

## Summary of a Resolution Request for 4% HTC Property

### **Haverstock Hills East**

**5619 Aldine Bender Rd, Houston, TX 77032; Harris County, COH ETJ, Precinct 1**

**Multifamily, Acquisition/Rehabilitation**

**4% Non-competitive**

**Recommendation:** The Harris County Housing and Community Development Department (HCD) recommends a resolution of No-objection for the proposed Haverstock Hills East multifamily development.

The proposed development aligns with HCD's Affordable Housing Policy for multi-family housing and will improve the condition of existing affordable housing units in Harris County. The average occupancy rate of comparable properties in the area is 88%. Since the proposed project is a rehabilitation, the property is exempt from such requirement. 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.

The applicant has met the criteria and requirements outlined in HCD'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 Fair Housing Assessment and the Consolidated Plan for Harris County.

**Property Summary:** The proposed development, Haverstock Hills East, is a multi-family apartment complex located in the near the Aldine area of unincorporated Harris County, in the City of Houston ETJ, and Precinct 1. The surrounding properties are primarily composed of single-family and multi-family housing with small-scale commercial developments located along Aldine Bender Rd. The development will comprise a total of 268 units, of which 268 will be designated as low-income units. The unit mix includes 171 one-bedroom, 89 two-bedroom, and 8 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 community center, playground with shade structure, barbecue grill area, community room, library, business center, service provider office, and courtesy patrol service will be available to residents.

**Proximity to Services:** The proposed development is located in the near the Aldine area, in the northern part of Harris County. Essential services such as grocery stores, schools, parks, medical facilities, and community services are within 3 miles of the property, including Food City Super Market, CVS Pharmacy, Bill Crowley Park, Francis Elementary, Aldine Middle School, and MacArthur High School. The Aldine ISD High School designated High school, Nimitz High school, is approximately 10 miles away. Educational opportunities for post-secondary education are also available within 4.6 miles of the property at Lone Star College-East Aldine Center. The nearest emergency room services, HCA Houston ER 247, is approximately 5 miles away. The nearest hospital, Memorial Hermann Northeast Hospital, is situated 6.42 miles away.

**Income, Ethnic Concentration and Socioeconomic Indicators:** The proposed property is situated in a Census Tract with a poverty rate of 67%, which is higher than the Houston-The Woodlands-Sugar Land

Metropolitan Statistical Area's poverty rate of 14.8%, and Harris County's poverty rate of 16.8%. The median family income (MFI) of this Census Tract is 11,592 represents 14.84% of the MFI of the entire metropolitan area (\$78,061). The Census Tract has a racial/ethnic concentration of 56% African American residents, and an overall minority concentration of 92%, including all residents except those identifying as White Non-Hispanic. According to HUD's criteria, this Census Tract does meet the definition of a racially or ethnically concentrated area of poverty (R/ECAP) due to its relatively high poverty rate.

**Crime:** According to *Neighborhood Crime Data*, the area surrounding the proposed property has a crime index that is 2% safer than the national average, with a 2.17% chance (1 in 46) of becoming a victim of crime. The national median for property crimes is 19 per 1,000 residents, the median for the project area is 86.4. There is an 8.3% chance (1 in 12) of being a victim of a property crime. The developer plans to implement monitored security cameras, full perimeter fencing, controlled entrances and courtesy patrol services to address safety concerns.

**Floodplain / Health & Safety:** The proposed property is not located within the 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA). As per the information provided by the applicant, the property has not flooded in the past 10 years. The Phase I ESA stated the presence of asbestos containing materials (ACM), lead in drinking water, and microbial growth. According to the Sponsor, ACMs which are to be impacted by renovation activities should be removed by a licensed asbestos abatement contractor in accordance with applicable regulations. In addition, any remaining ACMs and assumed ACMs will be managed under the site-specific Operations and Maintenance (O&M) Program prepared by D3G. The Sponsor has also noted that mold remediation will be included in the rehabilitation scope and lead water testing will occur in accordance with TDHCA guidelines following renovation activities.

**Public Transportation and Walkability:** Sidewalks are present along Aldine Bender Rd on both sides of the main thoroughfare. The nearest crosswalk is less than one mile away at the intersections of Aldine Bender Rd and Lee Rd. While there are currently no grocery stores, facilities, or amenities within walking distance of the property, a convenience store is adjacent to the property at the Aldine Bender Rd and Lee Rd intersection. The nearest bus stop includes the Eastex Park & Ride stop which is approximately a mile away.

**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 notification to various stakeholders in the community, including Neighborhood Organizations, Civic or Community Organizations, Homeowners Associations, Property Owners, Elected Officials, the State Representative, Non-profit Organizations, Churches, and Municipal Utility Districts.

The applicant also took additional steps to ensure that the community was informed and had the opportunity to provide input. A public hearing will be held on August 6, 2025 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 met with Commissioner Rodney Ellis' staff of Precinct 1 on February 20, 2025 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.

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

WHEREAS, **Haverstock Hills Preservation East LLC** has proposed a development for affordable rental housing of **268** units that will be located at **5619 Aldine Bender Rd, Houston, TX 77032** / TDHCA Application **#25465** named **Haverstock Hills West** in the **City of Houston ETJ and Unincorporated Harris County**; and

WHEREAS, **Haverstock Hills Preservation East LLC** will submit an application to the Texas Department of Housing and Community Affairs for **2025 4%** Housing Tax Credits for **Haverstock Hills East**;

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 the Applicant 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 the Applicant 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 \_\_\_\_\_ **2025**.

Approved this \_\_\_\_ day of \_\_\_\_\_ **2025**.

By: \_\_\_\_\_

County Judge **Lina Hidalgo**,

**Harris County, Texas**



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County Judge **Lina Hidalgo**,

**Harris County, Texas**

# **4% Resolution of No-Objection Request Packet**

## **Haverstock Hills East**

Haverstock Hills Preservation East LLC

08/07/2025

**Haverstock Hills East, 4% Housing Tax Credit Project**  
**Resolution Request for No-Objection**  
**Multifamily Affordable Housing Development, Acquisition/Rehabilitation**  
**Harris County/City of Houston ETJ, Precinct 1**

**Commissioners Court Agenda Packet Backup Documents:**

- Agenda Item Checklist Completed
- RCA
- 4% No-Objection Resolution Template (3 copies)
- Waiver (as needed)

**CC Backup Documents:**

Section 1

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

Section 2

- Fact Sheet
- Floodplain Maps
- Phase I ESA
- Relocation Plan

Section 3

- Letters of Notification

Section 4

- 4% No-Objection Resolution Template (3 copies)

**Tab 1: Resolution of No-Objection Request Letter**



June 25, 2025

**Harris County Housing and Community Development**

Mr. Thao Costis, executive director  
1111 Fannin Street, 9<sup>th</sup> floor  
Houston, TX 77002

**RE: Haverstock Hills East Apartments – Resolution of No Objection (RONO) Request  
TDHCA #25465**

Dear Mr. Costis,

Haverstock Hills Preservation East LLC (“Proposed Owner and Applicant”), an Affiliate of Fairstead, is requesting a Resolution of No Objection (RONO) for the 4% Tax Credit and Bond Application submitted to TDHCA. TDHCA #25465. A reservation for bonds, Docket Number 5376, from the Texas Bond Review Board was received, June 10<sup>th</sup>, 2025.

Haverstock Hills Apartments is a 700-unit family-designated multifamily affordable housing property located at 5609/5619 Aldine Bender Road, Houston, TX 77032. Fairstead (Developer) intends to acquire Haverstock Hills Apartments and perform a major rehabilitation on the project, financed with tax exempt bonds and 4% low-income housing tax credits. Due to the Texas Bond Review Board limits on tax exempt bonds per application, Fairstead was required to split Haverstock Hills Apartments into two tax exempt bond applications and subsequently two tax credit applications and two Resolution of No Objections (RONO). The two separate applications are Haverstock Hills Preservation East LLC (268-units) & Haverstock Hills Preservation West LLC (432-units). Fairstead intends to rehabilitate and operate the property as one cohesive 700-unit property, however for the above reasons, there will be two separate RONO applications.

