

Local Government Resolution of Support (9% Tax Credits)

WHEREAS, **STEWARDSHIP DEVELOPMENT LLC.**, has proposed a development for affordable rental housing at **11415 VETERANS MEMORIAL / TDHCA Application # 24021** named **VETERANS MEMORIAL VILLAGE** in the **County of Harris/ETJ of City of Houston**; and

WHEREAS, **STEWARDSHIP DEVELOPMENT LLC.**, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for **2024 9%** Housing Tax Credits for **VETERANS MEMORIAL VILLAGE**;

It is hereby

RESOLVED, that the **County of Harris**, acting through its governing body, hereby confirms that it **SUPPORTS** the proposed **VETERANS MEMORIAL VILLAGE** development located at **11415 VETERANS MEMORIAL / TDHCA Application # 24021** and that this formal action has been taken to put on record the opinion expressed by the County of **Harris** on **February 27, 2024**, and

FURTHER RESOLVED, that, for and on behalf of the Governing Body, Harris County Commissioners Court and Harris County Judge **Lina Hidalgo** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Passed and Adopted this ____ day of _____ **2024**.

Approved this ____ day of _____ **2024**.

By: _____

County Judge Lina Hidalgo,
Harris County, Texas

Local Government Resolution of Support (9% Tax Credits)

WHEREAS, **STEWARDSHIP DEVELOPMENT LLC.**, has proposed a development for affordable rental housing at **11415 VETERANS MEMORIAL / TDHCA Application # 24021** named **VETERANS MEMORIAL VILLAGE** in the **County of Harris/ETJ of City of Houston**; and

WHEREAS, **STEWARDSHIP DEVELOPMENT LLC.**, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for **2024 9% Housing Tax Credits** for **VETERANS MEMORIAL VILLAGE**;

It is hereby

RESOLVED, that the **County of Harris**, acting through its governing body, hereby confirms that it **SUPPORTS** the proposed **VETERANS MEMORIAL VILLAGE** development located at **11415 VETERANS MEMORIAL / TDHCA Application # 24021** and that this formal action has been taken to put on record the opinion expressed by the County of **Harris** on **February 27, 2024**, and

FURTHER RESOLVED, that, for and on behalf of the Governing Body, Harris County Commissioners Court and Harris County Judge **Lina Hidalgo** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Passed and Adopted this ____ day of _____ **2024**.

Approved this ____ day of _____ **2024**.

By: _____

County Judge Lina Hidalgo,
Harris County, Texas

Local Government Resolution of Support (9% Tax Credits)

WHEREAS, **STEWARDSHIP DEVELOPMENT LLC.**, has proposed a development for affordable rental housing at **11415 VETERANS MEMORIAL / TDHCA Application # 24021** named **VETERANS MEMORIAL VILLAGE** in the **County of Harris/ETJ of City of Houston**; and

WHEREAS, **STEWARDSHIP DEVELOPMENT LLC.**, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for **2024 9% Housing Tax Credits** for **VETERANS MEMORIAL VILLAGE**;

It is hereby

RESOLVED, that the **County of Harris**, acting through its governing body, hereby confirms that it **SUPPORTS** the proposed **VETERANS MEMORIAL VILLAGE** development located at **11415 VETERANS MEMORIAL / TDHCA Application # 24021** and that this formal action has been taken to put on record the opinion expressed by the County of **Harris** on **February 27, 2024**, and

FURTHER RESOLVED, that, for and on behalf of the Governing Body, Harris County Commissioners Court and Harris County Judge **Lina Hidalgo** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Passed and Adopted this ____ day of _____ **2024**.

Approved this ____ day of _____ **2024**.

By: _____

County Judge Lina Hidalgo,
Harris County, Texas

Summary of a Resolution Request for 9% HTC Property

Veterans Memorial Village

11415 Veterans Memorial Dr Houston, TX 77067

Harris County ETJ, Precinct 1

Multifamily

New Construction

9% Resolution Request

Recommendation: The Harris County Community Services Department (HCCSD) is recommending a resolution of Support for proposed 9% Veteran's Memorial Village HTC multi-family apartment complex.

The proposed development aligns with HCCSD's Affordable Housing Policy for multifamily housing and will provide additional units in Harris County. The average occupancy rate of comparable properties in the area is at least 90%, and there are no government-funded housing projects under construction in the vicinity or non-stabilized government-financed properties within 1 mile of the proposed site. There is a multi-family property within the 3-mile Radius, Houston at Ella Boulevard, which receive Housing Tax Credits in 2022. The developer has submitted a waiver request acknowledging growth patterns, housing need, and low-no impact on community services. Staff recommended Granting the waiver.

With the wavier granted, the applicant has met the criteria and requirements outlined in HCCSD's Affordable Rental Housing Policies and Guidelines, allowing them to request a resolution from Harris County. This resolution would indicate that the project is in compliance with the current Analysis of Impediments (AI) to Fair Housing Choice and the Consolidated Plan for Harris County.

Property Summary: The proposed development, Veterans Memorial Village, is a **multi-family** apartment complex located in the Northwest area of **unincorporated Harris County, in the ETJ, and Precinct #1**. The surrounding properties are primarily composed of single-family and multi-family housing with a few small-scale commercial developments located along Veterans Memorial Drive. The development will comprise a **total of 66 units**, of which 66 will be designated as low-income units. The unit mix includes 18 one-bedroom and 48 two-bedroom. All units will be made affordable to households earning at or below 80% of the area median family income (AMFI). On-site amenities such as Energy star appliances, on-site recycling, a community room, workspace with technology, and a family playground will be available to residents.

Proximity to Services: The proposed development is located in the Northwest area of Harris County. Essential services such as grocery stores, schools, parks, transportation, and community services are within 2.6 miles of the property, including El Rancho Supermercado,

Food town, Conley Elementary, Plummer middle school, and Davis Senior High School. Educational opportunities for post-secondary education are also available within 2.3 miles of the property at Lone Star Community College. The nearest hospital, Houston Methodist Willowbrook Hospital, is situated 6.2 miles away.

Income, Ethnic Concentration and Socioeconomic Indicators: The proposed property is situated in a Census Tract with a poverty rate of 15.27%, which is lower than the Primary Market Area's poverty rate of 21.82%, and Harris County's poverty rate of 16.4%. The median family income (MFI) of this Census Tract is \$66,295 in comparison to a median family income of \$51,078 for the Primary Market Area. The Census Tract has a racial/ethnic concentration of 43.6% Hispanic residents, and an overall minority concentration of 95.51%, including all residents except those identifying as White Non-Hispanic. According to HUD's criteria, this Census Tract does not meet the definition of a racially or ethnically concentrated area of poverty (R/ECAP) due to its relatively low poverty rate. The proposed project is within a HUD defined Target Area insinuating a high need for affordable housing and community development projects.

Crime: According to Neighborhood Crime Data, the area surrounding the proposed property has a crime rate that is 80% higher than the national average. In the surrounding area there is a .74% chance (1 in 136) of becoming a victim of a violent crime and a 2.86% chance (1 in 35) chance of being a victim of property crime. Compared to a 1.23% chance (1 in 81) of becoming a victim of a violent crime and a 4.2% chance (1 in 24) chance of being a victim of property crime in the city of Houston. While the project area is deemed fairly safe, we acknowledge the developers' efforts of implementing additional security measures at the development site.

Floodplain / Health & Safety: 3.96 acres of the proposed property is located within the 500-year floodplain as identified by the Federal Emergency Management Agency (FEMA). The applicant has provided a Mitigation or Emergency Evacuation Plan that explains how to avoid any adverse impacts and restore the natural and beneficial values to the floodplain. As per the information provided by the applicant, the property has not flooded in the past 10 years. Additionally, the applicant provided an engineer's certification that the site design and minimum finished floor elevations for the proposed structures will be in accordance with Harris County minimum finished floor requirements for sites that are located near the Special Flood Hazard Area Zone (500-year floodplain).

Public Transportation and Walkability: At present, sidewalks are not present along Gears Rd. in either direction. However, crosswalks at the intersections of Veterans Memorial Drive and Greens Rd. along the major roadway, providing access to grocery stores, facilities, and amenities within walking distance of the property. In addition, Metro Transit provides bus routes along Veterans Memorial Drive.

Community Outreach and Support: The applicant has made significant efforts to engage and seek support from the local community where the proposed development is located. The

submission packet includes letters of support from various stakeholders in the community, including Neighborhood Organizations, Civic or Community Organizations, Schools, and Non-profit Organizations.

The applicant also took additional steps to ensure that the community was informed and had the opportunity to provide input. A 3x 5-foot notification sign was posted on the property, located 15 feet from the street, to inform the community of the proposed development. A **public hearing was held on January 17, 2024**, in the area where the development site is located and notice of the hearing was sent to local civic associations, the Independent School District (ISD), and other community-based organizations.

The applicant also reached out to Rodney Ellis of Precinct 1 on November 21, 2023 to brief the commissioner on the proposed project and respond to any questions and requests.

Overall, the applicant has demonstrated a strong commitment to community engagement and transparency, working closely with the community and addressing their concerns and feedback throughout the process.

9% Resolution of Support Request Packet

Veterans Memorial Village

Stewardship Development LLC

2/6/2024

**Veterans Memorial Village, 9% Housing Tax Credit Project
Resolution Request for Support
Multi-Family Affordable Housing Development, New Construction
Harris County ETJ, Precinct 1**

Commissioners Court Agenda Packet Backup Documents:

- Agenda Item Checklist Completed
- RCA
- Resolution Request 9% Support Template (3 copies)
- Waivers (as needed)

CC Backup Documents:

Section 1:

- Resolution Request Letter
- Fact Sheet
- Consistency Analysis
- Community Summary
- Housing Tax Credit Resolution Review Criteria Checklist
- Amenities Maps

Section 2:

- Site Plan/ Project Rendering
- Location/ Census Map
- Floodplain Maps
- Flood Mitigation Plan
- Development Narrative

Section 3

- Public Notice
- Photograph of Development Sign
- Public Meeting Notes
- Letters of Support

Section 4

- Resolution of Support (3 copies)
- Waiver Request

Sec. 1: Resolution of Support Request Letter



January 16, 2024

Thao Costis
Executive Director
Harris County Community Services Department

Dear Ms. Costis:

Stewardship Development is requesting a 9% Support Resolution for our Veterans Memorial Village application.

Applicant name: Stewardship Development LLC

Address: local: 3816 South Lamar Blvd #802, Austin, TX 78704; Main office 1247 Villard St., Eugene, OR 97403

Phone: 855-783-9273

Email: robin@stewardship.net

Name of organization: SDTX Veterans Limited Partnership

Development address: approximately 11415 Veterans Memorial, Houston, TX

Site acres: 3.96 acres

Bedrooms: 114

Income levels: 60% AMI, 50% AMI and 30% AMI

Development type: New construction

Target population: Family

Type of development: 3 story walk up apartment buildings

Total low-income units: 66

Density: 17 units per acre

Total market rate: 0

TDHCA application number: 24021

Stewardship Development LLC and East 43rd St., LLC DBA Structure Development are proud to present Veterans Memorial Village, located at 11415 Veterans Memorial, Houston, Texas. The newly constructed development will consist of 66 family sized units – 18 one-bedrooms and 48 two-bedrooms.

Stewardship Development is an experienced affordable housing developer with 30 years of experience in Real Estate including numerous LIHTC developments (see experience section below).

East 43rd St., LLC DBA Structure Development is acting in the capacity of HUB partner and has been active in Multifamily development since 2005. Structure is a partner in more than a dozen tax credit developments. Two nearby include:

- The Gristmill at Tuscany Park, 96-units for families in Arcola, Texas;
- Mason Senior Apartments, 120 units for seniors on Mason Road in Katy, Texas

Stewardship is applying for Section 42 Low Income Housing Tax Credits (LIHTC) through TDHCA, at a new site) at 11415 Veterans Memorial, Houston, TX.

Veterans Memorial Village is well located to jobs, transportation, schools and a grocery store.

The newly constructed project will incorporate all of the modern amenities that one would expect from a new, Class A market rate multi-family development, including:

- I. Safety and Security
 - a. Secure access and full camera monitoring
2. Health & Fitness
 - a. Family playground
3. Community Resources
 - a. Workspace & Technology
 - b. Community Room
 - c. High Speed Internet
4. Superior Interior Unit package
 - a. Energy Star appliances
 - b. LED Lighting

Summary of off-site amenities:

- i) On site material recycling
 - a. We will have several separate, designated recycling bins.
 - b. We will have designated trash pick-up; and
 - c. A recycling-only dumpster.
- ii) Building resiliency features
 - a. We will use Energy Star Appliances.
- iii) Off-site improvements- documented neighborhood 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.

In sum our project will be designed and built to award winning standards. Veterans Memorial Village will benefit the Houston affordable community with a new Class A property that will be home to 66 families. The buildings themselves will be constructed of excellent materials for a long, useful life.

