



9% Housing Tax Credits

February 5, 2026

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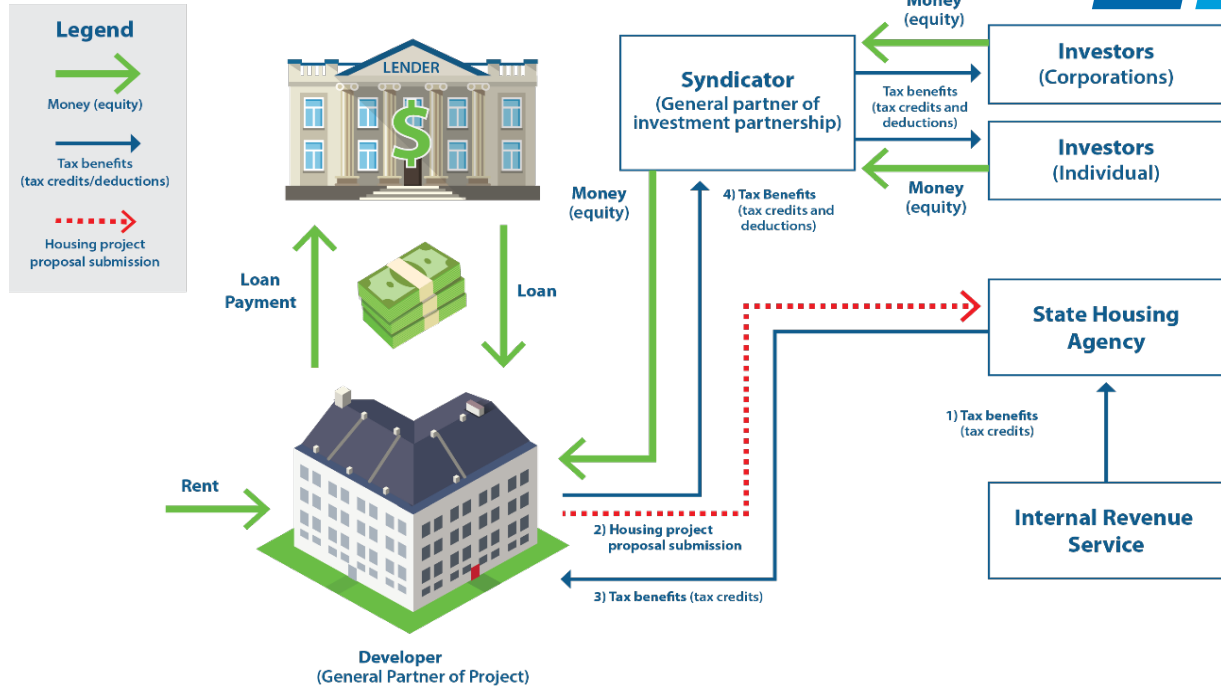
CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

What Are Tax Credits?



- Not funded by the City
- An important resource for building affordable housing
- Created through the Tax Reform Act of 1986
- Administered by Texas Department of Housing and Community Affairs (TDHCA)
- Private equity for construction of affordable housing
- 9% tax credits allocated through a competitive process

Mechanics of Tax Credit Allocation



TDHCA 9% Allocation

Scoring

- Highly competitive scoring system
- Applicants in the ETJ
 - ½ their points from City;
 - ½ from County;
 - Resolutions required from both

TDHCA Points for Resolution

17
points

Types of Housing Tax Credits

9%	4%
<ul style="list-style-type: none">• Typically 70% of the financing source• Competitive allocation process administered by the TDHCA	<ul style="list-style-type: none">• Typically 30% - 50% of the financing source• Credits are provided as an “of right” through an allocation of private activity bonds• Private activity bonds are issued by the Texas Bond Review Board• Due to high demand for bonds, a 2026 allocation of private activity bonds are provided in a lottery process to issuers and applicants

TDHCA 9% Allocation

TDHCA Application Contingent Items	
Points	Action
1	Readiness to Proceed
17	Local Government Support
4	Community Participation
8	Support from State Representative
4	Input from Community Organizations
7	Community Revitalization Plan
7	Opportunity Zone