This RONO application and project narrative is for Haverstock Hills Preservation East LLC – 268-units.

Haverstock Hills East Apartments is located at **5619 Aldine Bender Rd, Houston, Harris County, Texas 77032**. Haverstock Hills East is phase I of II and is located on 10.051 acres, has 268 existing units, with a residential density of 25.4995 units per acre. The site has 171 – 1bedroom/1bathrooms units, 89 – 2Bedroom/1.5-bathroom units, and 8 – 3bedrooms/2bathroom units. 100% of the units will be for low-income families making 60% or below the area median income. No market rate units will be provided. Additionally, Haverstock Hills East has a current project-based Section 8 contract on 100% of the units. 5% of units will be dedicated to residents with mobility impairments and 2% of the units will be dedicated to residents with hearing/visual impairments.

“Proposed Owner”, intends to acquire Haverstock Hills East and invest approximately \$31 million in a significant rehabilitation that will enhance and preserve a needed affordable housing resource for



decades to come. The renovation will be comprehensive in nature and will address the unit interior finishes, mechanical systems, common areas, building envelope improvements, and site upgrades. In-unit upgrades will include new appliances, cabinets, countertops, plumbing fixtures, flooring, paint, and LED lighting. Common area upgrades include new finishes, new furniture, and improved site amenities. Select units will be renovated to comply with applicable ADA and HVI requirements, and all accessible units and common area amenities (including parking) will be on accessible paths. The renovation will begin immediately upon property acquisition and is expected to take approximately 18 months.

Additionally, Proposed Owner is developing a social enrichment program to provide certain services through a collaboration with a to be determined social services provider, which may include health and wellness programs, youth literacy initiatives, after school programs, and other programs. These programs will be developed in partnership with the residents of Haverstock Hills East Apartments, the provider, and local stakeholders.

Residents will be temporarily relocated while renovations are occurring inside their units. All applicable costs associated with the temporary relocation will be covered by the Proposed Owner. No residents are expected to be permanently displaced from Haverstock Hills East Apartments.

For more information regarding this application please contact, **Dylan Lubeck, 914-552-0762, [dylan.lubeck@fairstead.com](mailto:dylan.lubeck@fairstead.com)**.

Residents and neighborhood organizations will be notified via email as part of this application with information provided on how to contact Harris County Housing and Community Development with input regarding the project.

Thank you for your consideration of this application.

Sincerely,

*Laura Derkits*

JC Development Consulting



5619 Aldine Bender Rd

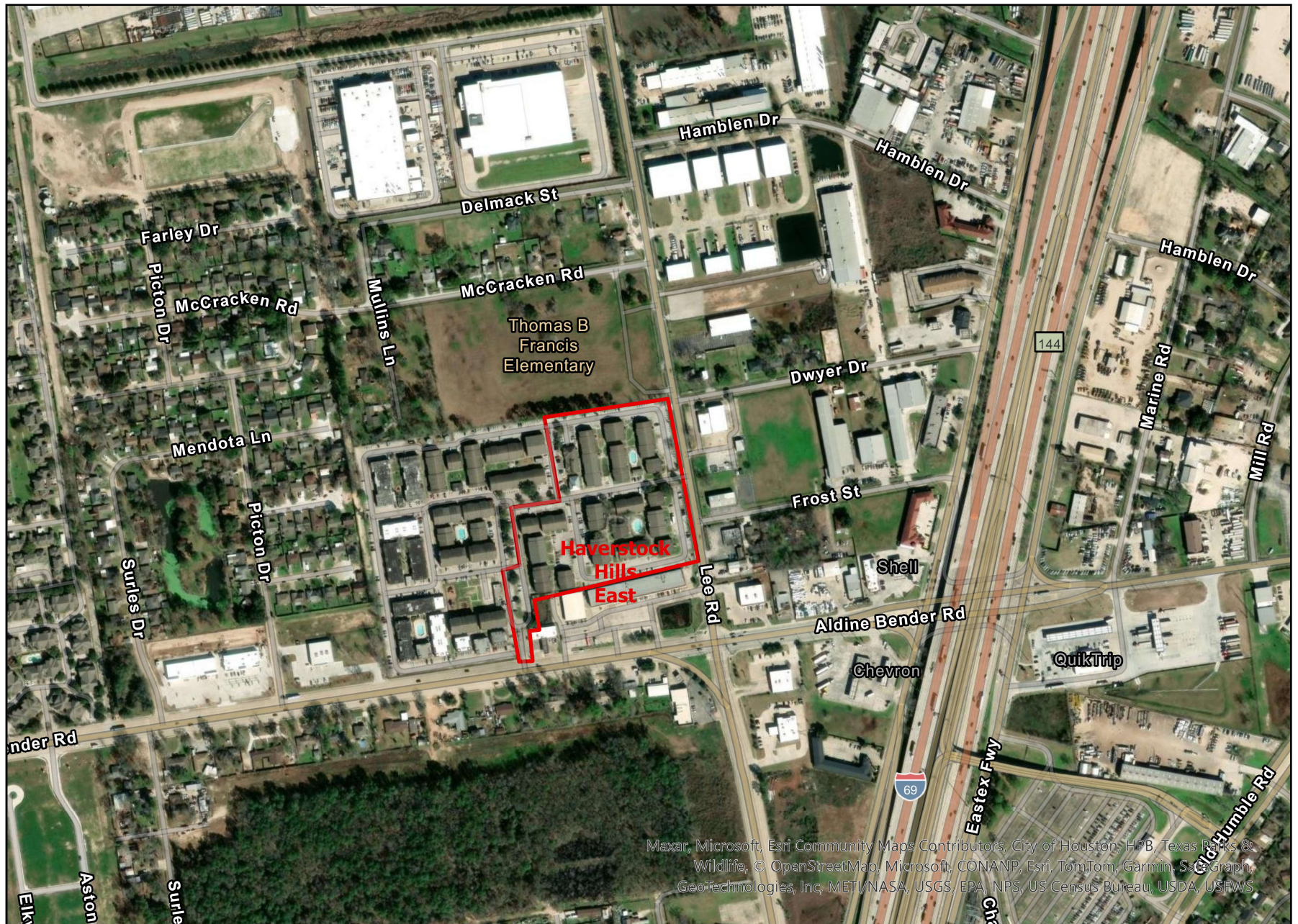
Houston, TX 77032

Site Aerial Map

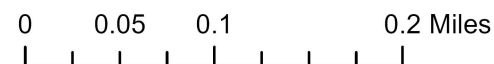


**Legend**

 HaverstockHills\_East



Maxar, Microsoft, Esri Community Maps Contributors, City of Houston, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SatGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS







## Haverstock Hills East Apartments - Project Narrative

Haverstock Hills Apartments is a 700-unit family-designated multifamily affordable housing property located at 5609/5619 Aldine Bender Road, Houston, TX 77032. Fairstead (Developer) intends to acquire Haverstock Hills Apartments and perform a major rehabilitation on the project, financed with tax exempt bonds and 4% low income housing tax credits. Due to the Texas Bond Review Board limits on tax exempt bonds per application, Fairstead was required to split Haverstock Hills Apartments into two tax exempt bond applications and subsequently two tax credit applications and two Resolution of No Objections (RONO). The two separate applications are Haverstock Hills Preservation East LLC (268-units) & Haverstock Hills Preservation West LLC (432-units). Fairstead intends to rehabilitate and operate the property as one cohesive 700-unit property, however for the above reasons, there will be two separate RONO applications.

This RONO application and project narrative is for Haverstock Hills Preservation East LLC – 268-units.