How and when interested party or neighborhood organization provides input to HCCSD:

Thank you,

Bill Syrios

Bill Syrios, Managing Member
Stewardship Development LLC

9% HTC Veterans Memorial Village Multi-Family Housing Fact Sheet

Property Name:

Veterans Memorial Village

Developer Name:

Stewardship Development LLC

Property Address:

11415 Veterans Memorial Dr

Houston, TX 77067

Census Tract 48201550800

Lat 29.947180/Long -95.469420



BAZINGA RENDERING

Type of Building:

New Construction

Multi-Family

LI Units/ # Total Units:

66 HTC Units/66 Total Units

Precinct #: 1

ETJ: Houston

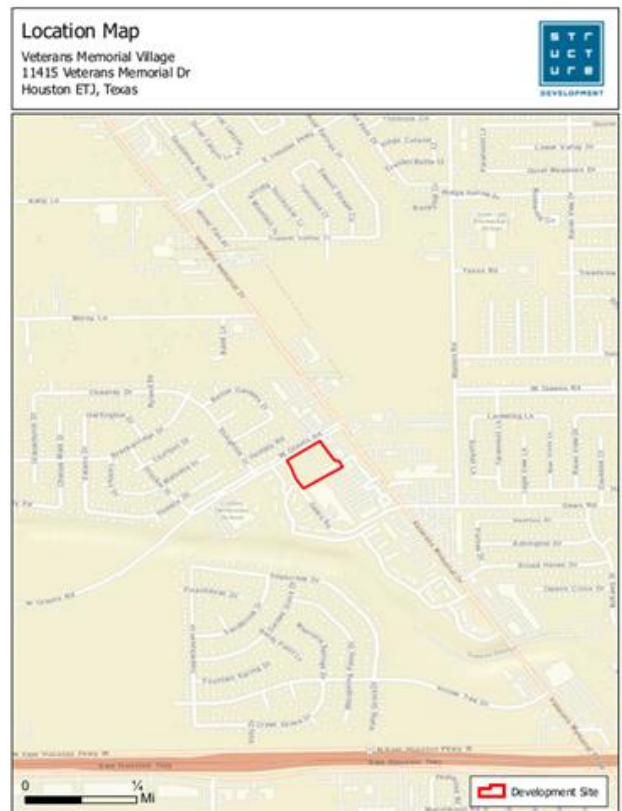
Developer Contact:

Robin Smith

Pano LLC, Affordable Housing Development Consultant

smithrobin@gmail.com

(971)570-9491



2024 4% and 9% HTC Proposed Property Consistency Analysis Information Sheet

Veterans Memorial Village

Developer: Stewardship Development LLC

Proposed Property Name: Veterans Memorial Village

Location: 11415 Veterans Memorial Dr Houston, TX 77067; Census Tract 48201550800 ; Lat 29.947180/Long -95.469420

Precinct: 1

Floodplain: No

Poverty Over 35%: No (15.27%)

Minority Concentration Over 65%: Yes (95.51%)

Construction Type (New Construction or Acquisition/Rehabilitation): New Construction

Project Type (Multifamily or Senior): Multifamily

LIHTC/Total Units: 66/ 66 (100% HTC)

High Opportunity Area: Target Area

Date of Consistency Analysis: 1/18/2024

Summary of Consistency Analysis: The proposed property is **not consistent** with [Harris County's Affordable Multi-Unit Family and Senior Concentration Policy](#) per meeting all policy criteria (listed below):

Harris County's Affordable Multi-Unit Family and Senior Concentration Policy	Status
1. The <u>average</u> of current occupancy rates of FSRR, Section 42 and other governmentally financed multifamily properties 10 years or less of age in the designated area (3-mile radius for multifamily, 5-mile radius for senior) must not be less than 90 percent per the last published quarter (per property or Enriched Data).	Meets criterion (94.4% average occupancy rate)
2. No FSRR, Section 42, tax-credit, or other governmentally financed multifamily properties within defined radius (3-mile for multifamily) are under construction (do not have a certificate of occupancy).	Does not meet criterion
3. No non-stabilized FSRR, Section 42, other governmentally financed, or applying tax credit (within the same application year) properties within 1 mile of the property.	Meets criterion
4. No proposed property may be located within the 100-year floodplain without approved mitigation and emergency evacuation plans.	Meets criterion

Property Name & Address Located within Designated Radius of Proposed Property	Occupancy Rate	Date of Verification	Comments
Green Oaks Apartments, 1475 Gears Road	88.7%	1/23/24	1.5 Miles away, 2019 4% HTC, Multifamily
Houston at Ella Boulevard, SEQ Rushcreek Drive and Ella Boulevard	N/A	1/18/24	2.4 Miles away, 2022 9%HTC, Multifamily. Under Construction

2024 4% and 9% HTC Proposed Property Consistency Analysis Information Sheet
Veterans Memorial Village

Oasis on Ella, 13655 Ella Blvd	100%	1/18/24	2.5 Miles away, 2017 9% HTC, Multifamily
--------------------------------	------	---------	--

Data Sources: Harris County Community Services (HCCSD), US Census, ESRI

HCCSD Analyst: Jai'Myah Henderson

Summary of a Resolution Request for 9% HTC Property

Veterans Memorial Village

11415 Veterans Memorial Dr Houston, TX 77067

Harris County ETJ, Precinct 1

Multifamily

New Construction

9% Resolution Request

Recommendation: The Harris County Community Services Department (HCCSD) is recommending a resolution of Support for proposed 9% Veteran's Memorial Village HTC multi-family apartment complex.

The proposed development aligns with HCCSD's Affordable Housing Policy for multifamily housing and will provide additional units in Harris County. The average occupancy rate of comparable properties in the area is at least 90%, and there are no government-funded housing projects under construction in the vicinity or non-stabilized government-financed properties within 1 mile of the proposed site. There is a multi-family property within the 3-mile Radius, Houston at Ella Boulevard, which receive Housing Tax Credits in 2022. The developer has submitted a waiver request acknowledging growth patterns, housing need, and low-no impact on community services.

The applicant has met the criteria and requirements outlined in HCCSD's Affordable Rental Housing Policies and Guidelines, allowing them to request a resolution from Harris County. This resolution would indicate that the project is in compliance with the current Analysis of Impediments (AI) to Fair Housing Choice and the Consolidated Plan for Harris County.

Property Summary: The proposed development, Veterans Memorial Village, is a multi-family apartment complex located in the Northwest area of unincorporated Harris County, in the ETJ, and Precinct #1. The surrounding properties are primarily composed of single-family and multi-family housing with a few small-scale commercial developments located along Veterans Memorial Drive. The development will comprise a total of 66 units, of which 66 will be designated as low-income units. The unit mix includes 18 one-bedroom and 48 two-bedroom. All units will be made affordable to households earning at or below 80% of the area median family income (AMFI). On-site amenities such as Energy star appliances, on-site recycling, a community room, workspace with technology, and a family playground will be available to residents.

Proximity to Services: The proposed development is located in the Northwest area of Harris County. Essential services such as grocery stores, schools, parks, transportation, and community services are within 2.6 miles of the property, including El Rancho Supermercado, Food town, Conley Elementary, Plummer middle school, and Davis Senior High School.

Educational opportunities for post-secondary education are also available within 2.3 miles of the property at Lone Star Community College. The nearest hospital, Houston Methodist Willowbrook Hospital, is situated 6.2 miles away.

Income, Ethnic Concentration and Socioeconomic Indicators: The proposed property is situated in a Census Tract with a poverty rate of 15.27%, which is lower than the Primary Market Area's poverty rate of 21.82%, and Harris County's poverty rate of 16.4%. The median family income (MFI) of this Census Tract is \$66,295 in comparison to a median family income of \$51,078 for the Primary Market Area. The Census Tract has a racial/ethnic concentration of 43.6% Hispanic residents, and an overall minority concentration of 95.51%, including all residents except those identifying as White Non-Hispanic. According to HUD's criteria, this Census Tract does not meet the definition of a racially or ethnically concentrated area of poverty (R/ECAP) due to its relatively low poverty rate. The proposed project is within a HUD defined Target Area insinuating a high need for affordable housing and community development projects.

Crime: According to Neighborhood Crime Data, the area surrounding the proposed property has a crime rate that is 80% higher than the national average. In the surrounding area there is a .74% chance (1 in 136) of becoming a victim of a violent crime and a 2.86% chance (1 in 35) chance of being a victim of property crime. Compared to a 1.23% chance (1 in 81) of becoming a victim of a violent crime and a 4.2% chance (1 in 24) chance of being a victim of property crime in the city of Houston. While the project area is deemed fairly safe, we acknowledge the developers' efforts of implementing additional security measures at the development site.

Floodplain / Health & Safety: 3.96 acres of the proposed property is located within the 500-year floodplain as identified by the Federal Emergency Management Agency (FEMA). The applicant has provided a Mitigation or Emergency Evacuation Plan that explains how to avoid any adverse impacts and restore the natural and beneficial values to the floodplain. As per the information provided by the applicant, the property has not flooded in the past 10 years. Additionally, the applicant provided an engineer's certification that the site design and minimum finished floor elevations for the proposed structures will be in accordance with Harris County minimum finished floor requirements for sites that are located near the Special Flood Hazard Area Zone (500-year floodplain).

Public Transportation and Walkability: At present, sidewalks are not present along Gears Rd. in either direction. However, crosswalks at the intersections of Veterans Memorial Drive and Greens Rd. along the major roadway, providing access to grocery stores, facilities, and amenities within walking distance of the property. In addition, Metro Transit provides bus routes along Veterans Memorial Drive.

Community Outreach and Support: The applicant has made significant efforts to engage and seek support from the local community where the proposed development is located. The submission packet includes letters of support from various stakeholders in the community,

including Neighborhood Organizations, Civic or Community Organizations, Schools, and Non-profit Organizations.

The applicant also took additional steps to ensure that the community was informed and had the opportunity to provide input. A 3x5-foot notification sign was posted on the property, located 15 feet from the street, to inform the community of the proposed development. A public hearing was held on January 17, 2024, in the area where the development site is located and notice of the hearing was sent to local civic associations, the Independent School District (ISD), and other community-based organizations.

The applicant also reached out to Rodney Ellis of Precinct 1 on November 21, 2023 to brief the commissioner on the proposed project and respond to any questions and requests.

Overall, the applicant has demonstrated a strong commitment to community engagement and transparency, working closely with the community and addressing their concerns and feedback throughout the process.

Housing Tax Credit Resolution Review Criteria Checklist

Housing development properties that are Consistent with the CSD Concentration Policy and Resolution Request Criteria will submit to CSD by **2023**, a completed Resolution Request Packet that includes the items listed below. If documents are missing or if clarification is needed, staff will contact the developer. Staff will use this checklist to verify that all items are included and will submit a completed packet to the Director.

Name of property: Veterans Memorial Village
Address: 11415 Veterans Memorial Dr Houston, TX 77067
Precinct #: 1

Property Type: Multi-Family
Contact Person: Robin Smith
Email: smithrobin@gmail.com

REVIEW CRITERIA	YES	NO	N\A	NOTES
Developer resolution request letter on company letterhead	X			Stewardship Development LLC
Property name and address	X			
Construction Type (New Construction or Acquisition, Rehabilitation)	X			New Construction
Project type (Multi-family, Senior, Supportive Housing, At Risk)	X			Multi-Family
Development site map	X			Outline of location
Applicant name, number, address, and email	X			Phone: 855-783-9273 Email: robin@stewardship.net
Precinct #	X			1
Harris County Service Area (non-incorporated city)	X			Houston ETJ
TDHCA ID #	X			#24021
9% Competitive	X			
4% Non-Competitive		X		
# LMI Units	X			66
# Total Units	X			66
% LMI Units	X			100%
Photograph of Notification Sign (at least 3'x5' and w/in 15' of primary street)	X			Photos provided
Consistent (3-mile radius MF or 5-mile radius Senior)		X		Waiver Submitted Houston at Ella Boulevard (Under Construction) approximately 2.40 miles away
ETJ (City)	X			Houston
ETJ City Support		X		Not submitted, City of Houston was not accepting 4% applications at the time.
Poverty Over 25% (unless in a CRA or Community Plan Area, or providing supportive housing units to the homeless, disabled, or disaster area)	X			15.27%

REVIEW CRITERIA	YES	NO	N\A	NOTES
Opportunity Area (high or low)	X			Target Area
Revitalization Area			X	
CRA and location map		X		Not located in a CRA
Community Plan Area and location map		X		
Minority Concentration Over 65%	X			95.51%
Completed resolution template Support or No Objection (3 Copies)	X			
Floodway		X		
100-year floodplain (mitigation/evacuation plan)		X		
500-year floodplain (mitigation/evacuation plan)	X			Engineer certified mitigation efforts
Property flooded past 10 years			X	
Letter of Support State Representative (no older than a year)		X		Not Required, Optional
Development site located in the area of Community or Civic Organization registered with the Texas Secretary of State			X	
No Community or Civic Organization located within development site area			X	
Letters of Support and Notification to a Community or Civic Organization (if no community or civic organization, letters of support from neighborhood organization, MUD District, property owners, non-profit organizations, churches)	X			Letters of support from Non-profit organizations (Good Will & Star of Hope) and a School (Norwest Early Learning Center Pre-School)
Any other letters of support including from the State Representative, ISD, community-based organizations			X	Meetings with Prec Commissioner Rodney Ellis' Policy Advisor and other staff recorded in timeline
Proof of public meeting where development site is located	X			Notice in Hearst Newspaper, Community Meeting Sign-in Sheets and Notes, Letters Sent
Waiver request (if applicable)	X			Multi-Family Concentration Waiver
Other				

Reviewer's Name: Jai'Myah Henderson

Date: 2/2/2024

QCQA Name

Date:

