

**Life at Timber Ridge, 4% Housing Tax Credit Project
Resolution Request for Non-Objection
Multifamily Affordable Housing Development, Rehab
Harris County/City of Houston ETJ, Precinct 1**

Commissioners Court Agenda Packet Backup Documents:

- Agenda Item Checklist Completed
- RCA
- Resolution Request 4% Non-Objection Template (3 copies)

CC Backup Documents:

Section 1

- Resolution Request Letter
- Consistency Analysis
- Housing Tax Credit Resolution Review Criteria Checklist
- Community Summary
- Amenities Maps
- School Information
- Crime Analysis

Section 2

- Fact Sheet
- Floodplain Maps
- Site Maps

Section 3

- Letters to Officials

Section 4

- Resolutions

CC Backup Documents:

Section 1

- Resolution Request Letter
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4% Resolution of Non-Objection Request Packet

Life at Timber Ridge Apartments

Olive Tree Affordable Housing

10/17/2023



September 20, 2023

Rene Martinez
Harris County Community Services Department (HCCSD)
8410 Lantern Point Dr
Houston, TX 77054

Re: The Life at Timber Ridge, 5350 Aeropark Dr, Houston, TX 77032

Dear Rene Martinez:

I am writing to advise you of Olive Tree Affordable Housing's intent to redevelop an existing property that is nearing the end of its affordability period. As such we have applied for Housing Tax Credits from the Texas Department of Housing & Community Affairs. With that, we would like to humbly request a Resolution of No Objection from Harris County. If approved, would allow for the substantial renovation of 316 rental units at The Life at Timber Ridge located in Houston, TX. Please find all the necessary information outlined below.

- Type of Resolution – **4% non-Objection**
- Applicant name, address, telephone number, email
 - Stephen Dronen
 - 780 Third Ave 45th Floor, New York, NY 10017
 - (513) 262-2518
 - Stephen.dronen@olivetreeholdings.com
- Contact person name, address, telephone number, email
 - Same as applicant contact information
- Name of organization and development address of the proposed property
 - Olive Tree Holdings
 - 5350 Aeropark Dr, Houston, TX 77032
- Site Acres, # of bedrooms, income levels
 - 36 Acres; 316 Units; 60% & 50% AMI restrictions
- Development Type – **Rehabilitation**
- Target Population – **Family**
- Total Low-Income Units (LI) and Total Market Rate Units (MR)
 - 316 Low-Income Units / 0 Market Rate Units
- TDHCA application number – **23466**
- A summary of the proposed development (indicate on-site amenities, etc.)
 - The Life at Timber Ridge is a 316-unit property that was constructed in two phases between 2002 and 2004. It is located on over 36 acres just off both the Interstate 69 interchange and Sam Houston Tollway. Olive Tree purchased the property in November 2020 and has been systematically rolling out improvements. These improvements have largely been focused on addressing deferred maintenance, but with the proposed redevelopment, Olive Tree is pursuing a complete overhaul of the property. Currently, the units consist of a blend of 50% AMI, 60% AMI, and market-rate units, however, the new LURA will place 60% AMI restrictions on all market-rate units and extend the existing affordability period. On-site amenities, including a swimming pool w/sundeck, playground, sport court, social service center, parking, grilling stations w/picnic seating, and clubhouse will undergo minor renovations. Additionally, a new mail center, dog park, and wooden gazebo will be established at the property and the laundry room will be converted into a "Doggy Spa" in response to tenant needs.

Sincerely,

A handwritten signature in black ink that reads "Stephen Dronen".

Stephen Dronen
Olive Tree Affordable Housing

2023 4% and 9% HTC Proposed Property Consistency Analysis Information Sheet

Timber Ridge (4% HTC)

Developer: Olive Tree Affordable Housing

Proposed Property Name: Life at Timber Ridge (4% HTC)

Location: 5350 Aeropark Dr, Houston, Texas, Harris County, City of Houston ETJ, 77032, Precinct 1, Harris County Census Tract 2227.02; HCAD APN: 1246420010003, 1255800010003

Precinct: 1

Floodplain: No

Poverty Over 35%: No (29.9%)

Minority Concentration Over 65%: Yes (94.3%)

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

Project Type (Multifamily or Senior): Multifamily

LIHTC/Total Units: 316 HTC Units/ 316 Total Units (100% HTC)

High Opportunity Area: Yes (Target Area, CRA, US Treasury Opportunity Zone)

Date of Consistency Analysis: 10/09/2023

Summary of Consistency Analysis: The proposed property is 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
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).	Meets criterion because of rehab
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

Multifamily Property Name & Address Located within Designated Radius of Proposed Property	Occupancy Rate	Year of Certificate of Occupancy	Comments
Haverstock Hills, 5621 Aldine Bender Rd – Built in 2004	100%	1972	0.4 miles away, Sec 8/FHA
Northland Woods, 15165 Vickery Dr – Rehab in 2004	80%	2004	0.4 miles away, HOME, HTC
Pinewood Apts, 5900 Greens Rd – Rehab in 2021	85%	2021	1.3 miles away, 4% HTC
Northwood Apts, 12620 Eastex Fwy – Built in 2023	47%	Under Construction	2.0 miles away, 4% HTC

Data Sources: 2015-2019 American Community Survey

HCCSD Analyst: Jason Moreno

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 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: Life at Timber Ridge
Address: 5350 Aeropark Dr, Houston, Texas, Harris County, City of Houston ETJ, 77032
Precinct #: 1

Property Type: Multifamily
Contact Person: Stephen Dronen
Olive Tree Affordable Housing
Email: stephen.dronen@olivetreaffordable.com

REVIEW CRITERIA	YES	NO	N/A	NOTES
Developer resolution request letter on company letterhead	x			Olive Tree Affordable Housing
Property name and address	x			
Construction Type (New Construction or Acquisition, Rehabilitation)	x			Rehabilitation
Project type (Multi-family, Senior, Supportive Housing)	x			Multifamily
Development site map	x			
Applicant name, number, address, and email	x			
Precinct #	x			Pct # 1
Harris County Service Area (non-incorporated city)	x			Houston ETJ
TDHCA ID #	x			23466
9% Competitive		x		
4% Non-Competitive	x			
Project type (Multi-family, Senior, Supportive Housing, At Risk)	x			Multifamily
# LMI Units	x			316
# Total Units	x			316
% LMI Units	x			100%
Photograph of Notification Sign (at least 3'x5' and w/in 15' of primary street)			x	Not required for Rehabilitation
Consistent (3-mile radius MF or 5-mile radius Senior)	x			Meets Criterion
Inconsistent (3-mile radius MF or 5-mile radius Senior)			x	
ETJ (City)	x			The project is within the ETJ
ETJ City Support	x			They are applying for city support
Poverty Over 25% (unless in a CRA or Community Plan Area, or providing supportive housing units to the homeless, disabled, or disaster area)	x			29.9% poverty
Opportunity Area (high or low)	x			Target Area, CRA, US Treasury Opportunity Zone

REVIEW CRITERIA	YES	NO	N\A	NOTES
Revitalization Area	x			
CRA and location map		x		
Community Plan Area and location map	x			East Aldine Livable Center (H-GAC)
Minority Concentration Over 65%	x			94.3% Minority
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		
Property flooded past 10 years		x		
Letter of Support State Representative (no older than a year)		x		Not Required, Optional
Development site has to be located in the Community or Civic Organization and resisted with the Texas Secretary of State			x	
No Community or Civic Organization located within development site			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		
Any other letters of support including from the State Representative, ISD, community-based organizations		x		
Proof of public meeting where development site is located			x	Not required for Rehab
Waiver request (if applicable)			x	
Project received funding from Harris County		x		
Other				

Reviewer's Name: Jason Moreno

Date: 10/17/2023

QCQA Name

Date:

Manager: Walter M Peacock

Date: 10/17/2023

Community Summary Profile and Amenities

Property: Life at Timber Ridge, 4% Multifamily Development, Rehabilitation

Location: 5350 Aeropark Dr, Houston, TX, 77032, Harris County, City of Houston ETJ, Prec 1

Resolution: 4% HTC Non-objection Resolution

Recommendation: The Harris County Community Services Department (HCCSD) recommends a **Resolution of Non-objection** for the proposed **Life at Timber Ridge, Rehab** affordable housing development. As per the Texas Department of Housing and Community Affairs (TDHCA) Qualified Allocation Plan (QAP), Local Government Resolution requirements, **a 4% tax credit property can only request a resolution of non-objection**. The development aligns with HCCSD's Affordable Housing Policy for Senior housing and will provide **316 additional affordable housing units in Harris County**. The average occupancy rate of comparable properties in the area is supposed to be at least **90% (not relevant for rehab)**, and there will be no government-funded housing projects under construction in the vicinity during the period in question or non-stabilized government-financed properties within 1 mile of the proposed site.