Haverstock Hills East Apartments is a 268-unit family-designated multifamily affordable housing property located at 5619 Aldine Bender Road, Houston, TX 77032. The property consists of 18 residential buildings and three accessory buildings on 10.051 acres and is comprised of 171 one-bedroom units, 89 two-bedroom units and 8 three-bedroom units. All 268 units are under a project-based Section 8 HAP contract with the United States Department of Housing and Urban Development.

Haverstock Hills Preservation East LLC (“Proposed Owner & Applicant”), an affiliate of Fairstead, intends to acquire Haverstock Hills East Apartments and invest approximately \$31 million in a significant rehabilitation that will enhance and preserve a needed affordable housing resource for decades to come.

Proposed Owner intends to finance the renovation with 4% low-income housing tax credits from the Texas Department of Housing and Community Affairs (“TDHCA”) and Private Activity Bonds issued by the Harris County Housing Finance Corporation (“HCHFC”). Proposed Owner is planning to partner with HCHFC through a long-term ground lease and co-owner/development agreements. The partnerships with both TDHCA and HCHFC will bring both meaningful investment into the physical condition of the property and improved social services to the residents.

The renovation will be comprehensive in nature and will address the unit interior finishes, mechanical systems, common areas, building envelope improvements, and site upgrades. In-unit upgrades will include new appliances, cabinets, countertops, plumbing fixtures, flooring, paint, and LED lighting. Common area upgrades include new finishes, new furniture, and improved site amenities. Select units will be renovated to comply with applicable ADA and HVI requirements, and all accessible units and common area amenities (including parking) will be on accessible paths. The renovation will begin immediately upon property acquisition and is expected to take approximately 18 months.

Residents will be temporarily relocated while renovations are occurring inside their units. All applicable costs associated with the temporary relocation will be covered by the Proposed Owner. No residents are expected to be permanently displaced from Haverstock Hills East Apartments.



Additionally, Proposed Owner is developing a social enrichment program to provide certain services through a collaboration with a to be determined social services provider, which may include health and wellness programs, youth literacy initiatives, after school programs, and other programs. These programs will be developed in partnership with the residents of Haverstock Hills East Apartments, the provider, and local stakeholders.

Fairstead, along with its partners, is committed to making a significant investment in Haverstock Hills East Apartments. The rehabilitation will provide a lasting improvement for the residents and will ensure quality affordable housing is available for years to come.

## 2025 4% and 9% HTC Proposed Property Consistency Analysis Information Sheet

### 4% HTC Haverstock Hills East

**Developer:** Fairstead

**Proposed Property Name:** Haverstock Hills East

**Location:** 5619 Aldine Bender Rd, Houston, TX 77032; Harris County Census Tract 2227.01; HCAD APN: 0451220000170

**Precinct:** 1

**Floodplain:** No

**Poverty Over 20%:** Yes (67%)

**Minority Concentration Over 65%:** Yes (92%)

**LIHTC Concentration of Census Tract Over 20%:** No

**Construction Type:** Acquisition/ Rehabilitation

**Project Type (Multifamily or Senior):** Multifamily

**# LIHTC/Total Units:** 268 HTC Units/ 268 Total Units (100% HTC)

**High Opportunity Area:** CRA

**Date of Consistency Analysis:** 6/30/25

**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).	<b>MEETS criterion (Rehab Exempt)</b>
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).	<b>MEETS criterion</b>
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.	<b>MEETS criterion</b>
4. No proposed property may be located within the 100-year floodplain without approved mitigation and emergency evacuation plans.	<b>MEETS criterion</b>

Property Name & Address Located within Designated Radius of Proposed Property	Occupancy Rate	Date of Verification	Comments
Pinewood Apartments, 5900 Greens Rd Houston TX 77396	82%	6/30/25	<b>2020 4% Multifamily, 1.34 Miles Away</b>
Northwood Apartments/Twelve 620, SEC of Eastex Frwy. & Hamill Rd. Houston TX 77039	94%	6/30/25	<b>2020 4% Multifamily, 1.88 Miles Away</b>

**Data Sources:** Harris County Housing and Community Development (HCD), US Census, ESRI

**HCD Analyst:** Jai'Myah Henderson

## Housing Tax Credit Resolution Review Criteria Checklist

Housing development properties that are Consistent with the HCD Concentration Policy and Resolution Request Criteria will submit to HCD by **2025**, 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:** Haverstock Hills East  
**Address:** 5619 Aldine Bender Rd, Houston, TX 77032  
**Precinct #:** Precinct #1

**Property Type:** Multifamily, Acquisition/Rehabilitation  
**Contact Person:** Chris Jedd  
**Email:** chris.jedd@fairstead.com

REVIEW CRITERIA	YES	NO	N\A	NOTES
Developer resolution request letter on company letterhead	X			Fairstead Haverstock Hills Preservation East LLC
Property name and address	X			Haverstock Hills West 5609 Aldine Bender Rd, Houston, TX 77032
Construction Type (New Construction or Acquisition, Rehabilitation)	X			Acquisition/Rehabilitation
Project type (Multi-family, Senior, Supportive Housing, At Risk)	X			Multifamily
Development site map	X			
Applicant name, number, address, and email	X			Chris Jedd 720-354-6341 <a href="mailto:chris.jedd@fairstead.com">chris.jedd@fairstead.com</a>
Precinct #	X			Precinct #1
Harris County Service Area (non-incorporated city)	X			
TDHCA ID #	X			TDHCA #25465
9% Competitive		X		
4% Non-Competitive	X			4% Non-Competitive
# LMI Units	X			268
# Total Units	X			268
% LMI Units	X			100%
Photograph of Notification Sign (at least 3'x5' and w/in 15' of primary street)			X	Rehab Exempt
Consistent (3-mile radius MF or 5-mile radius Senior)	X			
ETJ (City)	X			City of Houston
ETJ City Support	X			In Progress
Poverty Over 20% (unless in a CRA or Community Plan Area, or providing supportive housing units to the homeless, disabled, or disaster area)	X			Yes (67%)

REVIEW CRITERIA	YES	NO	N\A	NOTES
Opportunity Area (high or low)			X	
Revitalization Area		X		
CRA and location map	X			CRA
Community Plan Area and location map	X			
Minority Concentration Over 65%	X			Yes (92%)
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		Engineer Certification Provided
Letter of Support State Representative (no older than a year)		X		
Development site located in the area of Community or Civic Organization registered with the Texas Secretary of State		X		
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			
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	Rehab Exempt
Waiver request (if applicable)			X	
Other			X	

**Reviewer's Name:** Jai'Myah Henderson

**Date:** June 30, 2025

**QCQA Name**

**Date:**

**Manager:**

Jordan Smith

**Date:**

7/18/2025

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**Crime:** According to *Neighborhood Crime Data*, the area surrounding the proposed property has a crime index that is 2% safer than the national average, with a 2.17% chance (1 in 46) of becoming a victim of crime. The national median for property crimes is 19 per 1,000 residents, the median for the project area is 86.4. There is an 8.3% chance (1 in 12) of being a victim of a property crime. The developer plans to implement monitored security cameras, full perimeter fencing, controlled entrances and courtesy patrol services to address safety concerns.

**Floodplain / Health & Safety:** The proposed property is not located within the 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA). As per the information provided by the applicant, the property has not flooded in the past 10 years. The Phase I ESA stated the presence of asbestos containing materials (ACM), lead in drinking water, and microbial growth. According to the Sponsor, ACMs which are to be impacted by renovation activities should be removed by a licensed asbestos abatement contractor in accordance with applicable regulations. In addition, any remaining ACMs and assumed ACMs will be managed under the site-specific Operations and Maintenance (O&M) Program prepared by D3G. The Sponsor has also noted that mold remediation will be included in the rehabilitation scope and lead water testing will occur in accordance with TDHCA guidelines following renovation activities.