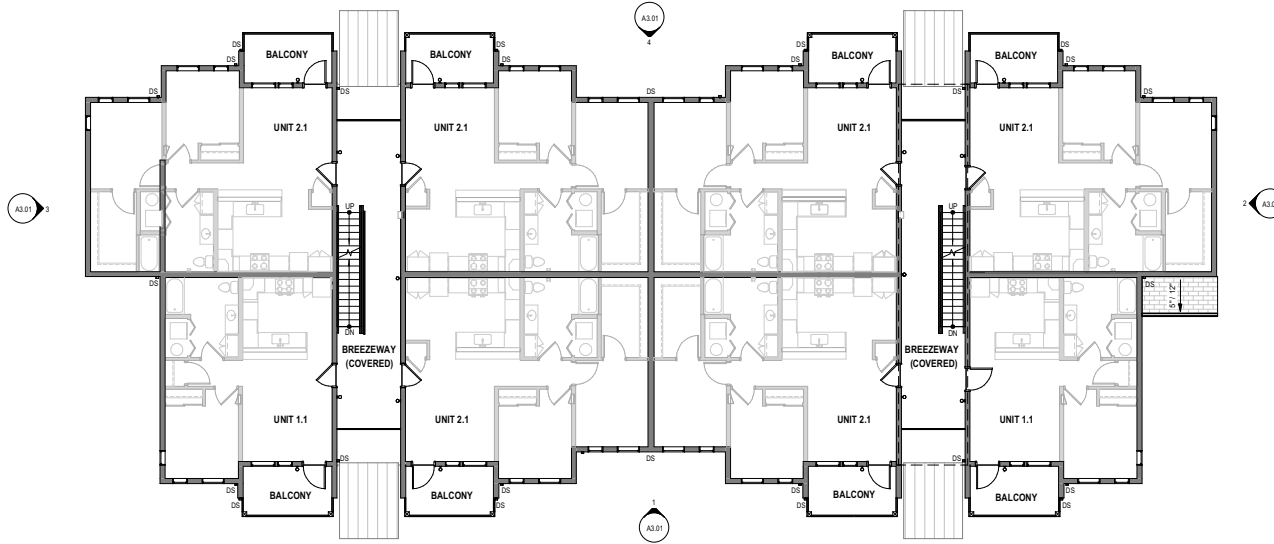
Manager: Jordan Smith

Date: 2/2/2024

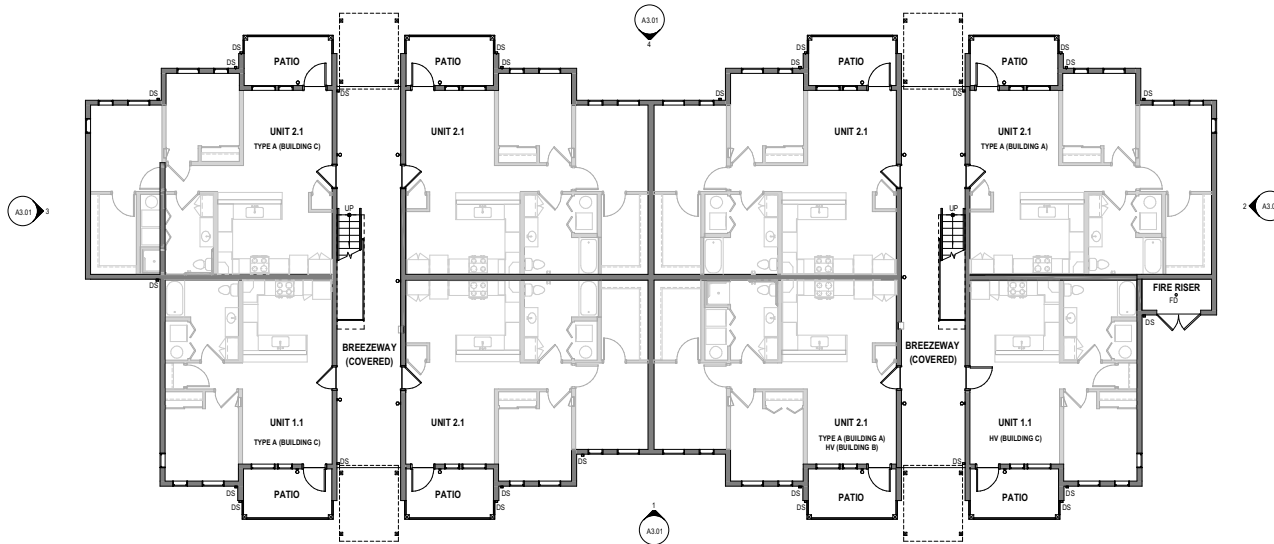
Sec. 2: Development Site Information



BUILDING RENDERING



2 APARTMENT BUILDING - FLOOR PLAN - LEVEL 02
A2.01 SCALE: 1/8" = 1'-0"



1 APARTMENT BUILDING - FLOOR PLAN - LEVEL 01
A2.01 SCALE: 1/8" = 1'-0"

BUILDING AREA SUMMARY

AREA TYPE	AREA PER UNIT	TOTAL AREA
1 BD (8 UNITS)	538 SF	4,304 SF
2 BD (14 UNITS)	884 SF	12,376 SF
PATIOS (8 UNITS)	83 SF	664 SF
BALCONIES (14 UNITS)	83 SF	1,162 SF
BREEZEWAYS (3 LEVELS)	492 SF	1,476 SF
TOTAL (PER BUILDING)		22,750 SF



Otak Architects, Inc.
808 SW Third Avenue, Suite 800
Portland, OR 97204
main 503.237.6525
www.otak.com

STAMP

CONSULTANT

PRELIMINARY - NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

VETERAN'S MEMORIAL

11415 VETERAN'S MEMORIAL RD, HOUSTON, TEXAS 77067

APARTMENT BUILDING - FLOOR PLANS

TITLE
DATE DESCRIPTION

REVISIONS
CJ/JE ST
DRAWN BY CHECK BY
FUNDING SUBMITTAL
STATUS
JANUARY 26, 2024
DATE
21853
PROJECT NUMBER

A2.01

© 2024 OTAK, INC.
If this drawing is not 24" x 36", it has been reduced/enlarged. Scale accordingly.

NOTE:
BUILDING NORTH IS FOR ELEVATION REFERENCE PURPOSES ONLY.
SEE SITE PLAN FOR BUILDING ORIENTATION AND LOCATION OF
FIRE RISER ROOM.





is drawing is not 24" x 36", it has been
 ured/enlarged. Scale accordingly.



ELEVATION LEGEND

- FIBER CEMENT LAP SIDING
- FIBER CEMENT BOARD & BATTEN SIDING
- GLAZING
- COMPOSITE SHINGLE ROOF

Otak
Otak Architects, Inc.
808 SW Third Avenue, Suite 800
Portland, OR 97204
main 503.237.6825
www.otak.com

STAMP

CONSULTANT

VETERAN'S MEMORIAL
11415 VETERAN'S MEMORIAL RD, HOUSTON, TEXAS 77067

COMMUNITY BUILDING - EXTERIOR ELEVATIONS

TITLE
DATE DESCRIPTION

REVISIONS
CJ:JE ST
DRAWN BY CHECK BY
FUNDING SUBMITTAL
STATUS
JANUARY 26, 2024
DATE
21893
PROJECT NUMBER

A3.02
© 2024 OTAK, INC.
If this drawing is not 24" x 36", it has been reduced/enlarged. Scale accordingly.

PRELIMINARY - NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



4 COMMUNITY BUILDING - EAST ELEVATION
A3.02 SCALE: 1/8" = 1'-0"

3 COMMUNITY BUILDING - NORTH ELEVATION
A3.02 SCALE: 1/8" = 1'-0"



2 COMMUNITY BUILDING - WEST ELEVATION
A3.02 SCALE: 1/8" = 1'-0"

1 COMMUNITY BUILDING - SOUTH ELEVATION
A3.02 SCALE: 1/8" = 1'-0"



CHICAGO TITLE INSURANCE COMPANY, C.F. No. 2721000845A, DATED 02/28/08

LINE TABLE		
LINE	LENGTH	BEARING
L1	34.41	N15°40'04"W
L2	21.27	N11°19'56"E

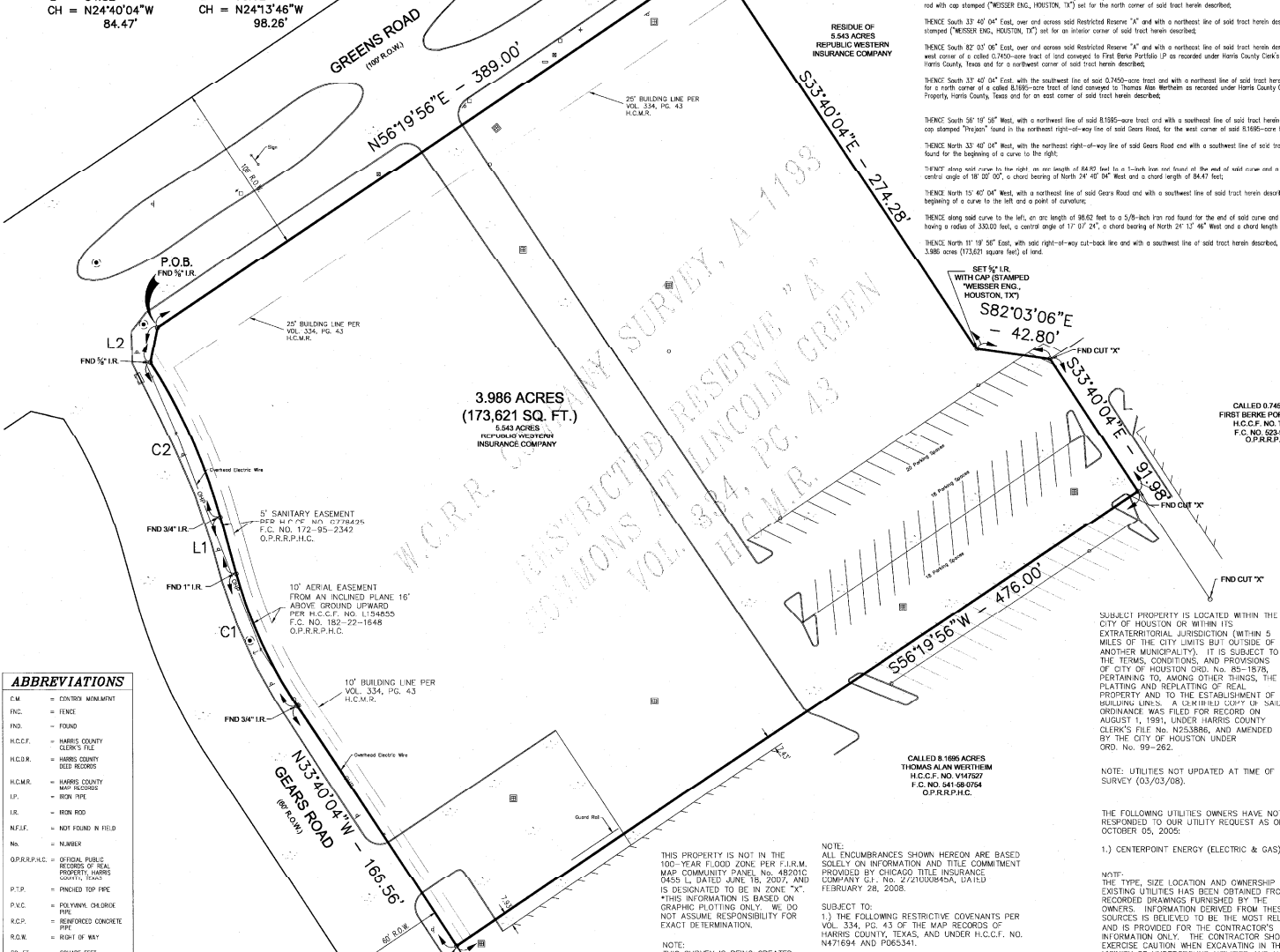
$$C1 = R = 270.00' \quad C2 = R = 330.00'$$

$$\Delta = 18'00'00'' \quad \Delta = 17'07'24''$$

$$L = 84.82' \quad L = 98.62'$$

$$CH = N24°40'04"W \quad CH = N24°13'46"W$$

$$84.47' \quad 98.26'$$



ABBREVIATIONS

EW	= EVIDENCE
ENC	= EVIDENCE
END	= FOUND
H.C.C.F.	= HARRIS COUNTY CLERK'S FILE
H.C.D.R.	= HARRIS COUNTY DEED RECORDS
H.C.M.R.	= HARRIS COUNTY MAP RECORDS
IP	= IRON PIPE
IR	= IRON ROD
N.F.F.	= NOT FOUND IN FIELD
No.	= NUMBER
O.P.R.R.P.H.C.	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
P.T.P.	= PINCHED TOP PIPE
P.V.C.	= POLYVINYL CHLORIDE PIPE
R.C.P.	= REINFORCED CONCRETE PIPE
R.O.W.	= RIGHT OF WAY
SQ. FT.	= SQUARE FEET
S.M.B.I.	= SOUTHERN BELL TELEPHONE
TYP.	= TYPICAL
VOL., PG.	= VOLUME, PAGE

PARKING SPACES

REGULAR PARKING SPACES = 56
HAND/CAP PARKING SPACES = 0
TOTAL = 56

THIS PROPERTY IS NOT IN THE 100-YEAR FLOOD ZONE PER F.I.R.M. MAP COMMUNITY PANEL NO. 48201C DATED JUNE 16, 2007, AND IS DESIGNATED TO BE IN ZONE "X". THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

NOTE: THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HEREIN STATED. NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.

NOTE: ALL ENCUMBRANCES SHOWN HEREON ARE BASED SOLELY ON INFORMATION AND TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY C.F. No. 2721000845A, DATED FEBRUARY 28, 2008.

SUBJECT TO:
1.) THE FOLLOWING RESTRICTIVE COVENANTS PER VOL. 334, PG. 43 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, UNDER H.C.C.F. NO. N471694 AND P065341.