The applicant has met the criteria and requirements outlined in HCCSD 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 Consolidated Plan and current Analysis of Impediments (AI) to Fair Housing Choice Plan for Harris County.

Property Summary: The proposed development, **Life at Timber Ridge**, is a **Rehab Multifamily** apartment complex located in **Houston, Texas**, in **unincorporated Harris County**, in the extra-territorial jurisdiction (**ETJ**) of **Houston**, in **Precinct 1**. The **surrounding properties** are primarily composed of **single-family and multi-family housing**, with a few small-scale **commercial and industrial** developments located along **Aldine Bender Rd**. The development will consist of **316 units, all of which will be designated as low-income units**. The unit mix includes **40 one-bedroom units, 144 two-bedroom units, and 132 three-bedroom units**. **All units** will be made affordable to households earning at or below **60%** of the area median family income (AMFI). On-site amenities such as a **swimming pool w/sundeck, playground, sport court, social service center, parking, grilling stations w/picnic seating, clubhouse, mail center, dog park, wooden gazebo, Doggy Spa, and other typical amenities** will be available to residents.

Proximity to Services: The proposed development is located in **Houston, Texas**, in the **Northern** part of Harris County. Essential services such as grocery stores, pharmacy, library, and recreation are close by, including **Sunrise Food Store (2.0 miles), Platinum Rx North Pharmacy (0.4 miles), High Meadows Library (3.6 miles), Houston Interactive Aquarium and Animal Preserve (0.8 miles), Silkier Botanical Garden (1.3 miles), Gene Ebelt Community Center (0.3 miles), and W.E. "Bill" Crowley Park (3.2 miles)**. Educational opportunities for **post-secondary education** are also available within **5.0 miles** of the property at **Lone Star Community College – East Aldine Center**. The **nearest hospital, HCA Houston Healthcare Kingwood**, is located **9.9 miles away**. The development is also near shopping complexes with one less than **4.0 miles** to the northwest.

Income, Ethnic Concentration, and Socioeconomic Indicators: The proposed property is located in **Census Tract 2227.02**, which has a **poverty rate of 29.9%**, **higher** than the poverty rate of the Houston-Woodlands-Sugar Land Metropolitan Statistical Area (**13.3%**), Harris County (**15.7%**), and Texas (**14.7%**). The **median family income (MFI)** of this Census Tract is **\$27,917**, which represents **42.7% of the MFI of \$65,381** for the entire metropolitan area. The Census Tract has a racial/ethnic concentration of **77.3% Hispanic residents** and an overall **minority concentration of 94.3%**. According to HUD's criteria, this Census Tract **does qualify** as a "racially or ethnically concentrated area of poverty" (R/ECAP) **due to its high poverty rate and high minority population**.

Crime: According to data from Kinder Institute and the Texas Department of Public Safety, Census Tract 2227.02 has a total crime index of **279%** of the national average, a murder index of **385%** of the national average, a personal crime index of **404%** of the national average, and a property crime index of **261%** of the national average. Given this, it is recommended that additional security measures be implemented at the development site.

Floodplain and Health & Safety: The proposed property is not located within the 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA).

Public Transportation and Walkability: Currently, sidewalks are present along Aldine Bender Road in either direction, and the same is true for the nearby neighborhood. Several amenities are within walking distance of the property. Additionally, there are **METRO bus lines** along **Aldine Bender Rd, Vickery Dr, Lee Rd, and Texas 8 Beltway Frontage Rd**.

This property is located within the service area of the **HCCSD RIDES program**, which offers **transportation assistance to seniors** and individuals with disabilities who have limited mobility. The program helps eligible residents get to appointments, grocery stores, and other necessary locations, enabling them to maintain independence by providing a reliable transportation option.

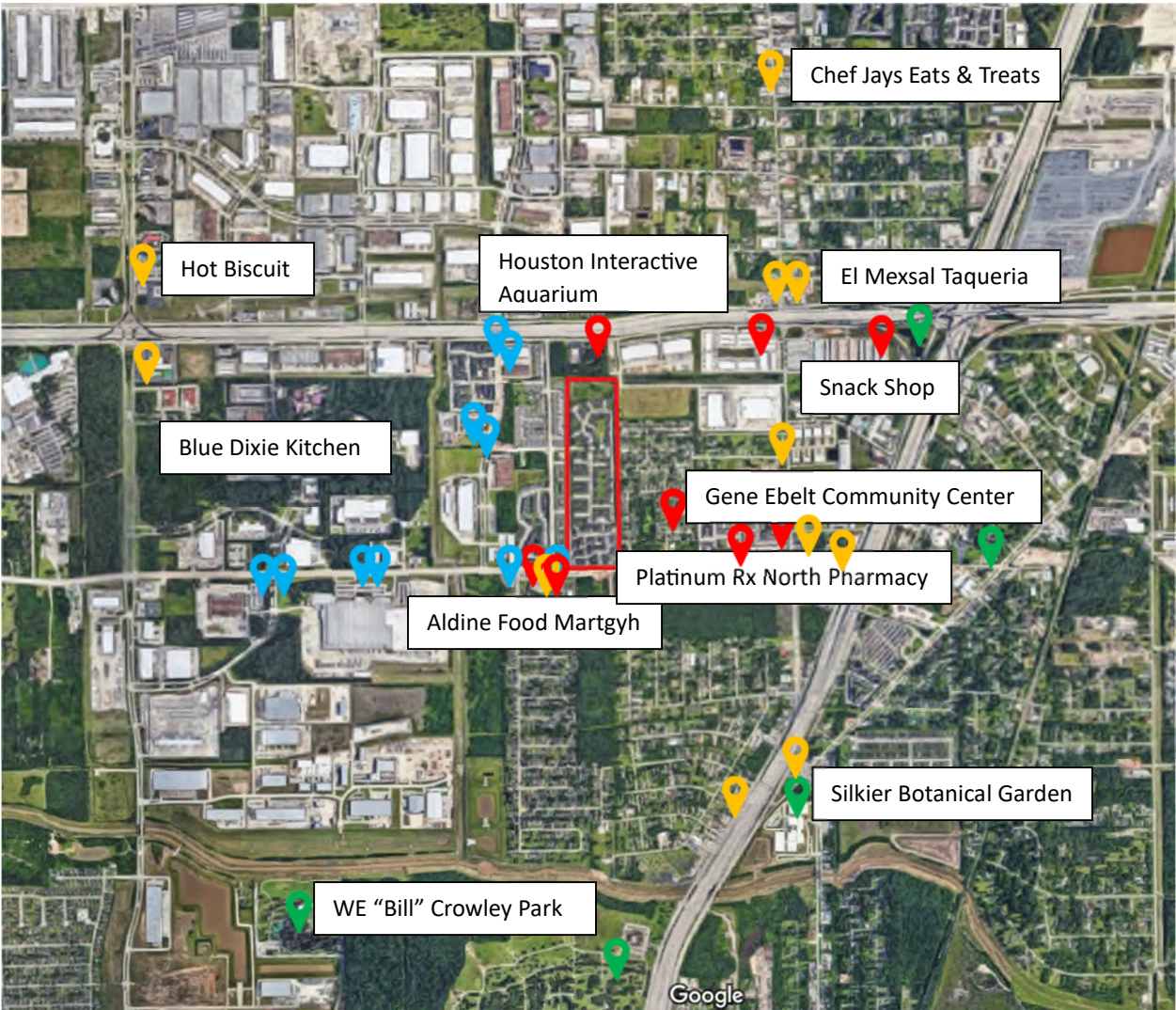
Community Outreach and Support: The applicant has made efforts to involve and gain support from the local community where the proposed development is located. The submission includes copies of letters sent to Judge Hidalgo, all four Precinct Commissioners, and State Senator Alvarado. Note that this is a rehab project, so it does require letters of support, posted signs, or community meetings.







Overall, the applicant has demonstrated a commitment to community engagement and transparency throughout the process.

Life at Timber Ridge Amenities

- Blue Dixie Kitchen
- Hot Biscuit
- Gumboe Jeux's
- Carlos Mexican Restaurant
- Mom's County Kitchen
- Nee Hao
- Jack in the Box
- El Mexsal Taqueria
- Chef Jay Eats & Treats
- R&B Soul Food
- Popeyes Louisiana Kitchen
- Cocina
- Taqueria Mexicana
- Birrieria Taqueria Houston
- Brookside Funeral Home & Memorial Park
- WE "Bill Crowley Park"
- Houston Interactive Aquarium & Animal Preserve
- Silkier Botanical Garden
- Gene Ebelt Community Center
- Aldine Food Martgyh
- Snack Shop
- Jack's Grocery
- Happy Family Food Store
- Shop-In Market
- Family Dollar

Community Amenities Map



-  Bus Stops
-   High Meadows Library
-  Amenity Location
-  Restaurants
-  Parks



School name, level, or type

New York, NY

X

Q

Parenting

Texas > Houston > Aldine Independent School District

Aldine Independent School District

91 Schools • 66,854 Students • Grades PK, K-12 • Website • (281) 449-1011 • 2520 West West Thorne Drive, Houston, TX 77073

Schools

RATINGS

District Summary Ratings

Top 5 Schools

College Success Award

ACADEMICS

District Student Progress

Academics

Advanced Courses

ENVIRONMENT

Student Demographics

Teachers & Staff

District Calendar

District Finances

Reviews

Nearby homes for sale

12
Preschools

66
Elementary
Schools

27
Middle
Schools

23
High
Schools

91
Total
Schools

RATINGS

District Summary Ratings ?