**Public Transportation and Walkability:** Sidewalks are present along Aldine Bender Rd on both sides of the main thoroughfare. The nearest crosswalk is less than one mile away at the intersections of Aldine Bender Rd and Lee Rd. While there are currently no grocery stores, facilities, or amenities within walking distance of the property, a convenience store is adjacent to the property at the Aldine Bender Rd and Lee Rd intersection. The nearest bus stop includes the Eastex Park & Ride stop which is approximately a mile away.

**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 notification to various stakeholders in the community, including Neighborhood Organizations, Civic or Community Organizations, Homeowners Associations, Property Owners, Elected Officials, the State Representative, Non-profit Organizations, Churches, and Municipal Utility Districts.

The applicant also took additional steps to ensure that the community was informed and had the opportunity to provide input. A public hearing will be held on August 6, 2025 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 met with Commissioner Rodney Ellis' staff of Precinct 1 on February 20, 2025 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.



Public/Community Facilities  
and Parks

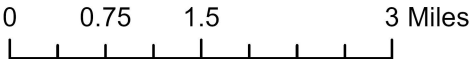
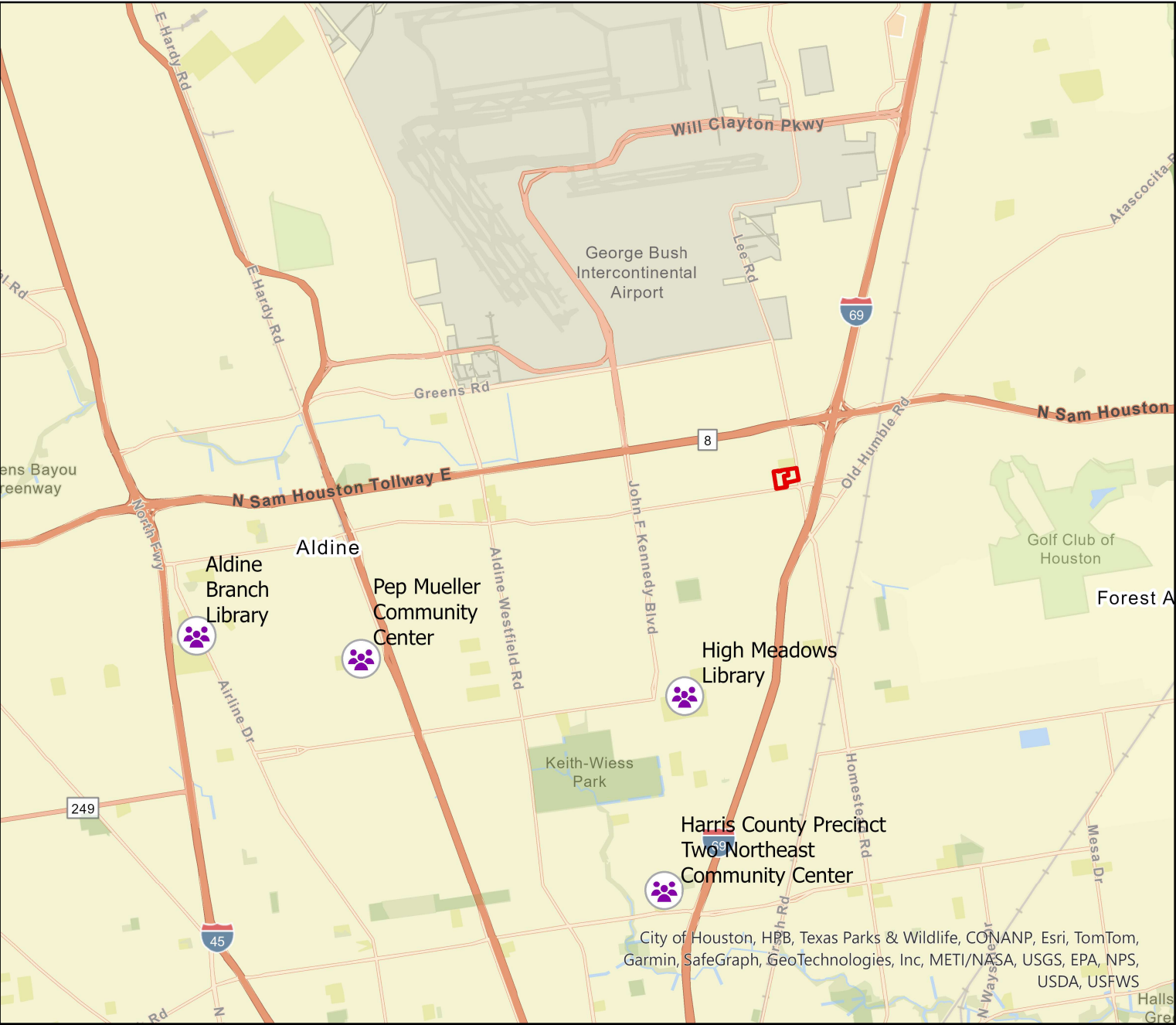


Legend

- Public\_Community Facilities
- HaverstockHills - West
- HaverstockHills - East

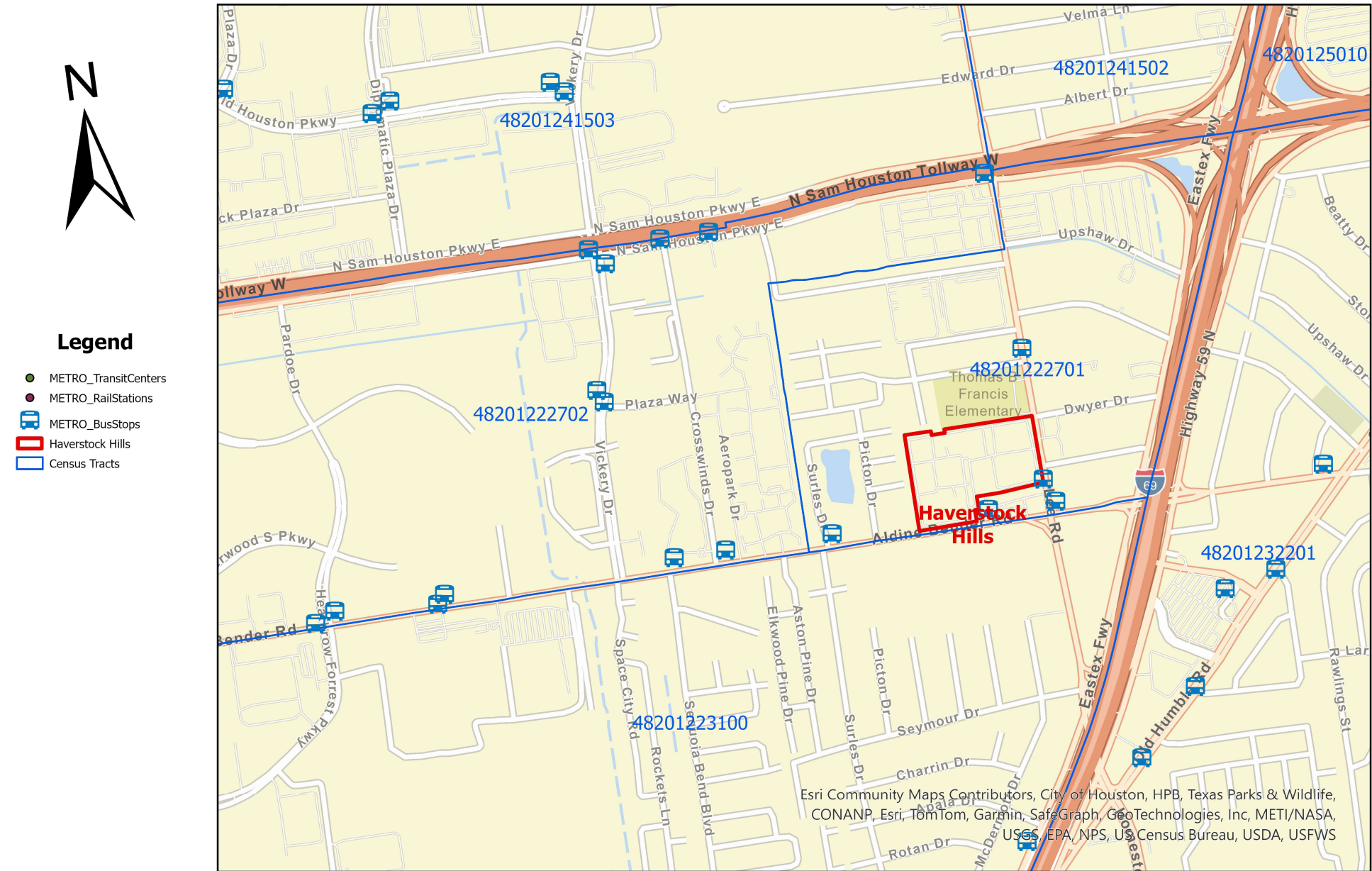
USA Parks

- National Park or Forest
- State Park or Forest
- County Park
- Regional Park
- Local Park
- Haverstock Hills