98.3 DRAINAGE EASEMENT FIFTEEN (15) FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF ALL NATURAL DRAINAGE COURSES AS SHOWN BY THE PLAT RECORDED IN VOLUME 334, PAGE 43 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

DEFINITION AND REVISION

DESCRIPTION OF A 3.986-ACRE (173,621 SQ. FT.) TRACT OF LAND SITUATED IN THE W.C.R.R. COMPANY SURVEY, A-1193, HARRIS COUNTY, TEXAS

Being a 3.986-acre (173,621 square foot) tract of land situated in the W.C.R.R. Company Survey, A-1193, Harris County, Texas. Said 3.986-acre tract being a portion of Restricted Reserve "A" of the Commons of Lincoln Green as recorded in Volume 334, Page 43 of the Map Records of Harris County, Texas and being a portion of a called 5.343-acre tract of land conveyed to Republic Western Insurance Company as recorded under Harris County Clerk's File Number 1085058 of the Official Public Records of Real Property, Harris County, Texas. Said 3.986-acre tract being more particularly described by metes and bounds as follows with the basis of bearings being the southeast right-of-way line of Greens Road (based on a width of 100 feet):

BEGINNING at a 5/8-inch iron rod found for the north end of a right-of-way cut-back line at the intersection of the northeast right-of-way line of Gears Road (based on a width of 80 feet) and the southeast right-of-way line of said Greens Road and for a west corner of said tract herein described;

THENCE North 56°19'56" East, with the southeast right-of-way line of said Greens Road and with a northeast line of said tract herein described, a distance of 389.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG., HOUSTON, TX" set for the north corner of said tract herein described;

THENCE South 33°40'04" East, over and across said Restricted Reserve "A" and with a northeast line of said tract herein described, a distance of 274.26 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG., HOUSTON, TX" set for an interior corner of said tract herein described;

THENCE South 82°03'06" East, over and across said Restricted Reserve "A" and with a northeast line of said tract herein described, a distance of 42.80 feet to an "X" in concrete found for the west corner of a called 0.7450-acre tract of land conveyed to First Bene Portfolio LP as recorded under Harris County Clerk's File Number 1555567 of the Official Public Records of Real Property, Harris County, Texas and for a northeast corner of said tract herein described;

THENCE South 33°40'04" East, with the southwest line of said 0.7450-acre tract and with a northeast line of said tract herein described, a distance of 91.98 feet to an "X" in concrete found for a north corner of a called 0.5190-acre tract of land conveyed to Thomas Alan Westheim as recorded under Harris County Clerk's File Number 1474757 of the Official Public Records of Real Property, Harris County, Texas and for an east corner of said tract herein described;

THENCE South 56°19'56" West, with a northeast line of said 0.5190-acre tract and with a southeast line of said tract herein described, a distance of 476.00 feet to a 5/8-inch iron rod with cap stamped "Thyssen" found in the northeast right-of-way line of said Greens Road, for the west corner of said 0.5190-acre tract and for the south corner of said tract herein described;

THENCE North 33°40'04" West, with the northeast right-of-way line of said Greens Road and with a southwest line of said tract herein described, a distance of 166.56 feet to a 3/4-inch iron rod found for the beginning of a curve to the left and a point of curvature;

THENCE along said curve to the right in arc length of 84.82 feet to a 1-inch iron rod found at the end of said curve and a point of tangency said curve having a radius of 270.00 feet, a central angle of 18°00'00", a chord bearing of North 24°40'04" West and a chord length of 84.47 feet;

THENCE North 15°40'04" West, with a northeast line of said Greens Road and with a southwest line of said tract herein described, a distance of 34.41 feet to a 3/4-inch iron rod found for the beginning of a curve to the left and a point of curvature;

THENCE along said curve to the left, in arc length of 84.82 feet to a 5/8-inch iron rod found for the end of said curve and for the south end of said right-of-way cut-back line, said curve having a radius of 330.00 feet, a central angle of 17°07'24", a chord bearing of North 24°13'46" West and a chord length of 98.26 feet;

THENCE North 11°19'56" East, with said right-of-way cut-back line and with a southwest line of said tract herein described, a distance of 21.27 feet to the POINT OF BEGINNING and containing 3.986 acres (173,621 square feet) of land.

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

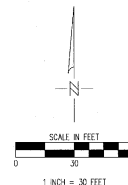
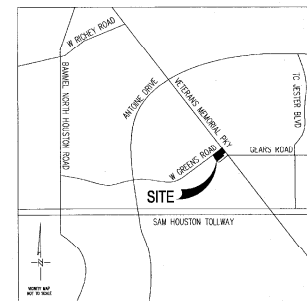
SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")

SET 5/8" I.R. WITH CAP (STAMPED "WEISSER ENG., HOUSTON, TX")



To: Mr. Alan Westheim & L.L.M., Patricia Ellis, George, and Chicago Title Insurance Company, and Amero Real Estate Company of Texas, Inc.

I hereby certify that on the 3rd day of March, 2008,

1. This survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property, (ii) the location of all rights-of-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not in record) affecting the subject property, (iii) all abutting dedicated public streets providing access to the subject property together with the width and name thereof, and (iv) all other significant features on the subject property.

2. except as shown on the survey, there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets or alleys by any improvements on the subject property, (iii) encroachments by improvements onto easements located on the subject property (iv) party walls, or (v) conflicts or protrusions.

3. adequate ingress to and egress from the subject property is provided by (name of streets), the same being paved, dedicated public right-of-way maintained by (name of maintaining authority).

4. all required building setback lines on the subject property are located as shown hereon;

5. no part of the subject property lies within a flood plain or flood prone area or a flood way of any body of water, and AC2/A/CSM.

6. this survey (i) conforms to the current standards promulgated by the Texas Board of Professional Land Surveying, and (ii) this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NPS in 1999 and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11(a), 14, 15 and 16 of said table A thereof. Pursuant to the Accuracy Standards adopted by ALTA, NPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the Position Uncertainty resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.



WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, No. 4410

WEISSER Engineering Co.

19500 Park Row, Suite 100
Houston, Texas 77058
(281) 579 - 7300

ALTA/ACSM LAND TITLE SURVEY OF A(N) 3.986-ACRE (173,621 SQ. FT.) TRACT SITUATED IN THE W.C.R.R. COMPANY SURVEY, A-1193, HARRIS COUNTY, TEXAS

© Copyright 2008 Weisser Engineering Company, Inc.

DRAWN BY: S.P. CALCULATED BY: N.S. SCALE: 1" = 30'
F.B. NO. 2477 CHECKED BY: W.P.S. SHEET 1 OF 1
DWN CHG: J.H. DATE: 03/03/2008 JOB NO.: 06427
(800-527-0277)

SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRATERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUT OUTSIDE OF ANOTHER MUNICIPALITY). IT IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF CITY OF HOUSTON ORD. NO. 85-1878, PERTAINING TO, AMONG OTHER THINGS, THE PLATTING AND REPLATTING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES. A COUNTERED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 1, 1991, UNDER HARRIS COUNTY CLERK'S FILE NO. N253886, AND AMENDED BY THE CITY OF HOUSTON UNDER ORD. NO. 99-262.

NOTE: UTILITIES NOT UPDATED AT TIME OF SURVEY (03/03/08).

THE FOLLOWING UTILITIES OWNERS HAVE NOT RESPONDED TO OUR UTILITY REQUEST AS OF OCTOBER 05, 2005:

1.) CENTERPOINT ENERGY (ELECTRIC & GAS)

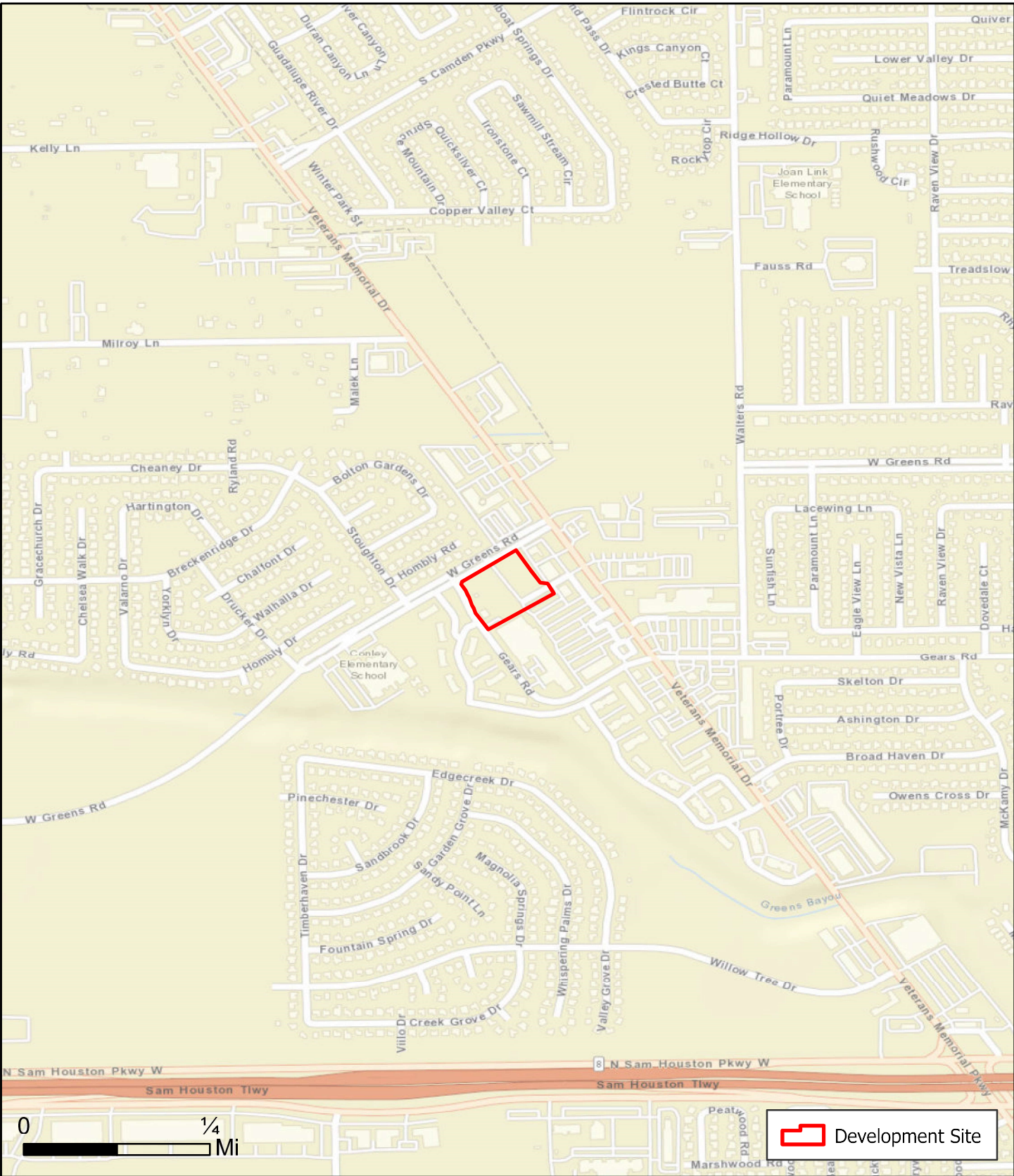
NOTE: THIS TYPE, SIZE LOCATION AND OWNERSHIP OF EXISTING UTILITIES HAS BEEN OBTAINED FROM RECORDED DRAWINGS FURNISHED BY THE OWNERS. INFORMATION DERIVED FROM THESE SOURCES IS BELIEVED TO BE THE MOST RELIABLE AND IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY. THE CONTRACTOR SHOULD EXERCISE CAUTION WHEN EXCAVATING IN THE VICINITY OF UNDERGROUND UTILITIES AND NOTIFY THE OWNERS OF THE RESPECTIVE UTILITIES SO THAT THE OWNER'S REPRESENTATIVE MAY BE PRESENT TO VERIFY LOCATIONS. NO WARRANTY IS MADE AS TO THE ACCURACY OR COMPLETENESS OF UTILITY LOCATIONS SHOWN ON THE DRAWINGS.

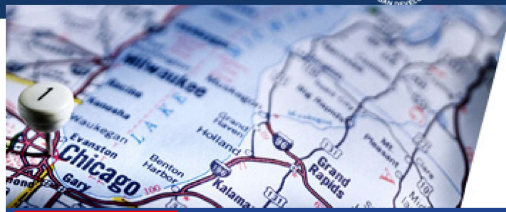
SYMBOLS

- A/C Unit
- "SB" Inlet
- ◆ Benchmark
- Billboard
- "B" Inlet
- "C-2" Inlet
- Cable TV Pedestal
- "C" Inlet
- Circle Inlet
- Electric Pedestal
- Electric Transformer
- Fire Hydrant
- Gas Meter
- Grate Inlet
- Double Grate Inlet
- Guy Anchor
- Electric Manhole
- Electric Manhole
- Light Standard
- Mailbox
- Manhole
- Meter Pole
- ▲ Pipeline Vent
- × Power Pole
- Sample Well
- Shrub
- Sign
- Telephone Manhole
- Utility Pedestal
- Utility Tone Mark
- Traffic Control Box
- Transformer Pole
- Utility Marker
- Water Meter

Location Map

Veterans Memorial Village
11415 Veterans Memorial Dr
Houston ETJ, Texas





2023 and 2024 Small DDAs and QCTs

48201550800

Go

Select a State

Select a County

Go

Map Options : [Clear](#) | [Reset](#) | [Full Screen](#)
QCT Legend:
— Tract Outline
 ■ LIHTC Project
 ■ 2024 Qualified Census Tracts

SADDA Legend:
— FMR Boundary
 ■ 2024 Small DDA
 ■ Non Metro DDA
[Hide the overview](#)

The 2024 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2024. The 2024 QCT designations use tract boundaries from the 2020 Decennial census. The 2024 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2010 Decennial census. The designation methodology is explained in the Federal Register notice published September 21, 2023.