A larger number of schools in this district are rated **below average** in school quality.

BELOW AVERAGE

71%

36%

AVERAGE

26%

36%

ABOVE AVERAGE

3%

28%

State Avg.

Sources

The Life at Timber Ridge

Pricing About Contact Amenities Fees Location Education Transportation Points of Interest Reviews

Schools

Public Schools Private Schools

<div>Francis Elementary School</div> <div>Public Elementary School</div> <div>Grades 1-5 813 Students</div> <div>4 Out of 10</div> <div>Attendance Zone</div>	<div>Eckert Intermediate School</div> <div>Public Elementary, Middle & High School</div> <div>803 Students</div> <div>Attendance Zone</div>
<div>Fall Creek Elementary School</div> <div>Public Elementary School</div> <div>Grades PK-5 1,076 Students</div> <div>7 Out of 10</div> <div>Nearby</div>	<div>Aldine Middle</div> <div>Public Middle School</div> <div>Grades 6-8 952 Students</div> <div>3 Out of 10</div> <div>Attendance Zone</div>
<div>Nimitz Ninth Grade</div> <div>Public Middle & High School</div> <div>Grades 9 681 Students</div> <div>3 Out of 10</div> <div>Attendance Zone</div>	<div>Macarthur High School</div> <div>Public High School</div> <div>Grades 9-12 2,835 Students</div> <div>3 Out of 10</div> <div>Nearby</div>
<div>Nimitz High School</div> <div>Public High School</div> <div>Grades 9-12 1,933 Students</div> <div>3 Out of 10</div> <div>Attendance Zone</div>	

School data provided by GreatSchools ⓘ

School Name 	School District 	Street Address	Grades Served	Overall Rating 	Distance 
Francis Elem	Aldine ISD	6525 Greens Rd, Humble, TX 77396	Grade 1 - Grade 5	B	1 miles
Johnson Elem	Aldine ISD	13901 Homestead Rd, Humble, TX 77396	Grade 1 - Grade 5	C	1 miles
Two Dimensions/Vickery	Two Dimensions Preparatory Academy	12330 Vickery St, Houston, TX 77039	Prekindergarten - Grade 5	B	2 miles
Yes Prep North Forest	Yes Prep Public Schools Inc	6602 Winfield Rd, Houston, TX 77050	Grade 6 - Grade 12	B	2 miles
North Forest Elem	Yes Prep Public Schools Inc	6602 Winfield Road Bldg A, Houston, TX 77050	Prekindergarten - Grade 2	Not Rated	2 miles
MacArthur HS	Aldine ISD	4400 Aldine Mail Rt, Houston, TX 77039	Grade 9 - Grade 12	C	2 miles
Hall Success Academy	Aldine ISD	15014 Aldine Westfield, Houston, TX 77032	Grade 8 - Grade 12	C	2 miles
Aldine MS	Aldine ISD	14908 Aldine-Westfield Rd, Houston, TX 77032	Grade 6 - Grade 8	Not Rated	2 miles
Hambrick MS	Aldine ISD	4600 Aldine Mail Rt, Houston, TX 77039	Grade 6 - Grade 8	C	2 miles
Mead MS	Aldine ISD	3500 Lauder Rd, Houston, TX 77039	Grade 6 - Grade 8	Not Rated	2 miles
Lane School	Aldine ISD	2001 Aldine Bender Rd, Houston, TX 77032	Grade 8 - Grade 12	C	2 miles
Oleson Elem	Aldine ISD	12345 Vickery St, Houston, TX 77039	Grade 1 - Grade 5	B	2 miles
Escamilla Elem	Aldine ISD	5241 E Mt Houston Rd, Houston, TX 77093	Grade 1 - Grade 5	B	2 miles
Vardeman EC/PK/K	Aldine ISD	3302 Connorvale Rd, Houston, TX 77039	Early Education - Kindergarten	B	2 miles
Marshall Elem	Houston ISD	6200 Winfield Rd, Houston, TX 77050	Kindergarten - Grade 5	B	2 miles

CC Backup Documents:

Section 2

- Fact Sheet
- Floodplain Maps
- Site Maps

4% HTC Life at Timber Ridge, Multifamily Housing Fact Sheet

Property Name: Life at Timber Ridge

Developer Name: Olive Tree Affordable Housing

Property Address:

5350 Aeropark Dr, Houston, Texas, Harris County, City
of Houston ETJ, 77032, Precinct 1, Harris County Census
Tract 2227.02; HCAD APN: 1246420010003,
1255800010003

Type of Building:

Rehabilitation

Multifamily

LI Units/ # Total Units:

316 HTC Units/316 Total Units

Precinct #: 1

ETJ: Houston

Developer Contact:

Stephen Dronen

Director of Development

780 Third Avenue, 44th Floor, New York, NY 10017



Figure 1: Site Map

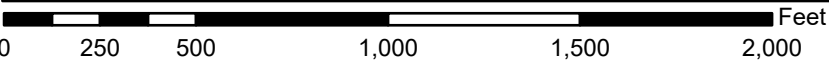
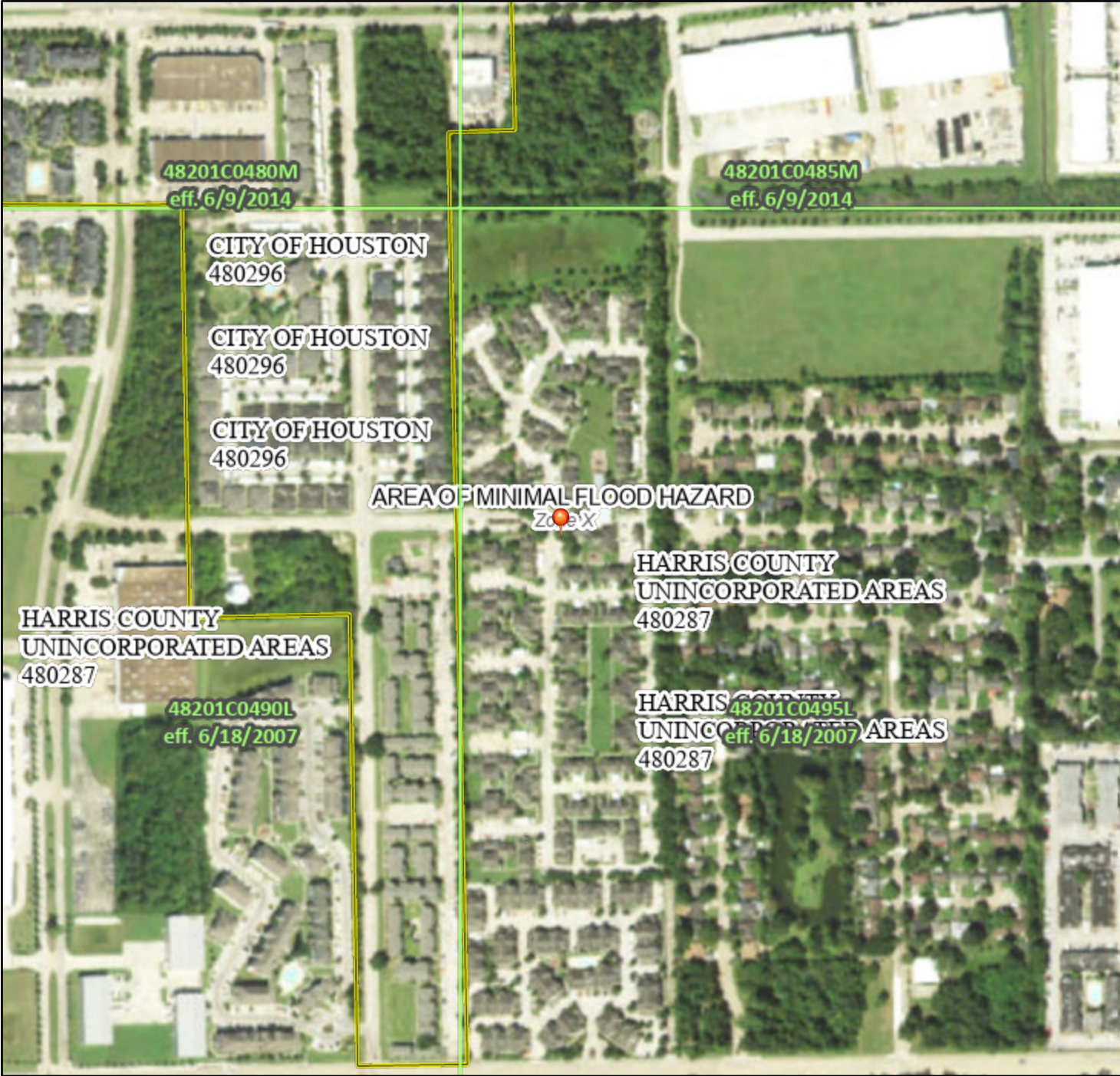


Figure 2: Site Maps (Phase 1 and 2)

National Flood Hazard Layer FIRMMette



95°19'W 29°56'21"N



1:6,000

95°18'23"W 29°55'50"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

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



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 9/18/2023 at 6:29 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.