City of Houston, HBB, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

# Haverstock Hills - Proximity to Public Transit



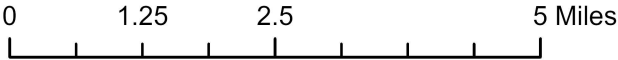


Legend

-  Healthcare\_Facilities
-  HaverstockHills - East

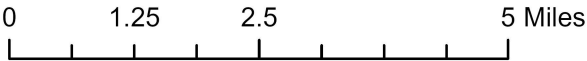
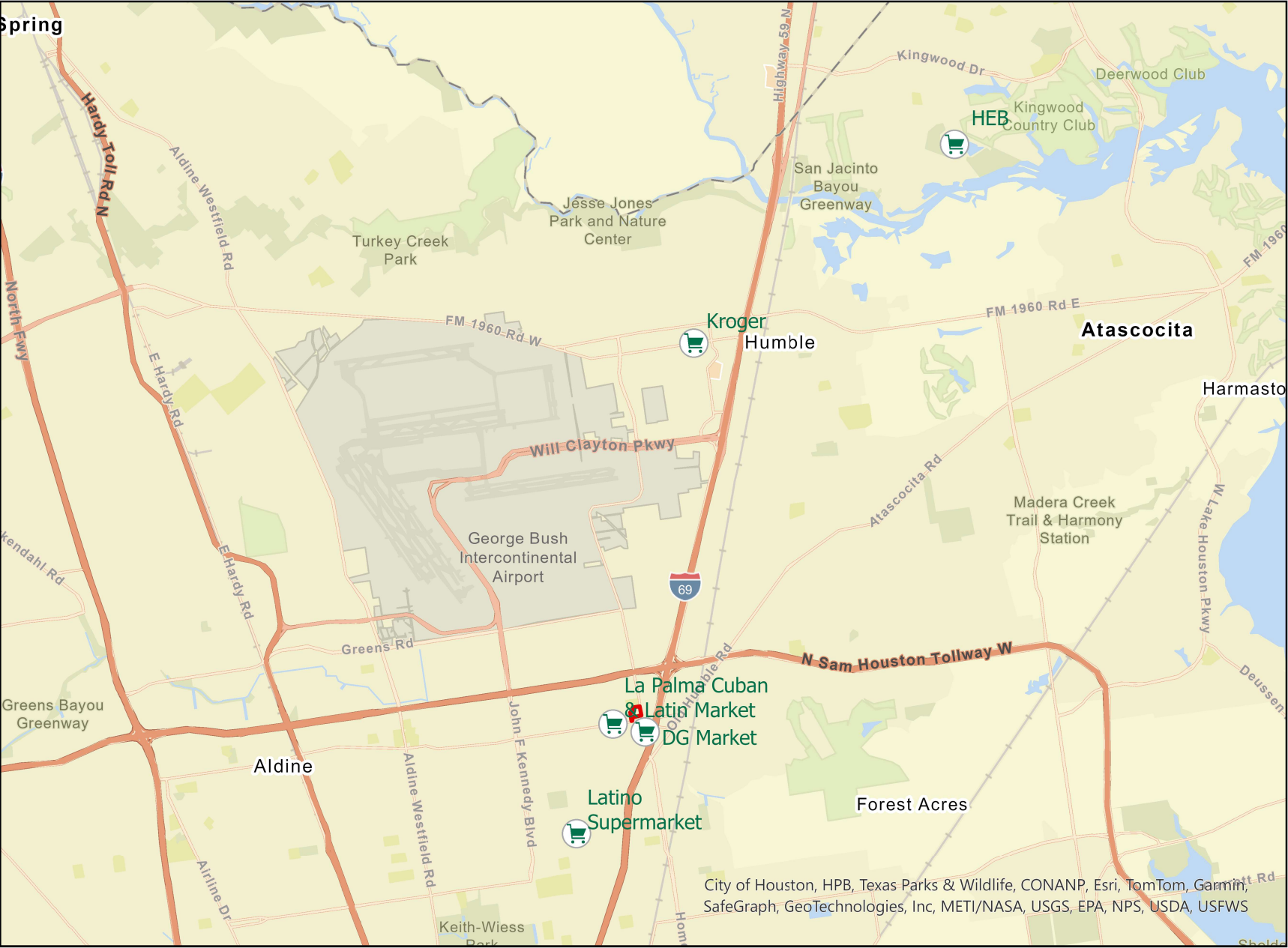


City of Houston, HPB, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS





Haverstock Hills - East  
Grocery Store Map



**Tab 2: Development Site Information**

## 4% HTC Haverstock Hills East Multi-Family Housing Fact Sheet

**Property Name:**

Haverstock Hills East

**Developer Name:**

Fairstead

Haverstock Hills Preservation East LLC

**Property Address:**

5619 Aldine Bender Rd,

Houston, TX 77032

Harris County Census Tract 2227.01

**Type of Building:**

Acquisition/Rehabilitation

Multi-Family

**# LI Units/ # Total Units:**

268 HTC Units/268 Total Units

100% HTC Units



**Precinct #: 1**

ETJ: Houston

**Developer Contact:**

Chris Jedd

Fairstead

Haverstock Hills Preservation East LLC

720-354-6341

[chris.jedd@fairstead.com](mailto:chris.jedd@fairstead.com)

