

**Oakwood Trails Apartments, 4% Housing Tax Credit Project
Resolution Request for Non-Objection
Senior Affordable Housing Development, New Construction
Harris County/City of Houston ETJ, Precinct 3**

Commissioners Court Agenda Packet Backup Documents:

- Agenda Item Checklist Completed
- CSD Routing Form
- 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

Section 2

- Fact Sheet
- Floodplain Maps
- Flood Mitigation Plan

Section 3

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

CC Backup Documents:

Section 1

- Resolution Request Letter
- Consistency Analysis
- Community Summary
- Amenities Maps



October 19, 2022

Dr. Adrienne Holloway, Ph.D.
Executive Director, Harris County Community Services Department
8410 Lantern Point Drive
Houston, Texas 77054

Re: Request for 4% HTC Resolution of No Objection – Oakwood Trails Apartments

Dear Dr. Holloway,

Lincoln Avenue Capital (“LAC”) dba Lincoln Capital Acquisition LLC is proposing the development of Oakwood Trails Apartments, a new construction 203-unit apartment community for seniors located on the south side of Louetta Road west of Dover Mills Drive and east of Wimbledon Forest Drive in Spring, TX 77379 (no current address, HCAD parcels 0420860000066 and 0420860000067). The site is located within Harris County Precinct 3.

The proposed development will be 100% income restricted for households earning up to 60% of Area Median Income and will serve seniors age 62 and older. The development will be financed with 4% low-income housing tax credits and tax exempt bonds. The property is located within a census tract with a tract median family income of 109% compared to the County as a whole and high demand for senior affordable housing. The two closest senior affordable housing developments, Sagetree Terrace and Louetta Village, both have vacancy rates of 0.0%, demonstrating the high need for the proposed affordable units in this area of Harris County. As part of this application for a Resolution of No Objection, please find the following information:

- Site Location
- Floodway and Floodplain Development
- Poverty Statistics
- Concentration Policy
- Letter of Support
- Public Hearing

Thank you, and should you have any questions or comments regarding this proposal, please do not hesitate to contact me at (469) 929-9445 or bhopkins@lincolnavecap.com.

Sincerely,

Blake Hopkins
Vice President & Regional Project Partner
Lincoln Avenue Capital

5700 Tennyson Pkwy, Ste 300, Plano, TX 75024



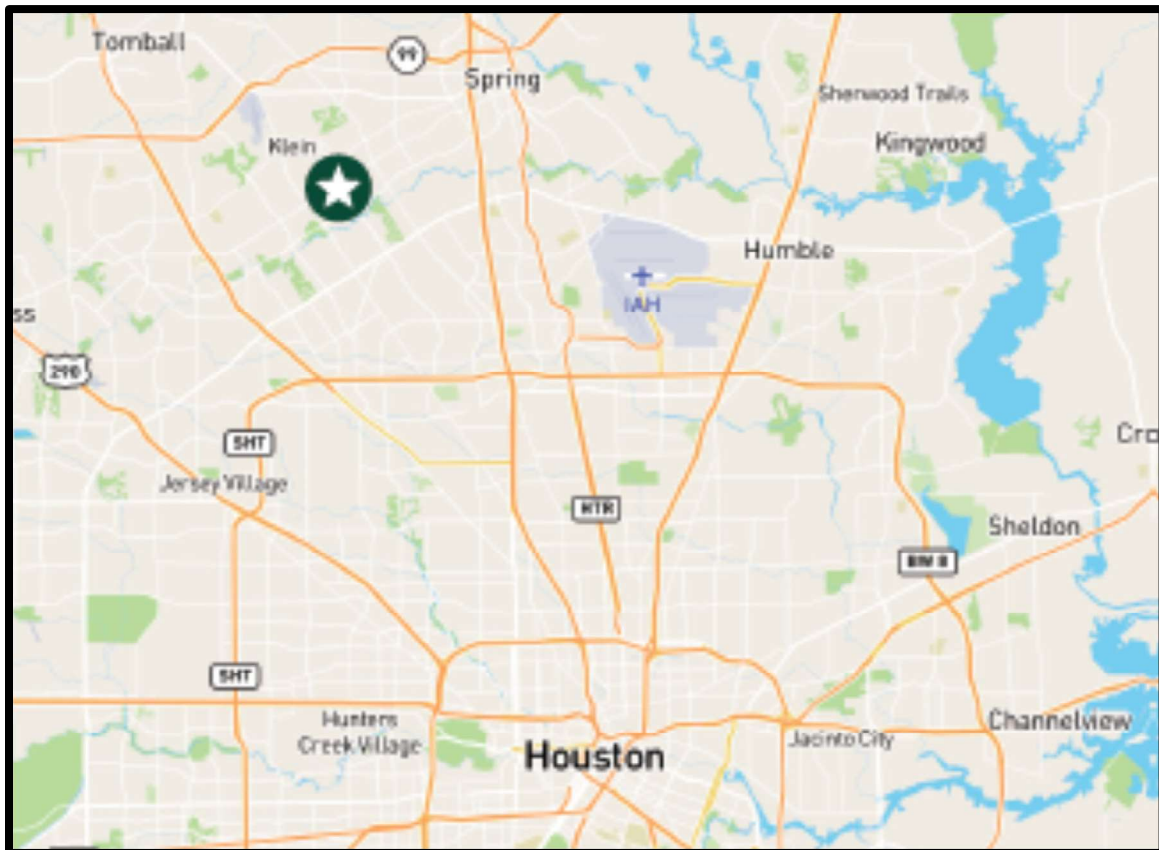
Oakwood Trails Apartments is located on the south side of Louetta Road west of Dover Mills Drive and east of Wimbledon Forest Drive in Spring, TX 77379 (the site does not currently have an address, HCAD parcels 0420860000066 and 0420860000067). The 11.79-acre site is located wholly within Harris County and is inside the Houston Extra Territorial Jurisdiction.