Map Options

15 Current Zoom Level

[Show Difficult](#)☐ Development Areas

(Zoom 7+)

☒ Color QCT Qualified

Tracts (Zoom 7+)

☒ Show Tracts Outline

(Zoom 11+)

☐ Show FMR Outlines

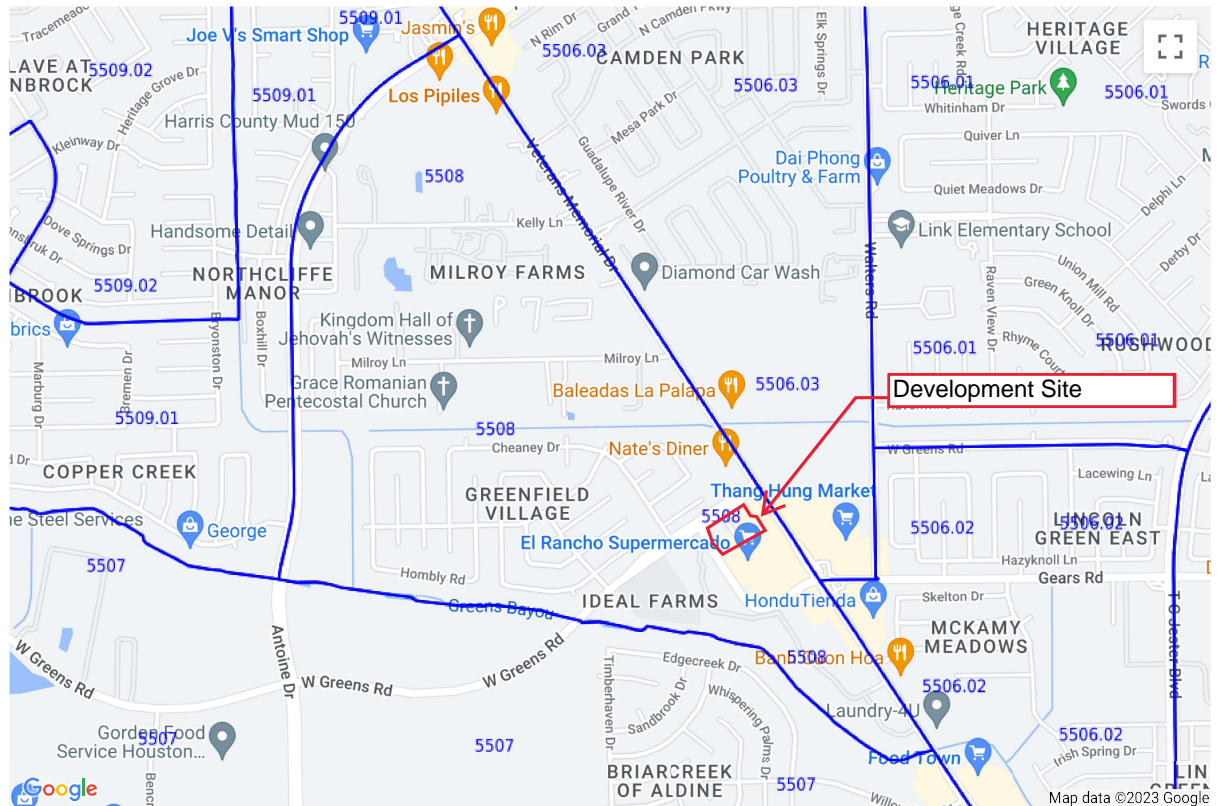
(Zoom 4+)

☐ Show LIHTC☐ Projects (Zoom

11+)

[Click here for full
screen map](#)

Select Year

☒ 2024☐ 2023
Census Tract:
48201550800


About PD&R

[PD&R Mission](#)[Organization Chart](#)[PD&R Events](#)[PD&R Guidelines & Brochures](#)[HUD Secretary's Awards](#)

Reference

[Contact Us](#)[First Time Visitor](#)[HUD User eBookstore](#)[HUD User Archives](#)[Webstore](#)

Research

[Case Studies](#)[Datasets](#)[Periodicals](#)[Regulatory Barriers Clearinghouse](#)[Research & Reports](#)


























This map displays flood hazard zones in Harris County Unincorporated Areas 480287. The map includes the following features:


- Flood Hazard Zones:**
 - Zone AE:** Shaded in light blue, indicating areas with a 1% annual chance flood.
 - Zone X:** Shaded in light green, indicating areas with a 1% annual chance flood.
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD:** A red-outlined area in the center of the map, indicating a 0.2% annual chance flood hazard.
- Development Site:** A red-outlined area in the center of the map, labeled "Development Site" with a red arrow pointing to it.
- Property Identification:**
 - 48201C0455L:** A green-outlined area within the 0.2 PCT ANNUAL CHANCE FLOOD HAZARD, labeled "48201C0455L" and "eff. 6/18/2007".
- Other Labels:**
 - HARRIS COUNTY UNINCORPORATED AREAS 480287:** A label in the upper left corner.
 - FLOODWAY:** A label in the lower left corner.
 - Zone AE:** Labels in the upper left, upper right, and lower right corners.
 - Zone X:** A label in the center of the map.
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD:** A label in the center of the map.
 - 48201C0455L eff. 6/18/2007:** A label in the center of the map.
 - Development Site:** Labels in the upper right and lower right corners.
- Map Details:**
 - The map shows a network of roads and a grid of property lines.
 - Various elevation points are marked, such as 103.01 FEET, 102.75 FEET, 102.13 FEET, 101.54 FEET, 101.31 FEET, 101.42 FEET, 101.85 FEET, 101.54 FEET, 101.31 FEET, and 101.11 FEET.
 - Letters M, L, K, and J are placed near specific roads.

A horizontal graphic scale bar. The top part is a thick black bar with white rectangular segments. Below it, a thin black line with tick marks extends to the right. The word "Feet" is at the end of the line. Below the line, the numbers 0, 250, 500, 1,000, 1,500, and 2,000 are marked. To the right of the bar, the text "1:6,000" is displayed.

Basemap Imagery Source: USGS National Map 2023

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes, <i>Zone X</i>
OTHER AREAS		Area with Flood Risk due to Levee <i>Zone D</i>
		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
GENERAL STRUCTURES		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
OTHER FEATURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/14/2023 at 12:13 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



February 6, 2024

Thao Costis
Executive Director
Harris County Community Services Department
8410 Lantern Point Drive
Houston, TX 77054

Re: 11415 Veterans Memorial Drive

Dear Thao Costis:

The purpose of this letter is to inform you that the site design and minimum finished floor elevations for the proposed structures within the below-referenced site at 11415 Veterans Memorial Drive (also shown in the attached exhibit) will be in accordance with Harris County minimum finished floor requirements for sites that are located near the Special Flood Hazard Area Zone (500-year floodplain).



Regards,

Tyler Ray, P.E.



02/06/2024

VETERANS MEMORIAL VILLAGE - DEVELOPMENT NARRATIVE

Stewardship Development LLC and **East 43rd St., LLC DBA Structure Development** are proud to present Veterans Memorial Village, located at approximately 11415 Veterans Memorial, Houston, Texas. The newly constructed development will consist of 66 family sized units – 18 one-bedrooms & 48 two-bedrooms.

Stewardship Development is an experienced affordable housing developer with 30 years of experience in Real Estate including numerous LIHTC developments (see experience section below).

East 43rd St., LLC DBA Structure Development is acting in the capacity of HUB partner and has been active in Multifamily development since 2005. Structure is a partner in more than a dozen tax credit developments. Two nearby include:

- The Gristmill at Tuscan Park, 96-units for families in Arcola, Texas;
- Mason Senior Apartments, 120 units for seniors on Mason Road in Katy, Texas

Veterans Memorial Village is well located to jobs, transportation, schools and a grocery store.

The newly constructed project will incorporate all of the modern amenities that one would expect from a new, Class A market rate multi-family development, including:

- I. Safety and Security
 - a. Secure access and full camera monitoring
2. Health & Fitness
 - a. Family playground
3. Community Resources
 - a. Workspace & technology
 - b. Community Room
 - c. High Speed Internet
4. Superior Interior Unit package
 - a. Energy Star appliances
 - b. LED Lighting

Consultants:

Structure Development, Texas-based Principals have 50 years of combined experience in commercial real estate and community development. Structure's focus is in creating great places to live throughout Texas. Structure specializes in affordable housing finance and has expertise with Housing Tax Credits and other financing tools. Structure's geospatial technologies enable communities to find the right sites for development. Structure walks

developments through the local, state, and federal processes and secures financial and regulatory support. Please see Bios for Sallie Burchett and Sarah Andre.

Robin Smith, Pano LLC, Affordable Housing Development consultant and a second-generation Affordable Housing developer who brings 25 years of experience with 4% and 9% LIHTC, HUD, HOME, CDBG, PDC, PHB, USDA & Trust Funds. She will be responsible for timely funding submissions, overall project management, and partnership building. See attached Power Point for examples.

Stewardship Development Experience

Stewardship Development currently has two affordable housing developer consultants, a staff of 50 employees and plenty of capacity to take on this project. Stewardship Development has successfully completed similar developments with LIHTC funding. Photos of these developments and additional information is included in the attached presentation and by visiting www.stewardshipdevelopment.com

Key Team Members and Roles:

Bill Syrios Chief Executive Officer and partner of Stewardship Development brings 40+ years of real estate development and investment expertise and a strong balance sheet. Along with providing strategy and oversight, Bill through Stewardship Development will provide all predevelopment expenses through closing.

Greg Whiteley Vice President of Affordable Housing and a partner of Stewardship Development brings 30+ years of real estate investing and development expertise. He leads strategy sessions with consultants and represents owners in stakeholder meetings with funders, coalition partners, architects, and the general contractor to ensure the projects stay on track.

Amanda Perkins, Chief Operating Officer and partner of Stewardship Development for the last 12 years is responsible for representing the owners in document preparation for closing, overseeing third party construction management during construction, and asset management once placed in service.

Disponible en:  Español

School Locator

School Zoning Information: In order to find out which school your child is supposed to attend please provide the following information.

[LIST OF ALL CAMPUSES](#)

School Zoning Information / Información de zonificación escolar

In order to find out which school your child is supposed to attend please provide the following information.

Para saber a qué escuela debe asistir su hijo, proporcione la siguiente información.

School Year/ Año escolar:

2023-2024

Address / Dirección:

11415 VETERANS MEMORIAL DR

City/State/Zip / Ciudad/Estado/Código Postal:

HOUSTON, TX 77067

Reset/Reiniciar

Development site
address: Aldine ISD does
not have a Campus
Locator map, but instead
uses an address lookup
tool.

School Year/ Año escolar:

2023-2024

Address / Dirección:

11415 VETERANS MEMORIAL DR

City/State/Zip / Ciudad/Estado/Código Postal: HOUSTON, TX 77067

Reset/Reiniciar

Results provided here are for informational purposes only; final student placement is determined by campus registrars.

Los resultados proporcionados aquí son solo para fines informativos; la ubicación final del estudiante será determinada por la oficina de admisión de la escuela.

Results / Resultados

Grades: PK-K

Griggs EC/PK/K School

801 Regional Park Dr.

Houston, TX 77060

(281) 985-3760

[Web Site](#)

Grades: 1-5

Conley Elementary School

3345 W. Greens Road

[Houston, TX](#) 77066-4920

(281) 537-5418

Grades: 6-8

Plummer Middle School

11429 Spears Road

Houston, TX 77067

(281) 539-4000

[Web Site](#)

Grades: 9

Davis Ninth Grade School

12211 Ella Blvd.

Houston, TX 77067

(281) 873-1800

[Web Site](#)

Grades: 10-12

Davis Senior High School

12525 Ella Blvd

Houston, TX 77067-2407

(281) 539-4070

[Web Site](#)

Texas Education Agency
2022 Accountability Rating Overall Summary
 GRIGGS EC/PK/K (101902161) - ALDINE ISD - HARRIS COUNTY

This campus is paired with GREENSPPOINT EL (101902135)
Accountability Rating Summary

	Component Score	Scaled Score	Rating
Overall		85	B
Student Achievement			Not Rated
STAAR Performance			
College, Career and Military Readiness			
Graduation Rate			
School Progress			Not Rated
Academic Growth			Not Rated
Relative Performance (Eco Dis: 92.7%)			Not Rated
Closing the Gaps			Not Rated

Accountability Rating Summary

	Component Score	Scaled Score	Rating
Overall		73	C
Student Achievement		57	Not Rated: Senate Bill 1365
STAAR Performance	32	57	
College, Career and Military Readiness			
Graduation Rate			
School Progress		74	C
Academic Growth	71	74	C
Relative Performance (Eco Dis: 92.0%)	32	60	Not Rated: Senate Bill 1365
Closing the Gaps	46	69	Not Rated: Senate Bill 1365

* To align with Senate Bill 1365, a Not Rated label is used when the domain or overall scaled score is less than 70.

Identification of Schools for Improvement

This campus is identified for targeted support and improvement.

Distinction Designations

X ELA/Reading

X Mathematics

X Science

Not Eligible **Social Studies**

X Comparative Academic Growth

X Postsecondary Readiness

X Comparative Closing the Gaps

Texas Education Agency
2022 Accountability Rating Overall Summary
 PLUMMER MIDDLE (101902051) - ALDINE ISD - HARRIS COUNTY

Accountability Rating Summary

	Component Score	Scaled Score	Rating
Overall		69	Not Rated: Senate Bill 1365
Student Achievement		57	Not Rated: Senate Bill 1365
STAAR Performance	29	57	
College, Career and Military Readiness			
Graduation Rate			
School Progress		69	Not Rated: Senate Bill 1365
Academic Growth	65	69	Not Rated: Senate Bill 1365
Relative Performance (Eco Dis: 89.2%)	29	63	Not Rated: Senate Bill 1365
Closing the Gaps	28	70	C

* To align with Senate Bill 1365, a Not Rated label is used when the domain or overall scaled score is less than 70.

Identification of Schools for Improvement

This campus is identified for targeted support and improvement.

Distinction Designations

- X ELA/Reading**
- X Mathematics**
- X Science**
- X Social Studies**
- X Comparative Academic Growth**
- X Postsecondary Readiness**
- X Comparative Closing the Gaps**

Texas Education Agency
2022 Accountability Rating Overall Summary
 DAVIS H S ALDINE (101902012) - ALDINE ISD - HARRIS COUNTY

Accountability Rating Summary

	Component Score	Scaled Score	Rating
Overall		67	Not Rated: Senate Bill 1365
Student Achievement		62	Not Rated: Senate Bill 1365
STAAR Performance	33	58	
College, Career and Military Readiness	38	69	
Graduation Rate	80.7	55	
School Progress		70	C
Academic Growth	58	63	Not Rated: Senate Bill 1365
Relative Performance (Eco Dis: 88.0%)	36	70	C
Closing the Gaps	10	59	Not Rated: Senate Bill 1365

* To align with Senate Bill 1365, a Not Rated label is used when the domain or overall scaled score is less than 70.

Identification of Schools for Improvement

This campus is identified for targeted support and improvement.