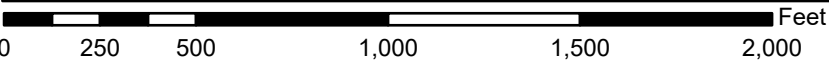
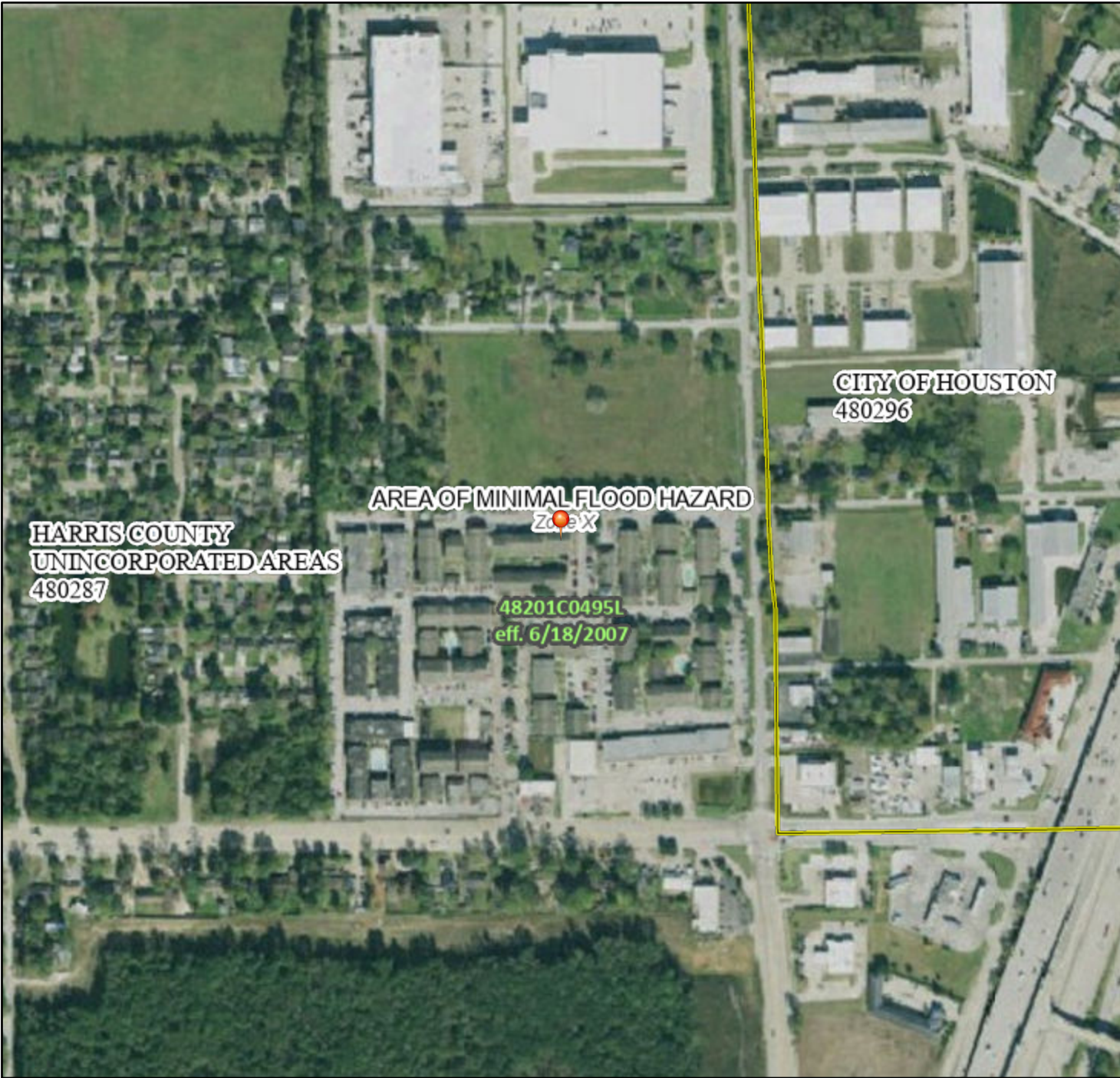




# National Flood Hazard Layer FIRMMette



95°18'36"W 29°56'14"N



1:6,000

95°17'59"W 29°55'43"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
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		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 7/17/2025 at 8:08 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.



July 3, 2025

Chris Jedd  
Fairstead  
1700 N Broadway Suite 810  
Denver, CO 80290

**RE: *Haverstock Hills Floodplain Certification***

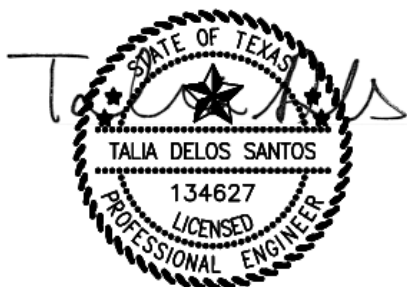
To Whom It May Concern.

This letter certifies that the Haverstock Hills development located at 5619 and 5609 Aldine Bender Road in Houston, Texas lies outside the 100 and 500-year floodplain, per the FEMA FIRM Panel 48201C0495L with the effective date of June 18, 2007. The nearest 100-year base flood elevation is approximately 68.8' and the nearest 500-year base flood elevation is approximately 70.2'. The building finished floor elevations on-site range from 71.45' to 74.40', approximately 1.25' above the nearest 500-year base flood elevation. The site elevations range from 69'-73'.

Based on the nearest Harris County Flood Control District rain gauge 1640 at Greens Bayou and US 59, the highest stream elevation measured in the last 10 years was 62.70' on August 27, 2017. This is approximately 6-10' feet below the subject site elevations.

Please contact me at (281) 301 1638 or at [talia.delossantos@kimley-horn](mailto:talia.delossantos@kimley-horn) for any questions.

Sincerely,



Talia Delos Santos, P.E.  
Project Manager  
Kimley-Horn & Associates  
F-976





**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
HAVERSTOCK HILLS EAST  
5609 ALDINE BENDER ROAD  
HOUSTON, HARRIS COUNTY, TEXAS 77032**

**D3G PROJECT NUMBER:**  
**2025-000036**

**REPORT ISSUE DATE:**  
**JUNE 03, 2025**

**INSPECTION DATE:**  
**FEBRUARY 18, 2025**

**PREPARED FOR:**  
**HAVERSTOCK HILLS PRESERVATION EAST LLC  
250 WEST 55TH STREET, 35TH FLOOR  
NEW YORK, NEW YORK 10019**

Christina Felan  
Site Assessor

*Christina Felan*

\_\_\_\_\_  
Signature

Kylee Hooper  
Environmental Technician

*Kylee Hooper*

\_\_\_\_\_  
Signature

Brandon Vidra  
Environmental Professional

*Brandon Vidra*

\_\_\_\_\_  
Signature

Robert Hazelton  
Principal

*Robert Hazelton*

\_\_\_\_\_  
Signature

## 9.0 FINDINGS

This Phase I ESA was prepared in accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Designation: E 1527-21, 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries: Final Rule, U.S. Housing and Urban Development (HUD) Multifamily Accelerated Processing Guide, as amended, 2025 TDHCA environmental protocols, and Texas Administrative Code — Title 10, Rule 11.305 Environmental Site Assessment Rules and Guidelines and accepted Phase I ESA industry standards. This assessment has revealed the following findings, consisting of RECs, CRECs, HRECs, environmental concerns, and significant data gaps, based on the subject property inspection, interviews, and review of available records:

EVALUATED CONDITIONS	ON-SITE	ADJACENT
STANDARD ENVIRONMENTAL RECORDS REVIEW	NO	NO
UNREGULATED UNDERGROUND STORAGE TANK(S) (UST)	NO	NO
PAST INDUSTRIAL/DETRIMENTAL OPERATIONS	NO	NO
VAPOR ENCROACHMENT CONDITION	NO	NO
STORED HAZARDOUS MATERIALS	NO	NA
POLYCHLORINATED BIPHENYLS (PCBS)	NO	NA
ABOVEGROUND STORAGE TANK(S) (AST)	NO	NO
DUMPING, LANDFILLS	NO	NO
HAZARDOUS RUN-OFF	NO	NO
ASBESTOS-CONTAINING MATERIALS	YES	NA
LEAD-BASED PAINT	NO	NA
RADON GAS	NO	NA
FLOOD ZONE	NO	NA
WETLANDS	NO	NA
LEAD IN DRINKING WATER	YES	NA
NOISE ANALYSIS	NO	NA
NUISANCES AND HAZARDS	NO	NA
MICROBIAL GROWTH/MOISTURE INTRUSION	YES	NA
UNDESIRABLE SITE FEATURES	NO	NA
OTHER	NO	NA

NA = Not Applicable



## 11.0 CONCLUSIONS

Dominion Due Diligence Group performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E1527-21 of the Haverstock Hills East located at 5609 Aldine Bender Road in Houston, Harris County, Texas (subject property). Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with the subject property.

**D3G has performed a Phase I ESA at the subject property. Based on the identified environmental concerns discussed in Section 10.0, D3G recommends the following:**

### Asbestos-Containing Materials (ACMs)

If additional suspect materials are encountered during renovation activities which have not been previously sampled, they should be sampled by a properly accredited asbestos inspector and treated accordingly. ACMs which are to be impacted by renovation activities should be removed by a licensed asbestos abatement contractor in accordance with applicable regulations. Any remaining ACMs and assumed ACMs should be managed under the site-specific Operations and Maintenance (O&M) Program prepared by D3G dated March 25, 2025.