The property is located within a census tract with a median family income of 109% and high demand for senior affordable housing. The two closest senior affordable housing developments, Sagetree Terrace and Louetta Village, both have vacancy rates of 0.0%, demonstrating the high need for the proposed affordable units in this area of Harris County.

Legal Description

TRS 7B & &B-1 ABST 229 G H DELESDERNIER & TR 7A ABST 229 G H DELESDERNIER

Location Map



2023 4% and 9% HTC Proposed Property Consistency Analysis Information Sheet
Oakwood Trails (4% HTC)

Developer: Lincoln Capital Acquisition LLC

Proposed Property Name: Oakwood Trails (4% HTC)

Location: Southern side of Louetta Rd (between Dover Mills Drive to the east and Wimbledon Forest Drive to the west), Spring, TX 77379; Harris County Census Tract 5537; HCAD APN: 0420860000066 and 0420860000067

Precinct: 3

Floodplain: Yes (Mitigation Required)

Poverty Over 35%: No (10.1%)

Minority Concentration Over 65%: No (47.7%)

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

Project Type (Multifamily or Senior): Senior

LIHTC/Total Units: 203 HTC Units/ 203 Total Units (100% HTC)

High Opportunity Area: Yes

Date of Consistency Analysis: 12/29/2022

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
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 if waiver is received

Multifamily Property Name & Address Located within Designated Radius of Proposed Property	Occupancy Rate	Year of Certificate of Occupancy	Comments
Sagetree Terrace, 15505 Bammel N. Houston Rd, Houston, TX 77014 – Built in 2015	100%	2015	2.70 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 by **2023**, a completed Resolution Request Packet that includes the items listed below. If documents are missing or if clarification is needed, staff will contact the developer. Staff will use this checklist to verify that all items are included and will submit a completed packet to the Director.