Tab 2: Development Site Information

Legend

-  office
-  pool
-  playground
-  mail boxes
-  picnic area
-  trash



CROSSWINDS DRIVE

AEROPARK DRIVE



TheLifeAtTimberRidge.com
 5350 Aeropark Dr. | Houston, TX 77032
 (281) 306-1399



The Life
 at
Timber Ridge
 Phase I



ALDINE BENDER ROAD



Legend

- ★ office
- 🏊 pool
- 👶 playground
- 🗑️ trash

TheLifeAtTimberRidge.com
 5350 Aeropark Dr. | Houston, TX 77032
 (281) 306-1399



The Life
 at
 Timber Ridge
 Phase 2

Census Tracts and Map



Census Tract: 2227021003





TIMBER RIDGE APARTMENTS

HOUSTON, TEXAS

PROJECT NUMBER 01-09

ARCHITECT: HOFF ARCHITECTS
6353 WOODWAY SUITE 500
HOUSTON, TEXAS 77057
(713) 266-7887
(713) 266-7948 FAX

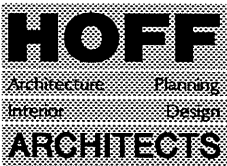
OWNER: TIMBER RIDGE HOUSING, LTD.
6353 WOODWAY SUITE 500
HOUSTON, TEXAS 77057
(713) 914-9200
(713) 914-9292 FAX

CIVIL
ENGINEER: .
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CONTRACTOR: .
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STRUCTURAL
ENGINEER: .
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MEP: .
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ISSUES & REVISIONS:

03.22.01 PRELIMINARY DRAWINGS

DRAWINGS:
COVER SHEET

ARCHITECTURAL:

- AL00 ARCHITECTURAL SITE PLAN - INITIAL
- AL01 ARCHITECTURAL SITE PLAN - REVISED
- AL02 ARCHITECTURAL SITE PLAN - REVISED
- AL03 ARCHITECTURAL SITE PLAN - REVISED
- AL04 ARCHITECTURAL SITE PLAN - REVISED
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- AL48 ARCHITECTURAL SITE PLAN - REVISED
- AL49 ARCHITECTURAL SITE PLAN - REVISED
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- AL99 ARCHITECTURAL SITE PLAN - REVISED
- AL100 ARCHITECTURAL SITE PLAN - REVISED

TIMBER RIDGE APARTMENTS
5321 Aldine Bender Road
Houston, Texas
TDHCA Project #01101

A Development of Timber Ridge Housing, Ltd.

Introduction

The proposed Timber Ridge Apartment complex will be located in a priority neighborhood for the Harris County's revitalization efforts that emphasize housing and employment opportunities. Timber Ridge Apartments is consistent with the needs and strategies in the revitalization plan implemented by Harris County, and the proposed supportive services provided will contribute effectively to the revitalization of the Aldine Bender neighborhood.

The architectural plan for Timber Ridge provides for an attractive, functional and quality design that will include many amenities found only in up-scale luxury apartment complexes. This level of luxury and design would only be feasible with the assistance of Low Income Housing Tax Credits. By the awarding of tax credits toward the development of a project such as the Timber Ridge Apartments, the lower income residents of the Aldine Bender neighborhood will be able to afford a level of living accommodations that would not otherwise be affordable.

Quality construction, attractive design, functionality and luxury amenities that will be affordable to the lower income (i.e. "working poor") population is the goal of Timber Ridge Housing, Ltd.

Our architect has designed Traditional style buildings featuring a brick exterior accented with high pitched composition roofs. The exterior elevations will feature raised panel exterior doors, large shuttered windows and covered patios. The grounds will be heavily landscaped and enclosed by a perimeter fence with controlled access entry gates. A community building will accommodate the leasing office as well as a large furnished community room complete with a wood burning fireplace and kitchen. The community room will double as a meeting room and classroom for the numerous educational and personal growth programs that will be available to our tenants.

The Timber Ridge Apartments will feature one, two and three bedroom floor plans with an emphasis on the larger units to accommodate families. Approximately 3% of the units will be designed to accommodate the needs of the handicapped.

Our plan includes an outstanding amenity package, both inside and outside the units, that normally would not be available or affordable to lower income families. Some of the amenities planned for the project are:

Site Amenities

Site amenities will include a swimming pool, sun deck, recreational and picnic area and heavy landscaping. Many of the existing mature trees on the site will be preserved as allowed by the construction plan.

Interior Amenities

Interior amenities of the spacious floor plans will include vaulted ceilings on the second floor, large walk-in closets, kitchen pantries, utility room with washer/dryer connections, ceiling fans, mini-blind window coverings, double compartment stainless steel kitchen sinks, pass-through bars, wall-to-wall carpet in the living areas and a full compliment of kitchen appliances. Each unit will be equipped with a computer data connection wired to a server that will be located in the community room. This data port installation is being provided to facilitate the Jeffersonian Model of the Education Based Housing program sponsored by the Texas A & M University, Texarkana campus (see Social Services section).

Energy Efficiency

Energy efficiency is a priority and the Timber Ridge complex will feature high efficiency air conditioners and heaters, high efficiency appliances, R30 attic insulation, insulated steel clad entry doors and energy seals around all doors, windows and base boards.

Tenant Security

Tenant safety and security is another major concern of the developer. Security features will include steel clad entry doors with peepholes, double cylinder dead-bolt locks, interior privacy latches, smoke detectors and a controlled access perimeter fence.

Social Services

A plethora of social services will be available for the benefit of the residents of the Timber Ridge Apartments. The social services will be contracted with Education Based Housing, Inc. and American Agape Foundation. Both of these providers are Texas nonprofit agencies. Residents may avail themselves of classes in parenting, English as a Second Language, basic computer skills, swimming, fitness and nutrition. A GED course and medical screenings will also be available.

In addition to all of the amenities and social services available to our tenants listed above, Timber Ridge has been selected for the development of Education Based Housing Program on the Jeffersonian Model in collaboration with Texas A & M University, Texarkana Campus.

In summary, a project such as the Timber Ridge Apartments, with its superior design, quality construction, luxury amenities and social programs would not be available at rent levels that are affordable by lower income families except for the Low Income Housing Tax Credit Program.

Only through the award of tax credits can a project such as the Timber Ridge Apartments be developed in areas where the need is the greatest.

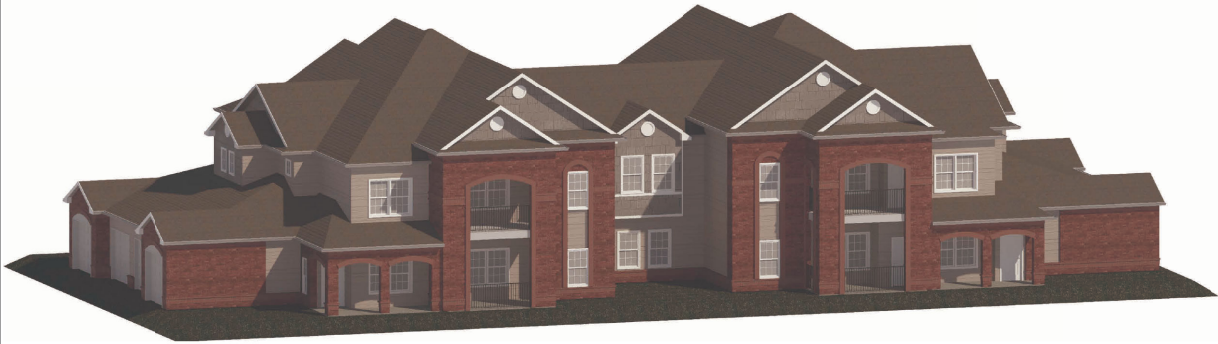
TIMBER RIDGE APARTMENTS

HOUSTON, TEXAS

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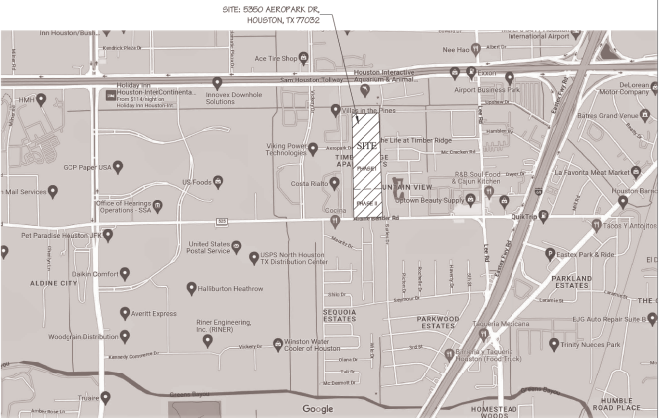
SAMPLE BUILDING RENDERING