### Lead In Drinking Water

D3G recommends conducting Lead in Water testing at the subject property in accordance with TDHCA guidelines following renovation activities.

### Microbial Growth/Moisture Intrusion

D3G recommends contracting with a licensed Mold Remediation to inspect the entire property and provide a plan of action to remove and control any mold growth within the subject property structures.



# FAIRSTEAD // AFFORDABLE

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## RELOCATION PLAN HAVERSTOCK HILLS APARTMENTS HOUSTON, TX

---

April 2025

HAVERSTOCK HILLS PRESERVATION EAST LLC

HAVERSTOCK HILLS PRESERVATION WEST LLC

c/o FAIRSTEAD AFFORDABLE PORTFOLIO LLC

250 West 55<sup>th</sup> Street, 35<sup>th</sup> Floor

New York, NY 10019

## Relocation Plan for Haverstock Hills Apartments

### INTRODUCTION

The purpose of this relocation plan is to discuss the guidelines and parameters by which the applicable residents of the Haverstock Hills Apartments project (the “Project”) will be temporarily relocated due to planned rehabilitation, which will be financed by 4% Low Income Housing Tax Credit (“LIHTC”) equity and other sources. Upon closing of the LIHTC transaction, the owner of the Project will be HAVERSTOCK HILLS PRESERVATION EAST LLC & HAVERSTOCK HILLS PRESERVATION WEST LLC (“Owner” or “Developer”).

The Owner is an affiliate of Fairstead Affordable Portfolio LLC (“Fairstead”). Fairstead has acquired over 24,000 units and is continuing to expand its footprint across the nation as an affordable housing provider. Fairstead will undertake an extensive rehabilitation of the Project after acquisition with prospective funding sources.

### HAVERSTOCK HILLS APARTMENTS PROJECT

The Project is located at 5619 Aldine Bender Road, Houston, TX 77032. The regional location, site location, and aerial view of the Project are illustrated in Exhibit A.

The family-designated property is comprised of 700 units across forty four residential buildings. The Property has 16 studio units, 394 one-bedroom units, 258 two-bedroom units, and 32 three-bedroom units. All 700 units are covered by two separate HAP Contracts, which the Owner plans to extend for a period of 20 years. Upon closing of the LIHTC transaction, all of the units will be provided as affordable housing to low-income tenants restricted to 50% of the Area Median Income (“AMI”).

The Owner will rehabilitate the existing property with an approximate \$70,000,000 hard cost construction budget. The rehabilitation will include facade repairs and upgrades to common amenity spaces. In unit scope includes window, cabinetry, appliance, flooring, bathroom, HVAC and light fixture upgrades.

### RELOCATION PLAN

This Relocation Plan (“Plan”) will ensure a safe rehabilitation process for the households being temporarily relocated. The Developer may use a combination of on-site and off-site relocation strategies to accommodate the renovation and minimally inconvenience residents. It is expected that no residents will be required to be permanently displaced from Haverstock Hills Apartments.

## Relocation Plan for Haverstock Hills Apartments

In addition, 35 units are planned to be converted to comply with ADA guidelines, and 14 units are planned to be converted to comply with HVI standards. Haverstock Hills West will contain 22 ADA units and 9 HVI units. Haverstock Hills East will contain 13 ADA units and 5 HVI units.

The Plan follows the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as well as the affiliated funding agencies' regulations inclusive of HUD Handbook 1378.

### **A. TYPES OF TEMPORARY RELOCATION**

The relocation process will be implemented with a combination of both temporary off-site relocation and on-site relocation. The total duration of work in standard units is estimated to be no more than 8 weeks however Developer anticipates the duration may be shorter. The total duration of work in units scheduled for ADA conversions is estimated to be a maximum of twelve weeks but may be shorter depending on final construction plans. It is anticipated that the residents will need to be relocated out of their units for this period of time due to the potentially invasive nature of the rehabilitation project.

#### **1. OFF SITE – PRIVATE MARKET APARTMENTS & ON SITE – VACANT UNITS**

Developer will create temporary vacancy in several buildings on the property through methods described in Section A of the Plan (below). Once this subset of buildings is temporarily vacated, the buildings and units will be fully rehabilitated, furnished and dedicated as future on site relocation units ("Hotel Units") that will house tenants whose units are undergoing rehabilitation. Units that are vacant due to normal turnover may also be used for Hotel Units. It is anticipated that the Hotel Units will be used for the majority of the on site relocation efforts for the project.

The majority of residents who will be asked to move off site to create vacancy for Hotel Units will be temporarily moved to off site market rate apartment complexes for up to one year. Developer may execute a corporate master lease directly with nearby market rate apartment buildings to house these residents. Developer will create a more detailed phasing plan to ensure no resident asked to stay off site will be relocated

## Relocation Plan for Haverstock Hills Apartments

for more than one year. Comparable bedroom compositions would be assigned based on household occupancy. Host units would be inspected to ensure they are decent, safe and sanitary prior to resident occupancy. All accommodation and moving costs would be paid for by the development budget. Residents would need to continue paying rent and comply with all other lease terms and conditions, as if they were living at their respective residence.

### 2. OFF SITE - HOTEL

In certain circumstances, Residents may be temporarily relocated to extended stay hotels, inclusive of kitchenettes, to ensure their safety, health and comfort as their units are renovated.

All accommodation would be paid for by the development budget. Residents would need to continue paying rent and comply with all other lease terms and conditions, as if they were living at their respective residence. Residents would be responsible for any damage done on-site at the hotel. Any damage conducted at the hotel would be charged to the resident.

### 3. FRIENDS & FAMILY

Developer may offer a stipend to the resident if the resident elects to stay with friends and family, instead of temporarily relocating to a hotel.

### 4. Notes and Clarifications

- Developer will submit for and use HUD approved pass-through leases, as required, for any offsite relocation efforts
- Developer will cover all relocation costs, including private market apartments, hotels, moving expenses (including packing assistance as needed) and other miscellaneous costs that are reasonably incurred during the process to further accommodate the needs of the affected residents.
- Developer will sequence the construction and relocation process such that tenants will not be relocated for a period of greater than one year.
- During the relocation process, residents will have their personal belongings temporarily stored in PODS. After all belongings have been

## Relocation Plan for Haverstock Hills Apartments

returned to their units, tenants will have 30-days from their respective move back dates to submit a written claim for damages on personal belongings that were damaged by the moving company during the moving process. Such claims will need to include proof of purchase, such as a receipt, or provide evidence for the estimated value of damaged possessions, which will be agreed upon by both parties. Lastly, tenants will be required to provide a final sign-off upon receipt of agreed payment.

### B. TENANT NOTICES AND MEETINGS

#### 1. RESIDENT NEEDS SURVEY

Upon acquisition of the Property, Developer will schedule in-person resident meetings to inform tenants of the anticipated rehabilitation work and the relocation process as well as answer any resident questions. During these meetings, a *Resident Needs Survey* will be distributed to the residents. Please refer to Exhibit B for a sample. Fairstead will continue to hold resident meetings periodically throughout construction.

#### 2. GENERAL INFORMATION NOTICE

This notice will be sent to all residents upon submission of our HAP Assignment and HAP Contract renewal request to HUD. In addition, this notice will inform residents of their rights and options with regards to the relocation process.

#### 3. NOTICE OF NONDISPLACEMENT NOTICE

This notice will be sent to residents once the rehabilitation is confirmed to take place. The notice will notify residents that they will not be relocated permanently. It will also inform residents of their rights to reimbursement if the circumstances necessitate temporary relocation.

#### 4. 90 DAY NOTICE

If required by HUD, this notice will be sent to all households being relocated 90 days prior to execution of any relocation process. In addition, the subject residents are notified of the anticipated dates of which the rehabilitation will begin and end.