Schedule for Tax Credit Resolutions

9% Tax Credit Resolution Process

<u>Date</u>	Action
December 1, 2025	Governor approved 2026 Qualified Allocation Plan
December 8, 2025	Application for resolutions posted by HCD
January 9, 2026	Pre-applications due to TDHCA
January 12, 2026	Applications due to HCD
February 5, 2026	Presentation to Housing Committee
February 11, 2026	City Council date
February 27, 2026	TDHCA Full Application Delivery Date
July 23, 2026	TDHCA Award of 9% tax credits

HCD Housing Tax Credit Resolution Guidelines - 2026



Priority Items

HCD Supports tax credit developments that meet Minimum Standards and HCD Priorities to include:

- Rehabilitation and reconstruction
- Complete Communities and TIRZ
- Areas of low poverty
- Areas experiencing high rental costs
- Transit Oriented Developments
- Areas underserved with affordable housing
- Permanent supportive housing and/or housing serving special needs populations
- Onsite quality educational programming

2026 Housing Tax Credit Guidelines

HCD Scoring Criteria

Applications Must Meet a Minimum of Ten (10) Points to Qualify for a Resolution of Support (25 max points)		Points
Located in a Complete Community or TIRZ		2
Availability of affordable housing in the area		1 - 2
Proximity to mass transportation		1 - 2
Low poverty concentration		1
Mixed income composition		2
Onsite quality education programming		1 - 2
Documentation of community support		1
Building resiliency features		1 - 9
Offsite neighborhood improvements		1
Onsite material recycling		1
Renovation or reconstruction of existing housing		2

Equitable Distribution Policy

HCD aims to reflect a policy to equitably disperse assisted multifamily developments throughout Houston as it strives to create greater housing choice.

The policy establishes a procedure for the approval and endorsement of affordable housing projects.

Equitable Distribution Policy

- Council Districts A, B, D, H, I, J, and K limited to three recommendations each
- Council Districts C, E, F, and G will be eligible for a maximum of four recommendations each
- Exceptions – repair or rehabilitation of existing affordable housing and permanent supportive housing

Equitable Distribution Policy

Competitive factors:

1. The highest scoring application located in greater Third Ward that will receive an award from the Houston Housing Authority for the HUD Choice Neighborhood Implementation grant will be prioritized.
2. HCD total score
3. Developments that implement emergency power management strategies
4. Poverty rate of site compared to other applications in the district
5. Quality onsite educational program

Applicants for Resolutions

Council District	Total Applications	Limit	Total Resolutions
District A	6	3	3
District B	7	3	3
District C	1	4	1
District D	6	3	4
District E	3	4	1
District F	4	4	2
District G	2	4	2
District H	1	3	1
District I	3	3	1
District J	1	3	0
District K	2	3	1
ETJ	8	N/A	6
Total	44	37	25

2026 Resolutions for 9% Housing Tax Credit Applications



Applicants for Resolutions

Application Number	Development Name	Development Address	District	Target Population
26070	Greens at Retton	NWC of Retton Dr. & Northwest Frwy	A	Family
26004	The Laurel at Westview	NWC Westview Dr & Conrad Sauer Dr	A	Senior
26019	Vista Arbor Trace	NE of Conrad Sauer Dr & Brooktree Dr	A	Family
26214	New Hope Housing Little York	5716 Little York Rd	B	PSH
26024	Residences at Sakowitz	1702 Sakowitz St	B	Senior
26200	Victory Lofts	1821 Victory Dr	B	Family
26104	Travis Street Plaza	4500 Travis St	C	Family (Rehab)
26001	Emancipation West	2718 Emancipation Ave	D	Senior
26018	The Heritage at Reed	SE of Reed Rd & Rosehaven	D	Senior