Distinction Designations

- X ELA/Reading**
- X Mathematics**
- X Science**
- X Social Studies**
- X Comparative Academic Growth**
- X Postsecondary Readiness**
- X Comparative Closing the Gaps**

Neighborhood Crime Data

11415 Veterans Memorial Dr, Houston, TX 77066

67 Vital Statistics | 1 Condition Alerts

September 13, 2023

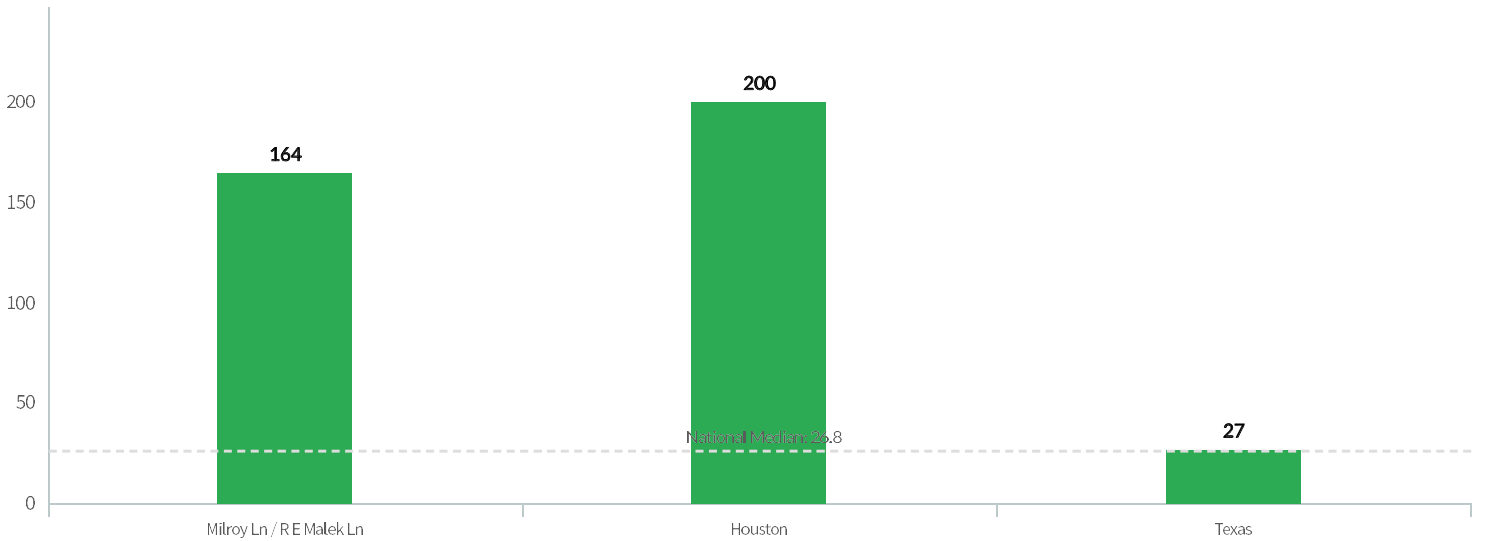
NEIGHBORHOOD CRIME INDEX



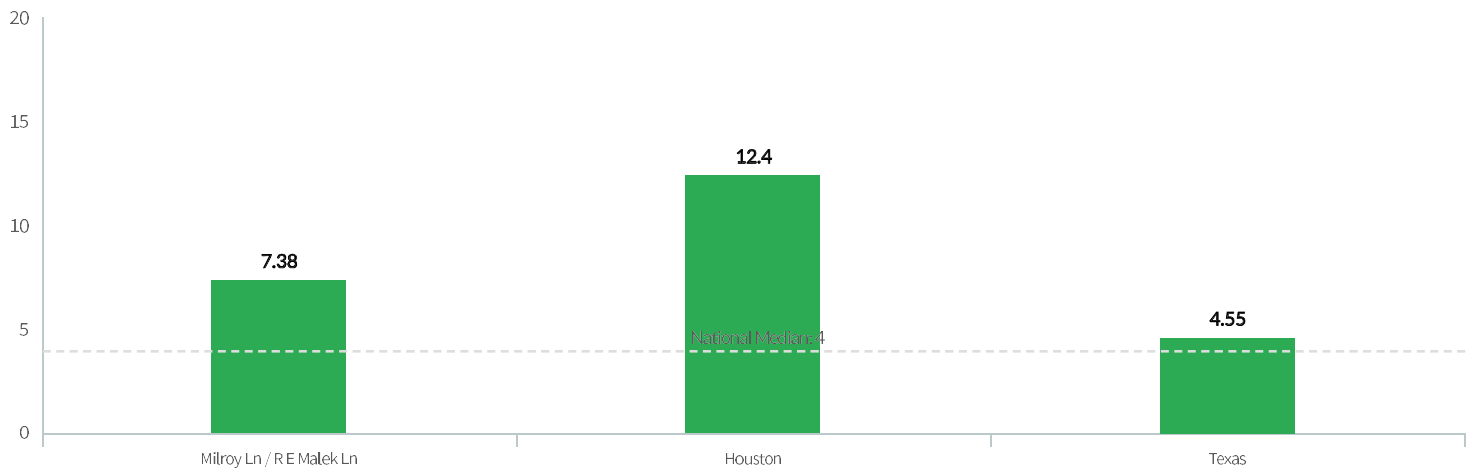
NeighborhoodScout® provides exclusive crime risk analytics for every neighborhood in America with up to 98% predictive accuracy. Crime risk indices are nationally comparable on a 1 – 100 scale, where 100 means safer than 100% of U.S. neighborhoods.

Crime risk data are updated annually. Raw crime incidents are sourced from all 18,000+ local law enforcement agencies – municipal, county, transit, park, port, university, tribal and more, assigned to localities, then built into NeighborhoodScout’s proprietary predictive models to provide a comprehensive crime risk profile for every neighborhood and address-vicinity in the U.S.

CRIMES (per square mile)



VIOLENT CRIME COMPARISON (per 1,000 residents)



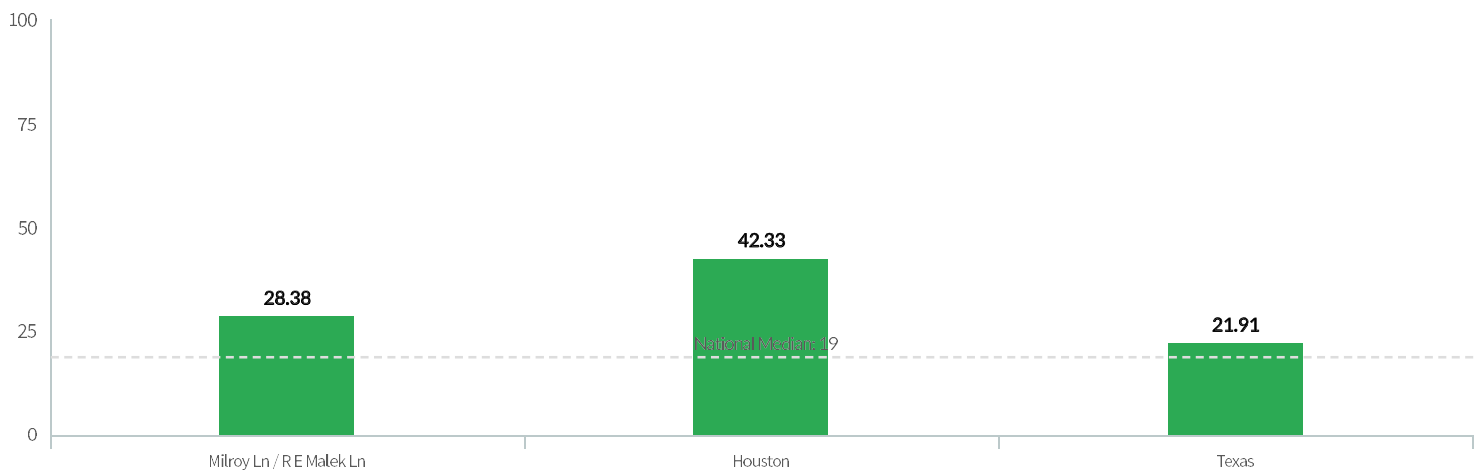
Chances of Becoming a Victim of a Violent Crime

1 in 136
in this Neighborhood

1 IN 81
in Houston

1 IN 220
in Texas

PROPERTY CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Property Crime

1 in 35
in this Neighborhood

1 IN 24
in Houston

1 IN 46
in Texas

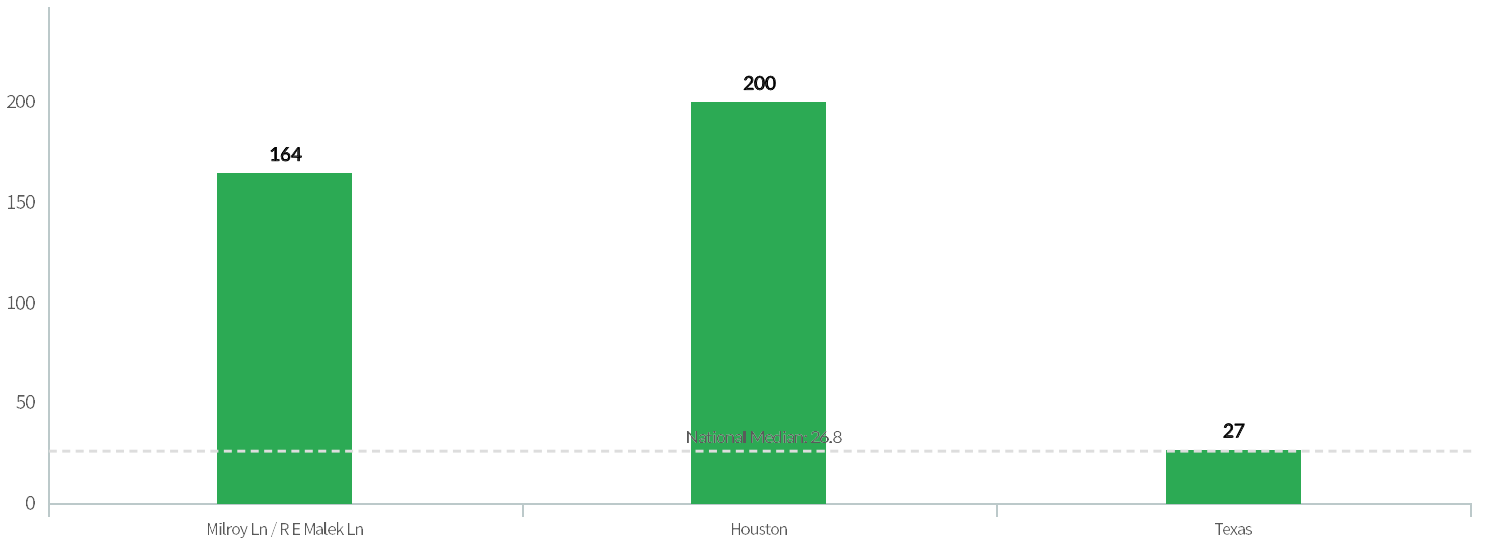
NEIGHBORHOOD CRIME INDEX



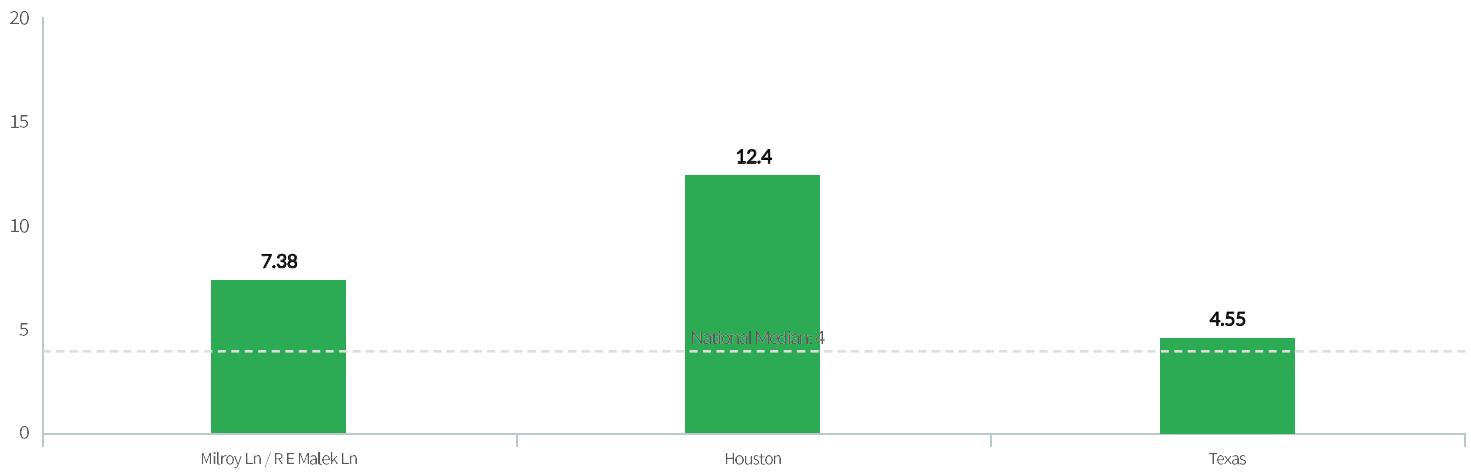
NeighborhoodScout® provides exclusive crime risk analytics for every neighborhood in America with up to 98% predictive accuracy. Crime risk indices are nationally comparable on a 1 – 100 scale, where 100 means safer than 100% of U.S. neighborhoods.

Crime risk data are updated annually. Raw crime incidents are sourced from all 18,000+ local law enforcement agencies – municipal, county, transit, park, port, university, tribal and more, assigned to localities, then built into NeighborhoodScout’s proprietary predictive models to provide a comprehensive crime risk profile for every neighborhood and address-vicinity in the U.S.