ARCHITECT'S JOB NO. 4728

THDCA PROJECT NO. 23-TBD

PROJECT LOCATION MAP



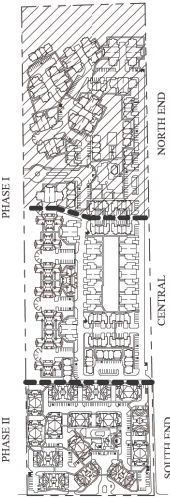
TIMBER RIDGE APARTMENTS
HOUSTON, TEXAS

SHEET NO.
A1
JOB NO.
4728

JUNE 2023
Wallace
ARCHITECTS
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TABLE 1: UNITS PER BUILDING

UNIT LABEL	NUMBER OF UNITS PER BUILDING	NUMBER OF DATE/ROOMS	NRA PER UNIT TYPE (SF)	BUILDING IDENTIFICATION																																												TOTAL NUMBER OF BUILDINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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SITE PLAN KEY
SCALE: 1" = 300'-0"

LEGEND

--- ACCESSIBLE ROUTE (50' MIN. WIDTH, 2% CROSS SLOPE MAX, 5% RUNNING SLOPE MAX, REPLACEMENT REQUIRED)

ADA ACCESSIBLE

COVERED PARKING

UNIT TYPE LEGEND

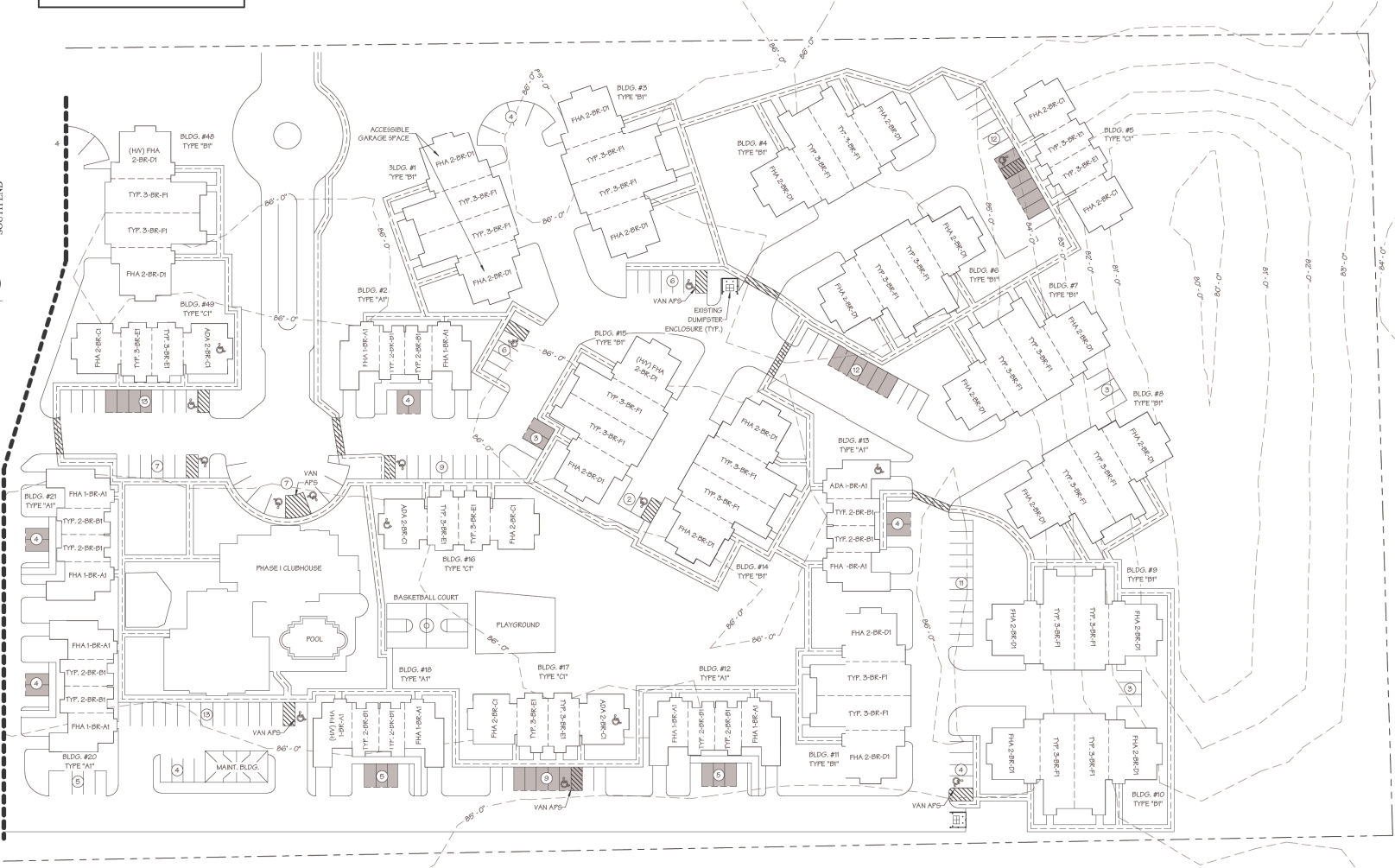
FHA = FAIR HOUSING ACT
TYP = TYPICAL UNIT
ADA = AMERICANS WITH DISABILITIES ACCESSIBLE
AV = AUDIOVISUAL IMPAIRED

SITE DATA:
SITE SIZE: 41-36.484 ACRES
SITE DENSITY: 316 UNITS / 41-36.484 ACRES = 8.65 UNITS PER ACRE

FLOOD PLAIN NOTE:
FEMA MAPS INDICATE PROPERTY IS IN FLOOD ZONE X. NO MITIGATION IS REQUIRED.

NOTE:
NO DETENTION POND EXISTS AT THIS PROPERTY.

NOTE:
NO KNOWN EXISTING PIPELINES OR PIPELINE EASEMENTS ON OR ADJACENT TO THE SITE.

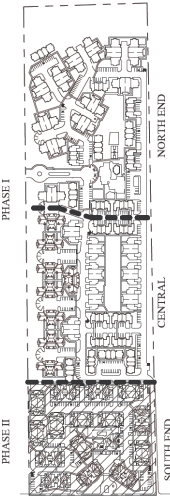


1 ARCHITECTURAL SITE PLAN - NORTH END
A3 SCALE: 1" = 40'-0"



NOTE:
NO KNOWN EXISTING PIPELINES OR PIPELINE
EASEMENTS ON OR ADJACENT TO THE SITE





SITE PLAN KEY
SCALE: 1" = 300'-0"

LEGEND

--- ACCESSIBLE ROUTE (56" MIN. WIDTH, 2% CROSS SLOPE MAX, 5% RUNNING SLOPE MAX, REPAIRS AS REQUIRED)