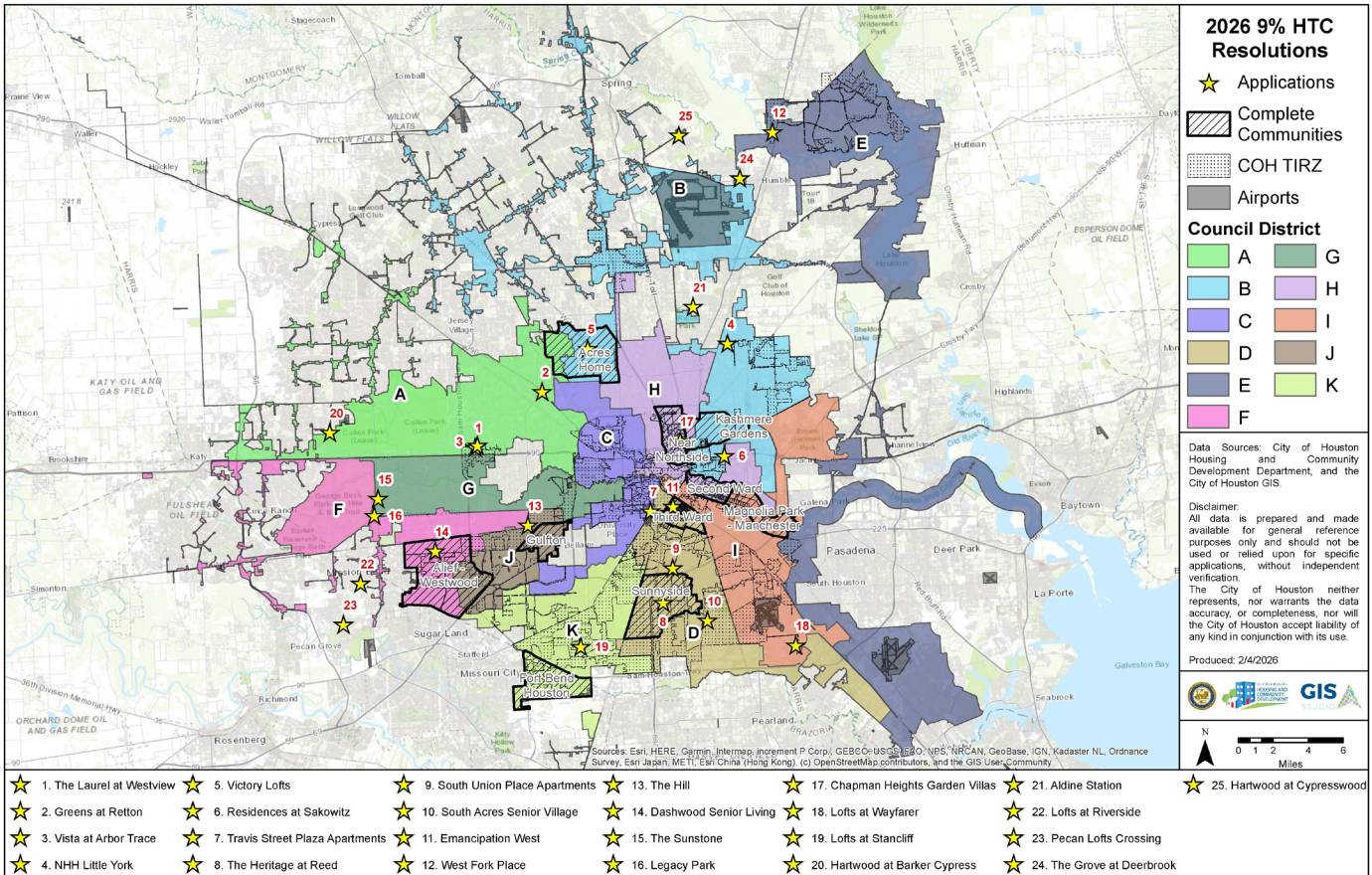
Applicants for Resolutions

Application Number	Development Name	Development Address	District	Target Population
26060	South Acres Senior Village	SWQ South Acres Dr & 8 th St	D	Senior
26076	South Union Place	7210 Scott St	D	Senior (Rehab)
26074	West Fork Place	West Side of Kingwood Pl Dr	E	Senior
26164	Dashwood Senior Living	0 Dashwood	F	Senior
26066	The Hill	3838 Hillcroft Ave	F	PSH
26075	Legacy Park Senior Living	2460 Barker Oaks Dr	G	Senior
26238	The Sunstone	1711 Hwy 6	G	Family
26021	Chapman Heights Garden Villas	3333 Chapman St	H	Seniors
26017	Lofts at Wayfarer	0 Wayfarer Ln	I	Family
26012	Lofts at Stancliff	NWQ of Stancliff St and Heatherbloom	K	Family