## Relocation Plan for Haverstock Hills Apartments

### 5. 30 DAY NOTICE

This notice will be sent to all households being relocated 30 days prior to execution of any relocation process. It also notifies subject residents to pack their belongings in the unit so that the belongings do not get damaged during the rehabilitation. In addition, the subject residents are notified of the anticipated dates of which the rehabilitation will begin and end.

### C. RELOCATION ASSISTANCE PROGRAM

To further facilitate a smooth relocation process, temporarily displaced tenants will be supported by relocation staff to whom they can ask relocation related inquiries. Relocation staff will be located onsite at 5619 Aldine Bender Road, Houston, Texas, Monday through Friday from 9:00AM to 5:00PM.

### D. RELOCATION BENEFIT CATEGORIES

The Owner will provide relocation benefits ("Benefits") for eligible households in accordance with the requirements and regulations indicated in the URA, the Guidelines, and any other applicable regulations. Benefits will be paid to the eligible household as long as the approved procedure is observed, and the required claim forms or documentation are submitted. Fairstead will arrange for all movers and cover all moving costs associated with the relocation process for each resident.

The housing costs, incurred by the temporary move of eligible households due to temporary on-site rehabilitation activities, will be compensated by residential moving payments as per the guidelines outlined above. The payments will be limited to their current rent plus utilities. Moving expenses can also be compensated as long as an invoice is provided by the licensed professional moving service and the payment is made directly to the moving service. Accommodations will also be made for storage of personal property as necessary. It is the intent of the Developer to cover all moving expenses directly, so residents will not have to pay out of pocket expenses.

In the case of in-place rehabilitation activities, eligible households will be provided moving services or a moving allowance in order to move their belongings as needed. In the event that the kitchen is unusable within a unit, a per-diem allowance will be provided. In the event that the bathroom is not operational, the eligible household will be provided the option of either staying at a local motel or provided a per-diem allowance while off-site.

Relocation Plan for Haverstock Hills Apartments

At the end of each day, the Developer is responsible for ensuring that each unit complies with the guidelines and is “Decent Safe and Sanitary” as provided in Section 24.2 (a) (8) of the Uniform Act.

E. PROJECTED DATES OF DISPLACEMENT

Rehabilitation will begin approximately in January 2026 and will be completed approximately by December 2028 however these dates are estimates and may change as the construction schedule is finalized.

F. ESTIMATED RELOCATION COSTS

In order to ensure the successful completion of the project, Fairstead and the Owner will appropriate the needed funds in a timely manner.

The anticipated budget is as follows:

**Temporary Relocation WEST – 432 Households**

Third Party Relocation Company	\$ 850,000.00
Moving Assistance & Storage	\$ 650,000.00
Off-Site Long-Term Leases	\$ 630,000.00
Hotel Expenses	\$ 315,000.00
Stipend to Stay with Family or Friends	\$ 125,000.00
Transportation	\$ 15,000.00
Other Contingency	\$ 125,000.00
Total	\$2,710,000.00

**Temporary Relocation EAST – 268 Households**

Third Party Relocation Company	\$ 525,000.00
Moving Assistance & Storage	\$ 400,000.00
Off-Site Long-Term Leases	\$ 400,000.00
Hotel Expenses	\$ 200,000.00
Stipend to Stay with Family or Friends	\$ 75,000.00
Transportation	\$ 10,000.00
Other Contingency	\$ 80,000.00
Total	\$1,690,000.00

**Tab 3: Community Outreach and Support**

## **Notifications**

As part of the application process to the Texas Department of Housing and Community Affairs (TDHCA) Fairstead submitted the following letting notifying government officials of the Housing Tax Credit application. The distribution list follows the letter.

Dear Official:

Haverstock Hills Preservation East, LLC and Haverstock Hills Preservation West, LLC will be making an application for the Housing Tax Credit Program with the Texas Department of Housing and Community Affairs (TDHCA) for the rehabilitation of the following:

- Haverstock Hills East, 5619 Aldine Bender Rd, Houston, TX, 77032, Harris County, an apartment community with 268 units and a residential density of 26.66 units/square acre. It will serve low-income households.
- Haverstock Hills West, 5619 Aldine Bender Rd, Houston, TX, 77032, Harris County, an apartment community with 432 units and a residential density of 36.39 units/square acre. It will serve low-income households.

A public hearing will be held with respect to the issuance of multifamily housing revenue bonds by the Harris County Housing Finance Corporation. Please contact the bond issuer for more information: Rene Martinez, HCHFC, 8410 Lantern Point Dr, Houston, TX 77054, (832) 927-4824. A property tax exemption will be proposed in order to maintain feasibility while providing affordable units.

For more information on the 4% Housing Tax Credit Program, visit <http://www.tdhca.state.tx.us/multifamily/housing-tax-credits-4pct/index.htm>. Any interested party or neighborhood organization can provide written comments to the TDHCA by email at [HTCPC@mail.tdhca.state.tx.us](mailto:HTCPC@mail.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, TX 78711-3941.

Questions or requests for additional information on the development may be directed to the contact information below.

Sincerely,

Dylan Lubeck  
(914) 552-0762  
250 West 55<sup>th</sup> St, 35<sup>th</sup> Floor  
New York, NY 10019  
[dylan.lubeck@fairstead.com](mailto:dylan.lubeck@fairstead.com)

cc: carol.alvarado@senate.texas.gov  
senfronia.thompson@house.texas.gov  
lmgoffney@aldineisd.org  
knbooker@board.aldineisd.org  
judge.hidalgo@cjo.hctx.net  
Comm\_Ellis@cp1.hctx.net  
commissioner@pct2.hctx.net  
pct3@pct3.com  
service@hcp4.net  
john.whitmire@houstontx.gov  
Amy.Peck@houstontx.gov  
Tarsha.Jackson@houstontx.gov  
Abbie.Kamin@houstontx.gov

Carolyn.Evans-Shabazz@houstontx.gov  
Fred.Flickinger@houstontx.gov  
TiffanyD.Thomas@houstontx.gov  
marynan@marynanhuffman.com  
Mario.Castillo@houstontx.gov  
Joaquin.Martinez@houstontx.gov  
Edward.Pollard@houstontx.gov  
Martha.Castex-Tatum@houstontx.gov  
julian.ramirez@houstontx.gov  
Willie.Davis@houstontx.gov  
twila.carter@houstontx.gov  
Letitia.Plummer@houstontx.gov  
Sallie.Alcorn@houstontx.gov  
mayor@houstontx.gov  
districta@houstontx.gov  
districtb@houstontx.gov  
districtc@houstontx.gov  
districtd@houstontx.gov  
districte@houstontx.gov  
districtf@houstontx.gov  
districtg@houstontx.gov  
districth@houstontx.gov  
districti@houstontx.gov  
districtj@houstontx.gov  
districtk@houstontx.gov  
atlarge1@houstontx.gov  
atlarge2@houstontx.gov  
atlarge3@houstontx.gov  
atlarge4@houstontx.gov  
atlarge5@houstontx.gov

**From:** [postmaster@hctx.onmicrosoft.com](mailto:postmaster@hctx.onmicrosoft.com)  
**To:** [Dylan.Lubeck@fairstead.com](mailto:Dylan.Lubeck@fairstead.com)  
**Subject:** Delivered: 2025 Housing Tax Credit Notification (read receipt requested)  
**Date:** Thursday, May 15, 2025 5:50:21 PM  
**Attachments:** [details.txt](#)  
[Untitled attachment 00333.txt](#)

---

**Your message has been delivered to the following recipients:**

[Comm\\_Ellis@cp1.hctx.net](mailto:Comm_Ellis@cp1.hctx.net)

Subject: 2025 Housing Tax Credit Notification (read receipt requested)

**Tab 4: Resolution of No-Objection (3 Copies)**