ADA ACCESSIBLE

COVERED PARKING

UNIT TYPE LEGEND

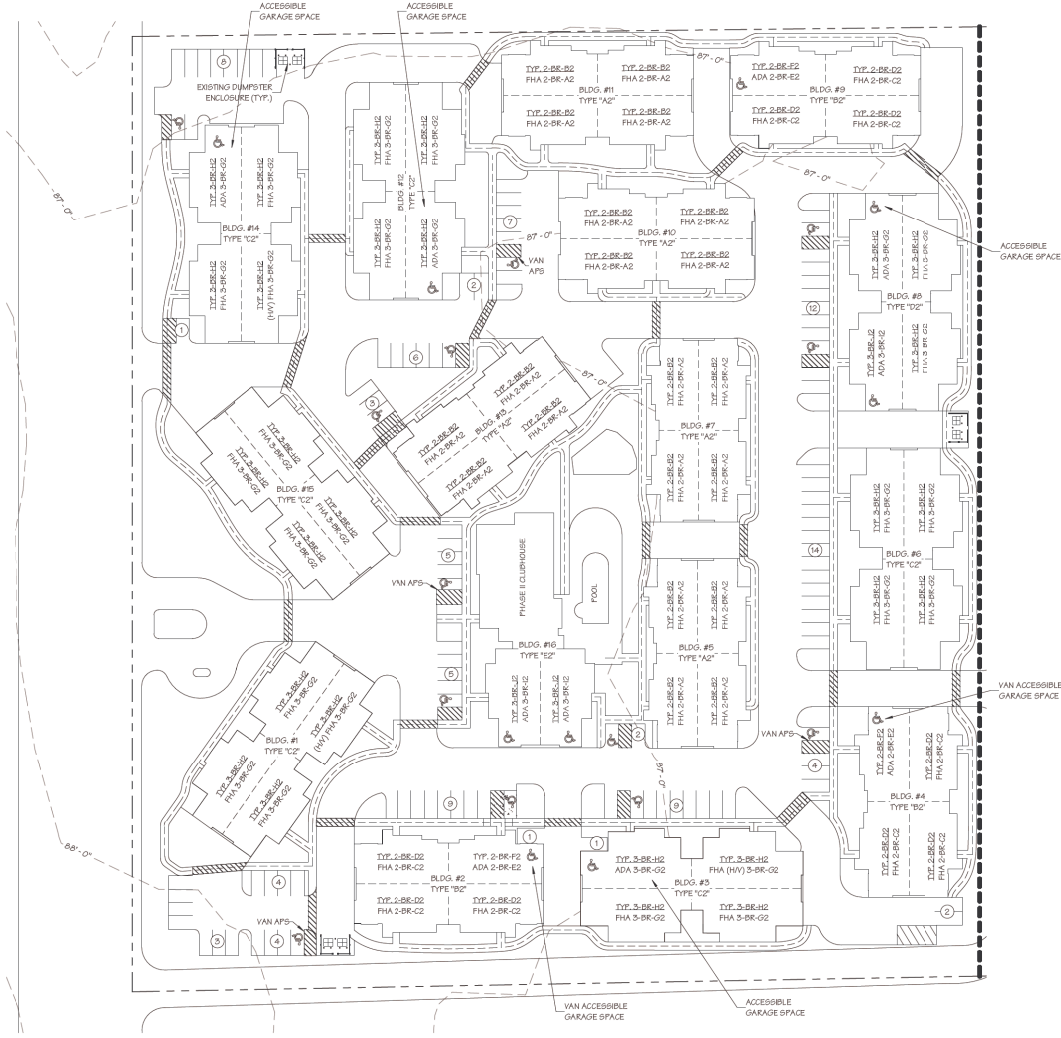
FHA = FAIR HOUSING ACT
TYP = TYPICAL UNIT
ADA = AMERICANS WITH DISABILITIES ACCESSIBLE
AV = AUDIOVISUAL IMPAIRED

SITE DATA:
SITE SIZE: 41- 36.484 ACRES
SITE DENSITY: 316 UNITS / 41- 36.484 ACRES = 8.66 UNITS PER ACRE

FLOOD PLAIN NOTE:
FEMA MAPS INDICATE PROPERTY IS IN FLOOD ZONE X. NO MITIGATION IS REQUIRED.

NOTE:
NO DETENTION POND EXISTS AT THIS PROPERTY.

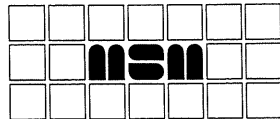
NOTE:
NO KNOWN EXISTING PIPELINES OR PIPELINE EASEMENTS ON OR ADJACENT TO THE SITE.



1
A5 ARCHITECTURAL SITE PLAN - SOUTH END
SCALE: 1" = 40'-0"

TIMBER RIDGE - PHASE II

A Multi-Family Community



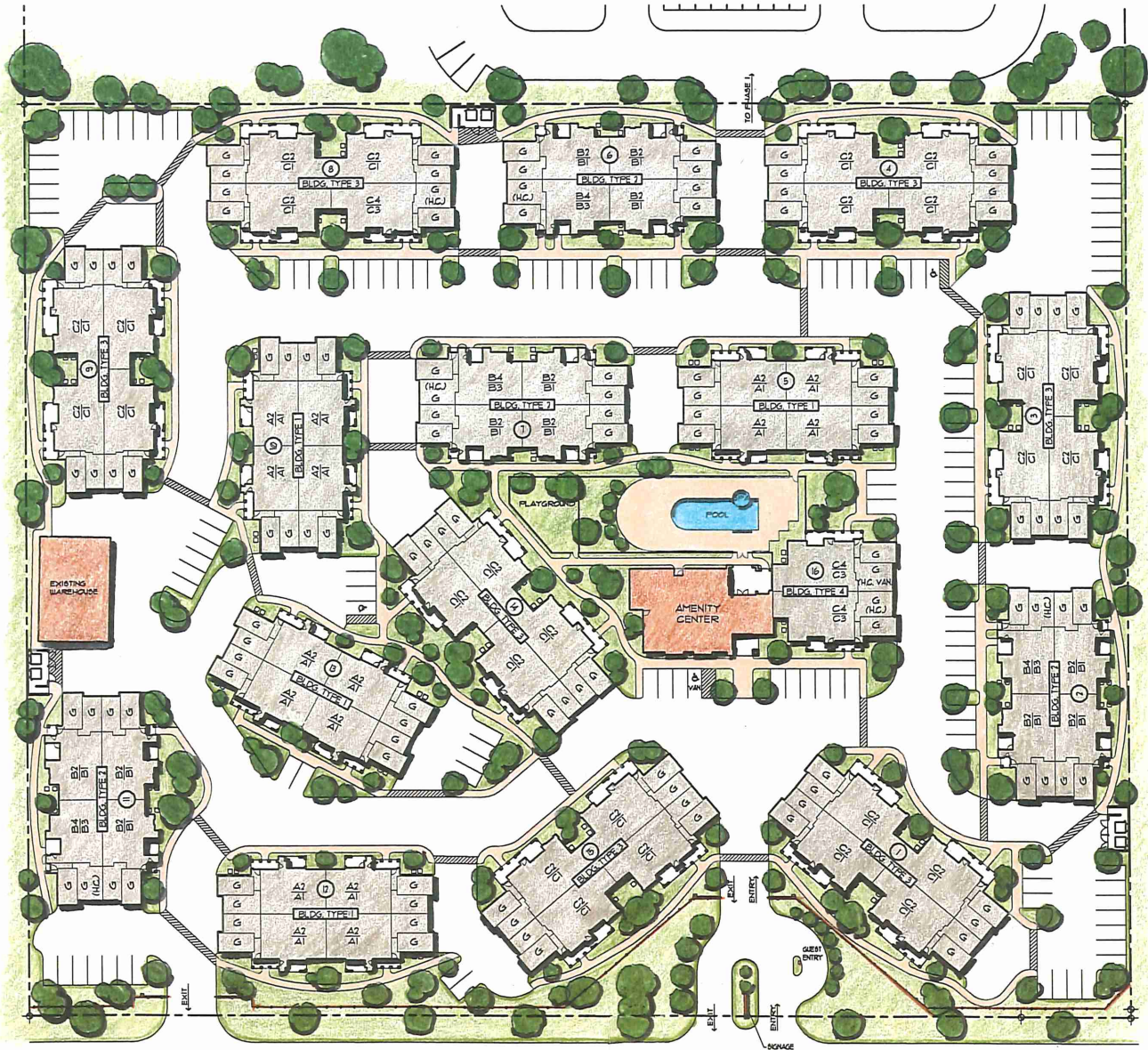
**MUCASEY
&
Associates**
Architects

1964 West Gray, Suite 201
Houston, Texas 77019
Tel. (713) 521-1233
Fax (713) 524-8335

TIMBER RIDGE PHASE II

CONTENTS

Typical Building Rendering
Site Plan/Project Summary
Amenity Center Floor Plan
Amenity Center Exterior Elevation
Unit "A1"
Unit "A2"
Unit "B1"
Unit "B2"
Unit "B3"
Unit "B4"
Unit "C1"
Unit "C2"
Unit "C3"
Unit "C4"
Building Type 1 - First Floor Plan
Building Type 1 - Second Floor Plan
Building Type 2 - First Floor Plan
Building Type 2 - Second Floor Plan
Building Type 3a - First Floor Plan
Building Type 3a - Second Floor Plan
Building Type 3b - First Floor Plan
Building Type 3b - Second Floor Plan
Building Type 1 - Exterior Elevations
Building Type 2 - Exterior Elevations
Building Type 3 - Exterior Elevations



ALDINE-BENDER ROAD (FM 525)

PROJECT SUMMARY:

Type	Description	Qty.	Size
A1	Two Bedroom, 2 Bath (1st floor)	16	987 s.f.
A2	Two Bedroom, 2 Bath (2nd floor)	16	1,031 s.f.
Total	Two Bedroom Units	32	
B1	Two Bedroom, 2 Bath (1st floor)	12	1,005 s.f.
B2	Two Bedroom, 2 Bath (2nd floor)	12	1,031 s.f.
B3	Two Bedroom, 2 Bath (H.C. 1st floor)	4	1,011 s.f.
B4	Two Bedroom, 2 Bath (2nd floor)	4	1,107 s.f.
Total	Two Bedroom Units	32	
C1	Three Bedroom, 2 Bath (1st floor)	21	1,199 s.f.
C2	Three Bedroom, 2 Bath (2nd floor)	21	1,313 s.f.
C3	Three Bedroom, 2 Bath (H.C. 1st floor)	3	1,203 s.f.
C4	Three Bedroom, 2 Bath (2nd floor)	3	1,325 s.f.
Total	Three Bedroom Units	60	
Total Units		124	142,280 s.f.
Amenity Center			3,070 s.f.
Project Total			145,350 s.f.