Applicants for Resolutions

Application Number	Development Name	Development Address	District	Target Population
26073	Aldine Station	SEC of Aldine Mail Rt Rd & Fall Meadow Ln	ETJ	Family
26002	The Grove at Deerbrook	SEQ Deerbrook Park Blvd & Orchard Ridge Ln	ETJ	Family
26005	Hartwood at Barker Cypress	~2501 Barker Cypress Rd	ETJ	Family
26006	Hartwood at Cypresswood	~22815 Cypresswood Dr	ETJ	Family
26014	Lofts at Riverside	SWC Riverside Grove Dr & Addicks Clodine Rd	ETJ	Family
26039	Pecan Lofts Crossing	SWQ FM 1464 & W Airport Blvd	ETJ	Senior



Applicants Eligible for Two-Mile, Same-Year Waiver

Based on Houston's urgent need for affordable homes for families, and seniors, HCD recommends Council approval of:

A Resolution allowing exceptions to the Texas Department of Housing and Community Affairs' (TDHCA) Two-Mile Same-Year rule for the attached proposed developments.

To avoid unjustified concentrations of competitive 9% HTC properties, TDHCA requires:



Applicants Eligible for Two-Mile, Same-Year Waiver

- If a competitive HTC application proposes a development located less than two linear miles from the proposed site of another HTC application within the same calendar year
- The applicant receives a Resolution from the governing body of the municipality where the development is to be located

Approval of this Resolution does not guarantee the property(ies) will receive HTCs.

Applicants Eligible for Two-Mile, Same-Year Waiver

Application Number	Development Name	Development Address	District	Target Population
26004	The Laurel at Westview	NWC Westview Dr & Conrad Sauer Dr	A	Senior
26019	Vista at Arbor Trace	NE of Conrad Sauer Dr & Brooktree Dr	A	Family
26200	Victory Lofts	1821 S Victory Dr	B	Family
26104	Travis Street Plaza	4500 Travis St	C	Family (Rehab)
26001	Emancipation West	2718 Emancipation Ave	D	Senior
26018	The Heritage at Reed	SE of Reed Rd & Rosehaven	D	Senior
26076	South Union Place	7210 Scott St	D	Senior (Rehab)
26164	Dashwood Senior Living	0 Dashwood	F	Senior



Applicants Eligible for Two-Mile, Same-Year Waiver

Application Number	Development Name	Development Address	District	Target Population
26075	Legacy Park Senior Living	2460 Barker Oaks Dr	G	Senior
26238	The Sunstone	1711 Hwy 6	G	Family
26017	Lofts at Wayfarer	0 Wayfarer Ln	I	Family
26012	Lofts at Stancliff	NWC of Stancliff St & Heatherbloom	K	Family

Applicants Eligible for One-Mile, Three-Year Waiver

- If a competitive HTC application proposed the new construction or adaptive reuse of a development located one linear mile or less from the proposed site of another HTC development that serves the same target population) and has received an allocation of HTC's for any new construction at anytime during the three-year period preceding the date that the application round begins

Applicants Eligible for One-Mile, Three-Year Waiver

- The applicant receives a Resolution from the governing body of the municipality where the development is to be located.

Approval of this resolution does not guarantee the property will receive HTCs.

Application Number	Development Name	Development Address	District	Target Population
26001	Emancipation West	2718 Emancipation Ave	D	Senior

Applicants Eligible for Greater than 20% HTC Units per Total Households in Census Tract Waiver

- If a competitive HTC application proposed the new construction or adaptive reuse of a development located in a census tract that has more than 20% HTC units per households as reflected in TDHCA's current Site Demographics Characteristics Report.
- The applicant receives a Resolution from the governing body of the municipality where the development is to be located.

Applicants Eligible for Greater than 20% HTC Units per Total Households in Census Tract Waiver

Approval of this resolution does not guarantee the property will receive HTCs.

Application Number	Development Name	Development Address	District	Target Population
26001	Emancipation West	2718 Emancipation Ave	D	Senior

Comments & Questions





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