CRIMES (per square mile)



VIOLENT CRIME COMPARISON (per 1,000 residents)



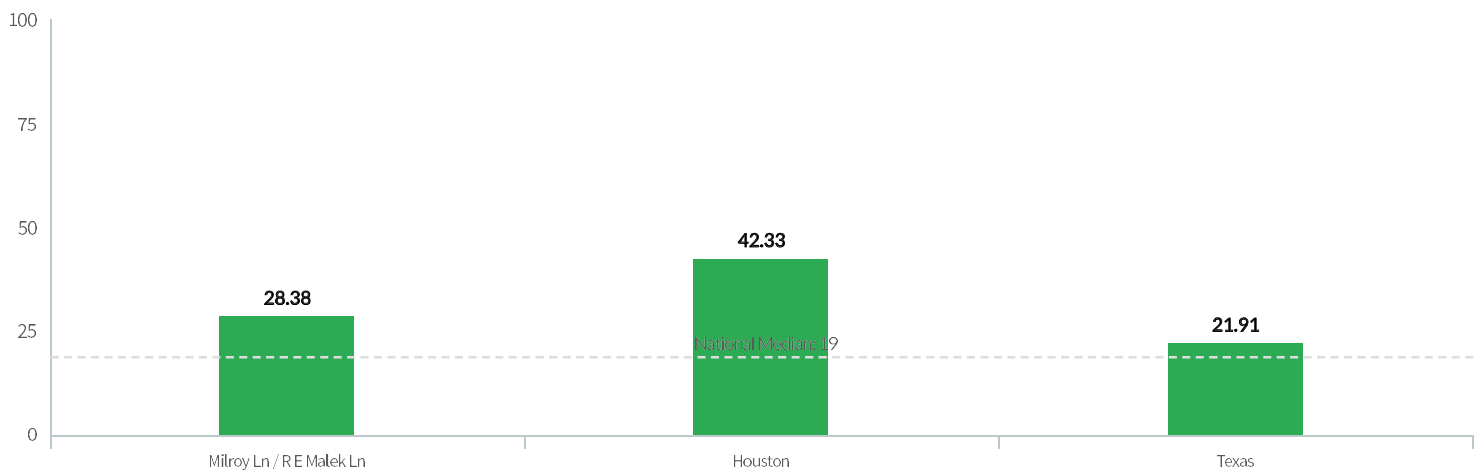
Chances of Becoming a Victim of a Violent Crime

1 in 136
in this Neighborhood

1 IN 81
in Houston

1 IN 220
in Texas

PROPERTY CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Property Crime

1 in 35
in this Neighborhood

1 IN 24
in Houston

1 IN 46
in Texas

Sec. 3: Community Outreach and Support



January 4, 2024

Dear community member,

SDTX Veterans Limited Partnership is making an application for 2024 9% Housing Tax Credit Funds with the Texas Department of Housing and Community Affairs for Veterans Memorial Village, located at 11415 Veterans Memorial Dr Houston ETJ-Limited Service, TX 77067 in Harris County. This New Construction development is an apartment community and composed of approximately 98 units of which 98 will be for low-income tenants. The residential density of the Development, i.e., the number of Units per acre is approximately 25. The Development is not seeking a tax exemption related to this project.

In the spring, the Department will hold public hearings in various locations around the state or virtually to gather input on Competitive Housing Tax Credit applications. The hearing schedule along with contact information for written public comment will be posted on TDHCA's [Public Comment Center](#) website later this year.

An interested party or Neighborhood Organization can provide comments on Competitive Housing Tax Credit applications at each hearing, or can provide written comments to the Department by email at HTCPC@tdhca.state.tx.us, or by mail at:

Texas Department of Housing and Community Affairs
Public Comment - Multifamily Finance Division
P.O. Box 13941
Austin, Texas 78711-3941

Note that in order for input on Competitive Housing Tax Credit applications to be included in the materials relating to presentation for awards to be provided to the Governing Board of the Texas Department of Housing and Community Affairs; **such input must be received by the Department by 5:00 p.m., Austin local time, on June 1, 2024.**

Sincerely,

Representative of SDTX Mesquite Limited Partnership
William Syrios

Phone: 503-210-5638 Email: Robin@stewardship.net

NOTICE OF PUBLIC HEARING

Stewardship Development LLC will be filing an application with Harris County Commission to request approval of a resolution for affordable housing at **11415 Veterans Memorial Drive, Houston TX 77067**

THE NEW DEVELOPMENT NAME IS: **VETERANS MEMORIAL VILLAGE**

The developer will hold a public meeting:

Meeting date: **January 17, 2024 beginning at 6:00 PM**

Meeting Location: **George Bush Community Center**

Address: **6827 Cypresswood Dr., Spring, TX**

Contact: **Stewardship Development LLC at 503-210-5638**

Hearst Newspapers, LLC
Order Confirmation

<u>Ad Order Number</u>	<u>Customer</u>	<u>Payor Customer</u>	<u>PO Number</u>
0034311816	STEWARDSHIP DEVELOPMENT L	STEWARDSHIP DEVELOPMENT L	
<u>Sales Rep.</u>	<u>Customer Account</u>	<u>Payor Account</u>	<u>Ordered By</u>
0630-HOU	20059595	20059595	Robin Smith
<u>Order Taker</u>	<u>Customer Address</u>	<u>Payor Address</u>	<u>Customer Fax</u>
cwolford	1247 VILLARD ST. EUGENE OR 97403 USA	1247 VILLARD ST. EUGENE OR 97403 USA	
<u>Order Source</u>	<u>Customer Phone</u>	<u>Payor Phone</u>	<u>Customer Email</u>
Rep	9715709491	9715709491	
			<u>Special Pricing</u>

Tear Sheets Proofs Affidavits Blind Box Promo Type Materials

0 0 1

Invoice Text Ad Order Notes
NOTICE OF PUBLIC HEARING

<u>Gross Amount</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
100.10	\$100.10	\$0.00	\$100.10	Credit Card Pymt	\$100.10	\$0.00

Ad Number Ad Type Production Method Production Notes
0034311816-01 Legal AdBooker

External Ad Number Ad Attributes Ad Released Pick Up
No

Ad Size Color
1 X 18 li

NOTICE OF PUBLIC HEARING
Stewardship Development LLC will be filing an application with Harris County Commission to request approval of a resolution for affordable housing at **11415 Veterans Memorial Drive, Houston TX 77067 THE NEW DEVELOPMENT NAME IS: VETERANS MEMORIAL VILLAGE**. The developer will hold a public meeting: Meeting date: **January 17, 2024 beginning at 6:00 PM**. Meeting Location: **George Bush Community Center**. Address: **6827 Cypresswood Dr., Spring, TX**. Contact **Stewardship Development LLC at 503-210-5638**

<u>Product</u>	<u>Placement</u>	<u>Position</u>	<u>First Run Date</u>	<u>Last Run Date</u>
HCN Cypress Creek Champions	Legals	Legal Notices	Wednesday, January 3, 2024	Wednesday, January 3, 2024
HCN Cypress Creek Cypress	Legals	Legal Notices	Wednesday, January 3, 2024	Wednesday, January 3, 2024
HCN Tomball Potpourri	Legals	Legal Notices	Wednesday, January 3, 2024	Wednesday, January 3, 2024
HOU Online	Legals	Legal Notices	Wednesday, January 3, 2024	Thursday, February 1, 2024

NOTICE OF PUBLIC HEARING

Stewardship Development LLC will be filing an application with Harris County Commission to request approval of a resolution for affordable housing at **11415 Veterans Memorial Drive, Houston TX 77067**

THE NEW DEVELOPMENT NAME IS: **VETERANS MEMORIAL VILLAGE**

The developer will hold a public meeting:

Meeting date: **January 17, 2024 beginning at 6:00 PM**

Meeting Location: **George Bush Community Center**

Address: **6827 Cypresswood Dr., Spring, TX**

Contact Stewardship Development LLC at 503-210-5638

Sign In Sheet Veterans Memorial Village Neighborhood Meeting, January 17, 2024 6:00 PM George Bush Community Center

6827 Cypresswood Dr., Spring, TX 77379

Name

Address

Email (if you wish additional info)

Phone

[illegible]

7. City Council Member	Tiffany D. Thomas					
	districtf@houstontx.gov					
8. City Council Member	Mary Nan Huffman					
	districtg@houstontx.gov					
9. City Council Member	Mario Castillo					
	districth@houstontx.gov					
10. City Council Member	Robert Gallegos					
	districti@houstontx.gov					
11. City Council Member	Edward Pollard					
	districtj@houstontx.gov					
12. City Council Member	Martha Castex Tatum					
	districtk@houstontx.gov					
13. City Council Member	Julian Ramirez					
	atlarge1@houstontx.gov					
14. City Council Member	Willie Davis					
	atlarge2@houstontx.gov					
15. City Council Member	Twila Carter					
	atlarge3@houstontx.gov					
16. City Council Member	Letitia Plummer					
	atlarge4@houstontx.gov					
17. City Council Member	Sallie Alcorn					
	atlarge5@houstontx.gov					
County Judge	Lina Hidalgo					
	judge.hidalgo@cjo.hctx.net					
County Commissioner	Rodney Ellis					
	Comm_Ellis@cp1.hctx.net					
County Commissioner	Adrian Garcia					
	commissioner@pct2.hctx.net					
County Commissioner	Tom Ramsey					
	PCT3@pct3.hctx.net					
County Commissioner	Leslie Briones					
	commissioner.briones@hcp4.net					
Neighborhood Organizations	n/a					

Street Address	11415 Veterans Memorial Drive				Initials	Date
City	Houston	Limited Service ETJ		Sheet Created	PCN	11/3/23
Zip	77067			Pre-app QC		
County	Harris			Full-app QC		
Title		Notes		District Number		
Name of US Representative	Sheila Jackson Lee			18		
Email:	sheila.jackson.lee@mail.house.gov					
State Senator	John Whitmire	special election		15		
Email:	john.whitmire@senate.texas.gov					
State Representative	Jarvis Johnson			126		
Email:	jarvis.johnson@house.texas.gov					
School Superintendent	DR LATONYA GOFFNEY					
District Name	Aldine ISD					
Address	2520 W W THORNE BLVD					
	HOUSTON					
	77073					
Email	lgoffney@aldineisd.org					
Presiding Officer of Board of Trustees	RANDY BATES JR					
Address	2520 W W THORNE BLVD					
	HOUSTON					
	77073					
Email	rbates@board.aldineisd.org					
1. Mayor	John Whitmire					
	mayor@houstontx.gov					
2. City Council Member	Amy Peck					
	districta@houstontx.gov					
3. City Council Member	Tarsha Jackson					
	districtb@houstontx.gov					
4. City Council Member	Abbie Kamin					
	districtc@houstontx.gov					
5. City Council Member	Carolyn Evans-Shabazz					
	districtd@houstontx.gov					
6. City Council Member	Dave Martin					
	districte@houstontx.gov					



STATE OF TEXAS
HOUSE OF REPRESENTATIVES
JARVIS JOHNSON
District 139

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Cody Campbell, Director of Multifamily Programs

Re: Veterans Memorial Village
11415 Veterans Memorial

February 2nd, 2024

Delivered Electronically

I am writing to lend my support for Veterans Memorial Village, a proposed apartment complex for individuals and families to be located near 11415 Veterans Memorial, Houston, Texas. It is my understanding that the applicant of Veterans Memorial Village is seeking 2023 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the acquisition and development costs for this project.

My district includes the area where the development site is located and I believe this is a unique opportunity to increase the supply of affordable rental housing in an underserved area of Houston, Texas. I therefore fully support this development at its proposed location and HTC Application No 24021. Please let me know at the earliest if you can accept this invitation. Please direct any questions or concerns to my Legislative Director, Amanda Rodriguez, at Amanda.Rodriguez@house.texas.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Jarvis Johnson".

Jarvis Johnson
State Representative | District 139



December 18, 2023

Mr. Bobby Wilkinson
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Dear Mr. Wilkinson:

Star of Hope enthusiastically supports the affordable housing developer, Stewardship Development, for the affordable housing proposed as Veterans Memorial Village at 11415 Veterans Memorial Dr. in Houston, Texas.

Star of Hope is a non-profit organization that is active in the community with a primary mission that aligns with this proposed development. We believe there is a need for housing that is affordable for citizens of modest means and this development will meet this need.

If I can be of further help in this matter, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Randy Houston".

Randy Houston, CPA
VP and CFO
Star of Hope Mission





**Goodwill Industries
of Houston**

December 12, 2023

OFFICERS OF THE CORPORATION

Craig Nunez**
Board Chairman

Sandy Scott**
Vice Chairman

Coleman Rowland**
Treasurer

Scott Doyle**
Secretary

Tommy Moore** **
Senior Chairman

Bill J. Kacal*
Chairman Emeritus

Jim R. Smith*
Chairman Emeritus

Steven P. Lufburrow**
President & CEO

BOARD OF DIRECTORS

Gil Beer

Sue Burnett

Scott Brooks

Rich Cain

John Ebeling*

Alvin Gee

Laura Gibson

David Hanson

Keith Kreuer

Virginia Li

George Lindahl*

Allene Lucas*

Valerie Toalson

Andrae Turner

Henry D. Wilde, Jr., M.D.*

Mr. Bobby Wilkinson
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Dear Mr. Wilkinson:

Goodwill Houston enthusiastically supports the affordable housing developer, Stewardship Development, for the affordable housing proposed as Veterans Memorial Village at 11415 Veterans Memorial Dr. in Houston, Texas.

Goodwill is a non-profit organization that is active in the community with a primary mission that aligns with this proposed development. We believe there is a need for housing that is affordable for citizens of modest means and this development will meet this need.

If I can be of further help in this matter, please let me know.

Sincerely,

Steven P. Lufburrow
President & CEO
Goodwill Houston

* Life Member

** Executive Committee Member





Early Learning Center Preschool

NORTHWOODS PRESBYTERIAN CHURCH

Director: Bambi McWhorter

3320 Cypress Creek Parkway • Houston, TX 77068 • 281-444-9416 • www.northwoods.org

January 2, 2024

Director of Treasury ARPA Affordable Housing
8410 Lantern Pt
Houston, TX 77054

To the Director and Committee:

Northwoods Early Learning Center Preschool enthusiastically supports the affordable housing developer, Stewardship Development, Citrene Development and Structure Development for the affordable housing proposed at Veterans Memorial Village at 11415 Veterans Memorial, Houston, Texas.