Parking:

Parking Required:	Total
64 Two Bedroom Units @ 1666 cars =	106,624 cars
60 Three Bedroom Units @ 2,000 cars =	120,000 cars
Total Parking Required	226,624 cars

Total Parking Provided:	HC Accessible	HC Van	Standard	Total
Total Garages	6	1	117	124 cars
Total Open Parking	2	1	126	129 cars
Total Parking Provided	8	2	243	253 cars

SITE PLAN

Timber Ridge Phase II
Mucasey & Associates, Architects

CC Backup Documents:

Section 3

- Letters to Officials

From: [Joel Martin](#)
To: judge.hidalgo@harriscountytexas.gov
Cc: [Audrey Martin](#); [Ted Einhorn](#); [Stephen Dronen](#); [Kevin Marshall-Moran](#); [Todd Helmer](#)
Subject: Notification Letter - The Life at Timber Ridge - Harris County Judge Hidalgo
Date: Thursday, August 10, 2023 11:46:18 AM
Attachments: [20 Harris Co. Judge Hidalgo.pdf](#)

Good morning,

Please find attached a notification letter regarding the proposed rehabilitation of a housing development in the City of Houston ETJ, sponsored by The Life at Timber Ridge LP. Thank you and have a wonderful day!

Joel Martin
Vice President
[Purple Martin Real Estate](#)
(254) 640-1679
joel@purplemartinre.com



olivetreaffordable.com
info@olivetreholdings.com
(914) 246-8825

New York HQ
780 Third Avenue, 44th Floor
New York, New York 10017

August 10, 2023

Honorable Lina Hidalgo
County Judge
Harris County
1001 Preston, Suite 911
Houston, TX 77002
Email: judge.hidalgo@harriscountytexas.gov

Dear County Judge Hidalgo,

The Life at Timber Ridge LP is making an application for the Non-Competitive (4%) Housing Tax Credit program with the Texas Department of Housing and Community Affairs (the "Department") for The Life at Timber Ridge to be located at 5350 Aeropark Dr. and 5335 Aldine Bender Rd., Houston ETJ, Harris County, Texas 77032. This rehabilitation development is an apartment community composed of approximately 316 units, all of which will be for low-income tenants. The residential density of the development (the number of units per acre) is approximately 9.

There will be a public hearing to receive public comment on the proposed development at a date to be determined. Interested individuals are encouraged to contact Lakeside Place PFC for information regarding the public hearing.

An interested party or Neighborhood Organization can provide comments on the application at the 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

Please feel free to contact me at (914) 246-8825 or Stephen.dronen@olivetreholdings.com with any questions.

Sincerely,

Stephen Dronen

Stephen Dronen
Representative of The Life at Timber Ridge LP



From: [Joel Martin](#)
To: Comm_Ellis@cp1.hctx.net
Cc: [Audrey Martin](#); [Ted Einhorn](#); [Stephen Dronen](#); [Kevin Marshall-Moran](#); [Todd Helmer](#)
Subject: Notification Letter - The Life at Timber Ridge - Harris County Commissioner 1 Ellis
Date: Thursday, August 10, 2023 11:46:54 AM
Attachments: [21_Harris Co. Commissioner 1_Ellis.pdf](#)

Good morning,

Please find attached a notification letter regarding the proposed rehabilitation of a housing development in the City of Houston ETJ, sponsored by The Life at Timber Ridge LP. Thank you and have a wonderful day!

Joel Martin
Vice President
Purple Martin Real Estate
(254) 640-1679
joel@purplemartinre.com



olivetreaffordable.com
info@olivetreholdings.com
(914) 246-8825

New York HQ
780 Third Avenue, 44th Floor
New York, New York 10017

August 10, 2023

Mr. Rodney Ellis
County Commissioner, Precinct 1
Harris County
1001 Preston, 9th Floor
Houston, TX 77002
Email: Comm_Ellis@cp1.hctx.net

Dear County Commissioner Ellis,

The Life at Timber Ridge LP is making an application for the Non-Competitive (4%) Housing Tax Credit program with the Texas Department of Housing and Community Affairs (the "Department") for The Life at Timber Ridge to be located at 5350 Aeropark Dr. and 5335 Aldine Bender Rd., Houston ETJ, Harris County, Texas 77032. This rehabilitation development is an apartment community composed of approximately 316 units, all of which will be for low-income tenants. The residential density of the development (the number of units per acre) is approximately 9.

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P.O. Box 13941
Austin, Texas 78711-3941

Please feel free to contact me at (914) 246-8825 or Stephen.dronen@olivetreholdings.com with any questions.

Sincerely,

Stephen Dronen

Stephen Dronen
Representative of The Life at Timber Ridge LP



From: [Joel Martin](#)
To: commissioner@pct2.hctx.net; Frida.villalobos@pct2.hctx.net
Cc: [Audrey Martin](#); [Ted Einhorn](#); [Stephen Dronen](#); [Kevin Marshall-Moran](#); [Todd Helmer](#)
Subject: Notification Letter - The Life at Timber Ridge - Harris County Commissioner 2 Garcia
Date: Thursday, August 10, 2023 11:48:38 AM
Attachments: [22 Harris Co. Commissioner 2 Garcia.pdf](#)

Good morning,

Please find attached a notification letter regarding the proposed rehabilitation of a housing development in the City of Houston ETJ, sponsored by The Life at Timber Ridge LP. Thank you and have a wonderful day!

Joel Martin
Vice President
Purple Martin Real Estate
(254) 640-1679
joel@purplemartinre.com



olivetreaffordable.com
info@olivetreholdings.com
(914) 246-8825

New York HQ
780 Third Avenue, 44th Floor
New York, New York 10017

August 10, 2023

Mr. Adrian Garcia
County Commissioner, Precinct 2
Harris County
1001 Preston St. #924
Houston, TX 77002
Email: commissioner@pct2.hctx.net, Frida.villalobos@pct2.hctx.net

Dear County Commissioner Garcia,

The Life at Timber Ridge LP is making an application for the Non-Competitive (4%) Housing Tax Credit program with the Texas Department of Housing and Community Affairs (the "Department") for The Life at Timber Ridge to be located at 5350 Aeropark Dr. and 5335 Aldine Bender Rd., Houston ETJ, Harris County, Texas 77032. This rehabilitation development is an apartment community composed of approximately 316 units, all of which will be for low-income tenants. The residential density of the development (the number of units per acre) is approximately 9.

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

Please feel free to contact me at (914) 246-8825 or Stephen.dronen@olivetreholdings.com with any questions.

Sincerely,

Stephen Dronen

Stephen Dronen
Representative of The Life at Timber Ridge LP





olivetreaffordable.com
info@olivetreholdings.com
(914) 246-8825

New York HQ
780 Third Avenue, 44th Floor
New York, New York 10017

August 10, 2023

Mr. Tom Ramsey
County Commissioner, Precinct 3
Harris County
1001 Preston, Suite 924
Houston, TX 77002
Email: pct3@pct3.com, pct3@pct3.hctx.net

Dear County Commissioner Ramsey,

The Life at Timber Ridge LP is making an application for the Non-Competitive (4%) Housing Tax Credit program with the Texas Department of Housing and Community Affairs (the "Department") for The Life at Timber Ridge to be located at 5350 Aeropark Dr. and 5335 Aldine Bender Rd., Houston ETJ, Harris County, Texas 77032. This rehabilitation development is an apartment community composed of approximately 316 units, all of which will be for low-income tenants. The residential density of the development (the number of units per acre) is approximately 9.

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

Please feel free to contact me at (914) 246-8825 or Stephen.dronen@olivetreholdings.com with any questions.

Sincerely,

Stephen Dronen

Stephen Dronen
Representative of The Life at Timber Ridge LP



From: [Joel Martin](#)
To: service@hcp4.net; commissioner.briones@hcp4.net
Cc: [Audrey Martin](#); [Ted Einhorn](#); [Stephen Dronen](#); [Kevin Marshall-Moran](#); [Todd Helmer](#)
Subject: Notification Letter - The Life at Timber Ridge - Harris County Commissioner 4 Briones
Date: Thursday, August 10, 2023 11:51:31 AM
Attachments: [24 Harris Co. Commissioner 4 Briones.pdf](#)

Good morning,

Please find attached a notification letter regarding the proposed rehabilitation of a housing development in the City of Houston ETJ, sponsored by The Life at Timber Ridge LP. Thank you and have a wonderful day!

