriate by the department						Yes
	TOTAL SCORE						13.00