Northwoods ELCP is an organization that is active in the community with a primary mission of providing a quality early learning center for children. We believe that there is a need for housing that is affordable for citizens of modest means and this development will meet that need.

If I can be of further help in this matter, please let me know.

Sincerely,

Bambi McWhorter

Bambi McWhorter, Director
Northwoods ELCP



Robin Smith <smithrobin@gmail.com>

RE: Affordable housing proposals

1 message

Castillo, Malena (Commissioner Pct 1) <Malena.Castillo@cp1.hctx.net>

Tue, Nov 21, 2023 at 12:15 PM

To: "smithrobin@gmail.com" <smithrobin@gmail.com>, "Rosa, Wareska (Commissioner Pct 1)" <Wareska.Rosa@cp1.hctx.net>

Cc: "Ladet, Janae (Commissioner Pct. 1)" <Janae.Ladet@cp1.hctx.net>

Hello Robin,

I received your voicemail requesting a meeting after December 4th. Wareska, can you please assist Robin in finding a 30 min window of time for all of us to meet after court? Thank you all.

Malena Castillo, J.D.

Policy Advisor

Office of Commissioner Rodney Ellis

Harris County Precinct One

Malena.Castillo@cp1.hctx.net

Phone: 832.396.7828

she/her/hers



From: Castillo, Malena (Commissioner Pct 1)**Sent:** Tuesday, November 21, 2023 9:28 AM**To:** 'smithrobin@gmail.com' <smithrobin@gmail.com>**Cc:** Ladet, Janae (Commissioner Pct. 1) <Janae.Ladet@cp1.hctx.net>**Subject:** RE: Affordable housing proposals

Good Morning,

My name is Malena Castillo and I am a Housing Policy Advisor for Commissioner Rodney Ellis. Thank you for your message. Please send us any and all information you have on the two developments in our area and we are happy to review.

Thanks,

Malena Castillo, J.D.

Policy Advisor

Office of Commissioner Rodney Ellis

Harris County Precinct One



December 8, 2023

Ms. Juanita Moore
Multifamily Commercial
City of Houston Housing and Community Development
2100 Travis Street – 9th Floor
Houston, TX 77002

Dear Ms. Moore.

Stewardship Development agrees to implement the following features. The development budget clearly indicates the features Stewardship intends to install.

- i) On site material recycling
 - a. We will have several separate, designated recycling bins.
 - b. We will have designated trash pick-up; and
 - c. A recycling-only dumpster.
- ii) Building resiliency features
 - a. We will use Energy Star Appliances.
- iii) Off-site improvements- documented neighborhood 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.

These and other potential features will provide the durability and sustainability that today's building environment demands.

Sincerely,

Bill Syrios

Bill Syrios, Managing Member
Stewardship Development LLC

Sec. 4 Resolution of Support (3 Copies)

Local Government Resolution of Support (9% Tax Credits)

WHEREAS, **STEWARDSHIP DEVELOPMENT LLC.**, has proposed a development for affordable rental housing at **11415 VETERANS MEMORIAL / TDHCA Application # 24021** named **VETERANS MEMORIAL VILLAGE** in the **County of Harris/ETJ of City of Houston**; and

WHEREAS, **STEWARDSHIP DEVELOPMENT LLC.**, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for **2024 9% Housing Tax Credits** for **VETERANS MEMORIAL VILLAGE**;

It is hereby

RESOLVED, that the **County of Harris**, acting through its governing body, hereby confirms that it **SUPPORTS** the proposed **VETERANS MEMORIAL VILLAGE** development located at **11415 VETERANS MEMORIAL / TDHCA Application # 24021** and that this formal action has been taken to put on record the opinion expressed by the County of **Harris** on **February 27, 2024**, and

FURTHER RESOLVED, that, for and on behalf of the Governing Body, Harris County Commissioners Court and Harris County Judge **Lina Hidalgo** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Passed and Adopted this ____ day of _____ **2024**.

Approved this ____ day of _____ **2024**.

By: _____

County Judge Lina Hidalgo,
Harris County, Texas

Local Government Resolution of Support (9% Tax Credits)

WHEREAS, **STEWARDSHIP DEVELOPMENT LLC.**, has proposed a development for affordable rental housing at **11415 VETERANS MEMORIAL / TDHCA Application # 24021** named **VETERANS MEMORIAL VILLAGE** in the **County of Harris/ETJ of City of Houston**; and

WHEREAS, **STEWARDSHIP DEVELOPMENT LLC.**, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for **2024 9% Housing Tax Credits** for **VETERANS MEMORIAL VILLAGE**;

It is hereby

RESOLVED, that the **County of Harris**, acting through its governing body, hereby confirms that it **SUPPORTS** the proposed **VETERANS MEMORIAL VILLAGE** development located at **11415 VETERANS MEMORIAL / TDHCA Application # 24021** and that this formal action has been taken to put on record the opinion expressed by the County of **Harris** on **February 27, 2024**, and

FURTHER RESOLVED, that, for and on behalf of the Governing Body, Harris County Commissioners Court and Harris County Judge **Lina Hidalgo** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Passed and Adopted this ____ day of _____ **2024**.

Approved this ____ day of _____ **2024**.

By: _____

County Judge Lina Hidalgo,
Harris County, Texas

Local Government Resolution of Support (9% Tax Credits)

WHEREAS, **STEWARDSHIP DEVELOPMENT LLC.**, has proposed a development for affordable rental housing at **11415 VETERANS MEMORIAL / TDHCA Application # 24021** named **VETERANS MEMORIAL VILLAGE** in the **County of Harris/ETJ of City of Houston**; and

WHEREAS, **STEWARDSHIP DEVELOPMENT LLC.**, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for **2024 9% Housing Tax Credits** for **VETERANS MEMORIAL VILLAGE**;

It is hereby

RESOLVED, that the **County of Harris**, acting through its governing body, hereby confirms that it **SUPPORTS** the proposed **VETERANS MEMORIAL VILLAGE** development located at **11415 VETERANS MEMORIAL / TDHCA Application # 24021** and that this formal action has been taken to put on record the opinion expressed by the County of **Harris** on **February 27, 2024**, and

FURTHER RESOLVED, that, for and on behalf of the Governing Body, Harris County Commissioners Court and Harris County Judge **Lina Hidalgo** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Passed and Adopted this ____ day of _____ **2024**.

Approved this ____ day of _____ **2024**.

By: _____

County Judge Lina Hidalgo,
Harris County, Texas



January 29, 2024

Thao Costis, Executive Director
Harris County Community Services Department
8410 Lantern Point Dr
Houston, TX 77054

Re: Waiver Request – Veterans Memorial Village TDHCA #24021
11415 Veterans Memorial Drive, TX 77067

Dear Ms. Costis:

Thank you for the opportunity to address the proximity of Veterans Memorial Village to another housing tax credit development, Houston at Ella Boulevard. We were quite surprised to learn about the County's consistency concern since Jason Moreno had approved it in the late fall of 2023. We appreciate your time reviewing this waiver request to permit the Veterans Memorial Village application to move forward. I understand that it will be the only application going forward to the Commissioners Court because the other developments that are in the ETJ are ranked too low as senior deals to be eligible for a tax credit award. We respectfully request a waiver from the Harris County Community Services Department (HCCSD) for Veterans Memorial Village. This letter along with the supporting documentation provides a reasonable basis for why a waiver should be considered for Veterans Memorial Village.

Background

My colleague, Christine Castillo, sent an inquiry on November 17, 2023 regarding Veterans Memorial Village to the HCCSD to determine if the project would meet the County's concentration policy regulations. On November 20, 2023 we received a response from Jason Moreno stating that the development site met the necessary concentration policy criteria. The correspondence is attached as Exhibit A.

On January 22, 2024 we received a notice from JaiMyah Henderson that contradicted Mr. Moreno's assessment. We understand from you that Houston at Ella Boulevard (a 2022 tax credit award) is the development in question that is triggering this waiver. Houston at Ella Boulevard is approximately 2.5 miles and a 3.3-mile/8-minute drive to Veterans Memorial Village. Please see the attached graphics in Exhibit B that show the location of both developments and demonstrate that they are in unique neighborhoods, City of Houston jurisdictions, and school districts. We understand that the County considers the development under construction. However, we visited the site on January 25, 2024, as demonstrated in Exhibit C, and found that the General Contractor has yet to mobilize.

Population Growth Expectations

According to the information provided by the HCCSD's Housing Tax Credit Policy and Review Criteria, the recommended support documentation for this waiver request should encompass population growth expectations in the development area, particularly focusing on the support for additional affordable rental units and a Market Analysis. There is an abundance of growth in the area and Houston's population continues to increase. The market analysis provides data that shows Houston will and can support the additional supply.

The area's current Primary Market Area (PMA) population is 99,549 people. Population growth has been occurring in the area since at least 2010, and is expected to continue in the coming years, according to demographic data obtained and compiled by Environics Analytics and the United States 2010 and 2020 Census. **From 2010 to 2020 the population increased by 7.17%, and is projected to keep increasing from 2024 to 2029.** Households have likewise grown in the area. **From 2010 to 2020 households grew 11.81%, and are projected to keep growing.** Finally, Harris County's population grew from 2020-2022 by almost 50,000 residents. The entire Houston area is expected to grow by an additional 3.8 million people by 2040 according to Census Data and calculations from The Houston-Galveston Area Council (H-GAC).

Market Analysis

We engaged a third-party established market analyst to provide a market analysis report for Veterans Memorial Village. The report is effective as of January 18, 2024 and includes Houston at Ella Boulevard in the analysis. According to Gibson Consulting's report, there is ample demand for additional affordable rental units in the area. Overall market vacancy rate for competitive housing in the market area is less than 5%. The overall occupancy rate (including market rate units) for the PMA is 95.2%. The overall occupancy rate for LIHTC developments in the PMA 96.3%. For reference, an occupancy rate over 90% is equated to high demand for a PMA. Thus, demand for affordable housing remains strong, and the complex will attract residents after the construction is complete.

The full report is attached in the support documentation as Exhibit D. Below is a summary taken from the market analysis that also provides further information:

*The Houston affordable rental housing market is tight. In our professional opinion, **the proposed development is feasible from a market perspective** and a market exists for the development as proposed in the application for tax credits. If the complex were in operation today it would be full with a waiting list. Development of affordable housing is critical to meet the needs now and in the future. The unit mix is consistent with the needs of the market and the complex is feasible and should rent quickly and maintain high occupancy. **The area could easily support the proposed units.** The projected absorption rate is 8 units per month. Construction of this project will not saturate the LIHTC rental housing market, and it will meet a portion of the unmet demand. The existing LIHTC units*

in the PMA report that they will stay full with turnover loss at a minimum. The proposed units will have no appreciable impact on the existing developments in the PMA that are supported by Housing Tax Credits.

Community Support

The developer reached out to local community residents and neighborhoods soliciting written and in person input from local residents to voice their matters and concerns about the proposed development. The developer received no opposition to the development of Veterans Memorial Village.

Community organizations active in the area have shown support for the development, including Goodwill Industries of Houston, Star of Hope, and Northwoods Early Learning Center Preschool. These three non-profits have provided letters demonstrating support, attached as Exhibit E.

Additionally, team members have met with County Commissioner Rodney Ellis's office, which is the precinct in which Veterans Memorial Village is located. On December 7, 2023, the team met with Commissioner Rodney Ellis's staff, Mulena Castillo and Janae Ladet to discuss the development. Staff expressed their preference for Veterans Memorial Village over other proposed developments in the area due to the site's proximity to Houston's core, good commute times, and nearby community amenities.

Housing Needs

Veterans Memorial Village will provide safe, affordable, and quality housing to residents of Harris County. The project is located in an area that needs more affordable rental units as is shown in the market analysis.

Furthermore, Veterans Memorial Village is consistent with the County's HTC Policy and Review Criteria Waiver Requirements by fulfilling the response to the natural disaster section. The development serves to improve housing availability in response to natural disasters by providing much needed housing to families that lost their homes due to the flooding that happened in 2020.

Feasibility

We have attached the marketing and lease-up plan for your review. You will see that the plan is robust and the owner is confident that a stabilized development will occur within the traditional time frames. This is included as Exhibit F. We have also attached our sources and uses that demonstrate the financial feasibility of the development as Exhibit G. The developer has utilized conservative interest rates, tax credit pricing, and construction costs based on current market conditions.

Other Considerations

Houston at Ella Boulevard is within Houston's Full Service City Limits and not the ETJ. Both projects are also in unique and separate neighborhoods and school districts. It warrants emphasis that while the 2022 Houston at Ella Boulevard tax credit award is technically considered under construction, the contractor has yet to mobilize.

Conclusion

There is an abundance of established development in the 2.5 miles between the 2 developments, including single family homes, schools, churches, and a variety of commercial businesses. The concentration of multifamily units for Veterans Memorial Village and Houston at Ella is nominal. We are confident that the growth of the area will more than accommodate for the additional supply of housing units. I hope that the demonstrated multifamily demand, continued growth of the area, a preliminary approval from the County, and the community support, which includes the office of Rodney Ellis, warrants the County's approval of this waiver request. We appreciate your consideration to allow the resolution of support by the County Commissioners to proceed forward.

Thank you for your review. Please let me know if you have any further questions or require further documentation. I can be reached at 512.473.2527 and sallie@structuretexas.com

Sincerely,


Sallie Burchett, AICP

Attachments

- Exhibit A - Preliminary Approval of Veterans Memorial Village
- Exhibit B - Proximity Maps
- Exhibit C - Houston at Ella Boulevard Photo Documentation
- Exhibit D - Market Analysis
- Exhibit E - Community Organization Support Letters
- Exhibit F - Marketing and Lease-Up Plan
- Exhibit G - Financial Feasibility