Joel Martin
Vice President
Purple Martin Real Estate
(254) 640-1679
joel@purplemartinre.com

From: [Joel Martin](#)
To: pct3@pct3.com; pct3@pct3.hctx.net
Cc: [Audrey Martin](#); [Ted Einhorn](#); [Stephen Dronen](#); [Kevin Marshall-Moran](#); [Todd Helmer](#)
Subject: Notification Letter - The Life at Timber Ridge - Harris County Commissioner 3 Ramsey
Date: Thursday, August 10, 2023 11:49:55 AM
Attachments: [23 Harris Co. Commissioner 3 Ramsey.pdf](#)

Good morning,

Please find attached a notification letter regarding the proposed rehabilitation of a housing development in the City of Houston ETJ, sponsored by The Life at Timber Ridge LP. Thank you and have a wonderful day!

Joel Martin
Vice President
[Purple Martin Real Estate](#)
(254) 640-1679
joel@purplemartinre.com



olivetreaffordable.com
info@olivetreholdings.com
(914) 246-8825

New York HQ
780 Third Avenue, 44th Floor
New York, New York 10017

August 10, 2023

Ms. Lesley Briones
County Commissioner, Precinct 4
Harris County
1001 Preston, Suite 950
Houston, TX 77002
Email: service@hcp4.net, commissioner.briones@hcp4.net

Dear County Commissioner Briones,

The Life at Timber Ridge LP is making an application for the Non-Competitive (4%) Housing Tax Credit program with the Texas Department of Housing and Community Affairs (the "Department") for The Life at Timber Ridge to be located at 5350 Aeropark Dr. and 5335 Aldine Bender Rd., Houston ETJ, Harris County, Texas 77032. This rehabilitation development is an apartment community composed of approximately 316 units, all of which will be for low-income tenants. The residential density of the development (the number of units per acre) is approximately 9.

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Public Comment - Multifamily Finance Division
P.O. Box 13941
Austin, Texas 78711-3941

Please feel free to contact me at (914) 246-8825 or Stephen.dronen@olivetreholdings.com with any questions.

Sincerely,

Stephen Dronen

Stephen Dronen
Representative of The Life at Timber Ridge LP



From: [Joel Martin](#)
To: carol.alvarado@senate.texas.gov; Ricco.Garcia@senate.texas.gov
Cc: [Audrey Martin](#); [Ted Einhorn](#); [Stephen Dronen](#); [Kevin Marshall-Moran](#); [Todd Helmer](#)
Subject: Notification Letter - The Life at Timber Ridge - TX Senate 6 Alvarado
Date: Thursday, August 10, 2023 11:52:48 AM
Attachments: [25_TX Senate 6 Alvarado.pdf](#)

Good morning,

Please find attached a notification letter regarding the proposed rehabilitation of a housing development in the City of Houston ETJ, sponsored by The Life at Timber Ridge LP. Thank you and have a wonderful day!

Joel Martin
Vice President
Purple Martin Real Estate
(254) 640-1679
joel@purplemartinre.com



olivetreaffordable.com
info@olivetreholdings.com
(914) 246-8825

New York HQ
780 Third Avenue, 44th Floor
New York, New York 10017

August 10, 2023

Honorable Carol Alvarado
Senator, District 6
Texas State Senate
P.O. Box 12068
Austin, TX 78711
Email: carol.alvarado@senate.texas.gov, Ricco.Garcia@senate.texas.gov

Dear Senator Alvarado,

The Life at Timber Ridge LP is making an application for the Non-Competitive (4%) Housing Tax Credit program with the Texas Department of Housing and Community Affairs (the "Department") for The Life at Timber Ridge to be located at 5350 Aeropark Dr. and 5335 Aldine Bender Rd., Houston ETJ, Harris County, Texas 77032. This rehabilitation development is an apartment community composed of approximately 316 units, all of which will be for low-income tenants. The residential density of the development (the number of units per acre) is approximately 9.

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

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Public Comment - Multifamily Finance Division
P.O. Box 13941
Austin, Texas 78711-3941

Please feel free to contact me at (914) 246-8825 or Stephen.dronen@olivetreholdings.com with any questions.

Sincerely,

Stephen Dronen

Stephen Dronen
Representative of The Life at Timber Ridge LP



CC Backup Documents:

Section 4

- Resolutions

Notice, Hearing and Resolution for Tax-Exempt Bond Developments (4% Tax Credit)

Pursuant to Tex. Gov't Code §2306.67071, Tax-Exempt Bond Applications applying for Housing Tax Credits after September 1, 2013, must submit a resolution of no objection from the applicable Governing Body. Such resolution must specifically identify the Development whether by legal description, address, Development name, Application number or other verifiable method. For an application with a Development Site that is located within a municipality, the resolution must come from the Governing Body of that municipality; if within the ETJ of a municipality, a resolution must be submitted from both the Governing Body of that municipality and the Governing Body of the county; if within a county and not within a municipality or the ETJ of a municipality, a resolution must be submitted from the Governing Body of the county. The resolution must confirm that each applicable Governing Body has held a public hearing in accordance with Tex. Gov't Code §2306.67071(b) and 10 TAC §11.204(4)(B) of the Qualified Allocation Plan. A sample resolution is provided below.

WHEREAS, Olive Tree Affordable Housing has proposed a development for affordable rental housing of 316 units that will be located at 5350 Aeropark Dr in the ETJ of the City of Houston, Harris County, Texas 77032 and

WHEREAS, Olive Tree Affordable Housing has submitted an application to the Texas Department of Housing and Community Affairs for 2023 Housing Tax Credits for Life at Timber Ridge Apartments

It is hereby

RESOLVED, that in accordance with the requirements of Tex. Gov't Code §2306.67071 and 10 TAC §11.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with Tex. Gov't Code, §2306.67071(a); and
2. The Governing Body has had sufficient opportunity to obtain a response from Olive Tree Affordable Housing regarding any questions or concerns about the proposed Development; and
3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Tex. Gov't Code, §2306.67071(b); and
4. After due consideration of the information provided by Olive Tree Affordable Housing and public comment, the Governing Body does not object to the proposed Application; 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 _____ 2023.

Approved this ____ day of _____ 2023.

By: _____

County Judge Lina Hidalgo,
Harris County, Texas

Notice, Hearing and Resolution for Tax-Exempt Bond Developments (4% Tax Credit)

Pursuant to Tex. Gov't Code §2306.67071, Tax-Exempt Bond Applications applying for Housing Tax Credits after September 1, 2013, must submit a resolution of no objection from the applicable Governing Body. Such resolution must specifically identify the Development whether by legal description, address, Development name, Application number or other verifiable method. For an application with a Development Site that is located within a municipality, the resolution must come from the Governing Body of that municipality; if within the ETJ of a municipality, a resolution must be submitted from both the Governing Body of that municipality and the Governing Body of the county; if within a county and not within a municipality or the ETJ of a municipality, a resolution must be submitted from the Governing Body of the county. The resolution must confirm that each applicable Governing Body has held a public hearing in accordance with Tex. Gov't Code §2306.67071(b) and 10 TAC §11.204(4)(B) of the Qualified Allocation Plan. A sample resolution is provided below.

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2. The Governing Body has had sufficient opportunity to obtain a response from Olive Tree Affordable Housing regarding any questions or concerns about the proposed Development; and
3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Tex. Gov't Code, §2306.67071(b); and
4. After due consideration of the information provided by Olive Tree Affordable Housing and public comment, the Governing Body does not object to the proposed Application; 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 _____ 2023.

Approved this ____ day of _____ 2023.

By: _____

County Judge Lina Hidalgo,
Harris County, Texas

Notice, Hearing and Resolution for Tax-Exempt Bond Developments (4% Tax Credit)

Pursuant to Tex. Gov't Code §2306.67071, Tax-Exempt Bond Applications applying for Housing Tax Credits after September 1, 2013, must submit a resolution of no objection from the applicable Governing Body. Such resolution must specifically identify the Development whether by legal description, address, Development name, Application number or other verifiable method. For an application with a Development Site that is located within a municipality, the resolution must come from the Governing Body of that municipality; if within the ETJ of a municipality, a resolution must be submitted from both the Governing Body of that municipality and the Governing Body of the county; if within a county and not within a municipality or the ETJ of a municipality, a resolution must be submitted from the Governing Body of the county. The resolution must confirm that each applicable Governing Body has held a public hearing in accordance with Tex. Gov't Code §2306.67071(b) and 10 TAC §11.204(4)(B) of the Qualified Allocation Plan. A sample resolution is provided below.

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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 _____ 2023.

Approved this ____ day of _____ 2023.

By: _____

County Judge Lina Hidalgo,
Harris County, Texas