Name of property: Oakwood Trails
Address: Southern side of Louetta Rd (between Dover Mills Drive and Wimbleton Forest Drive), Spring, Texas 77379, Harris County Census Tract 5537
Precinct #: 3

Property Type: Senior
Contact Person: Blake Hopkins
Email: bhopkins@lincolnavcap.com

REVIEW CRITERIA	YES	NO	N\A	NOTES
Developer resolution request letter on company letterhead	X			Lincoln Capital Acquisition LLC
Property name and address	X			Location given – address not available yet
Construction Type (New Construction or Acquisition, Rehabilitation)	X			New Construction
Project type (Multi-family, Senior, Supportive Housing, At Risk)	X			Senior
Development site map	X			Outline of location
Applicant name, number, address, and email	X			469-929-9445
Precinct #	X			3
Harris County Service Area (non-incorporated city)	X			Houston ETJ
TDHCA ID #		X		Not provided
9% Competitive		X		
4% Non-Competitive	X			Project can only receive a letter of no objection because it is a 4%, Per TDHCA.
# LMI Units	X			203
# Total Units	X			203
% LMI Units	X			100%
Photograph of Notification Sign (at least 3'x5' and w/in 15' of primary street)	X			Photos provided, receipt available if needed
Consistent (3-mile radius MF or 5-mile radius Senior)	X			Sagetree Terrace: 2.70 miles away
ETJ (City)	X			Houston
ETJ City Support		X		Not submitted, City of Houston was not accepting 4% applications at the time.
Poverty Over 25% (unless in a CRA or Community Plan Area, or providing supportive housing units to the homeless, disabled, or disaster area)		X		10.1%

REVIEW CRITERIA	YES	NO	N\A	NOTES
Opportunity Area (high or low)	X			
Revitalization Area			X	
CRA and location map		X		Not located in a CRA
Community Plan Area and location map		X		
Minority Concentration Over 65%		X		47.7% LMI
Completed resolution template Support or No Objection (3 Copies)	X			
Floodway		X		
100-year floodplain (mitigation/evacuation plan)	X			CSD recommends approving the waiver request
500-year floodplain (mitigation/evacuation plan)			X	
Property flooded past 10 years			X	Communication with HC Flood Control provided
Letter of Support State Representative (no older than a year)		X		Not Required, Optional
Development site located in the area of Community or Civic Organization registered with the Texas Secretary of State			X	
No Community or Civic Organization located within development site area			X	
Letters of Support and Notification to a Community or Civic Organization (if no community or civic organization, letters of support from neighborhood organization, MUD District, property owners, non-profit organizations, churches)			X	
Any other letters of support including from the State Representative, ISD, community-based organizations			X	Meetings with Prec Commissioner Ramsay and other stakeholders recorded in timeline
Proof of public meeting where development site is located	X			Notice in Houston Chronicle, Community Meeting Sign-in Sheets and Notes, Letters Sent
Waiver request (if applicable)	X			Floodplain (no buildings in floodplain)
Other				

Reviewer's Name: Jason Moreno

Date: 10/21/2022

QCQA Name: Walter Peacock

Date: 10/21/2022

Manager: Walter Peacock

Date: 10/21/2022

Community Summary and Amenities

Oakwood Trails, 4% Senior Development, New Construction HTC

Located at the southern side of Louetta Rd between Dover Mills Dr and Wimbledon Forest Dr), Spring, Texas, Harris County, City of Houston ETJ, Precinct 3

Recommendation: The Harris County Community Services Department (HCCSD) recommends a resolution of **Non-Objection** for the proposed **Oakwood Trails Senior** development.

The proposed development aligns with HCCSD's Affordable Housing Policy for **Senior** housing and will provide **203** additional units in Harris County. The average occupancy rate of comparable properties in the area is at least 90%, and there are no government-funded housing projects under construction in the vicinity or non-stabilized government-financed properties within 1 mile of the proposed site.

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

Property Summary: The proposed development, **Oakwood Trails**, is a **Senior** apartment complex located in **Spring, Texas**, area of unincorporated Harris County, in the **ETJ of Houston**, in **Precinct 3**. The surrounding properties are primarily composed of **single-family/multi-family housing** with a few small-scale **commercial/industrial** developments located along **Louetta Rd**. The development will comprise a total of **203** units, of which **203** will be designated as low-income units. The unit mix includes **(81) one-bedroom and (122) two-bedroom units**. **203** 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, dog park, resident garden, fitness center, and other typical amenities** will be available to residents.

Proximity to Services: The proposed development is located in the **Spring, Texas**, area in the **Northern** part of Harris County. Essential services, such as grocery stores, pharmacy, library, and recreation, are within **2 miles** of the property, including **Kroger, HEB, Walgreens, Barbara Bush Public Library, LA Fitness, and Collins Park**. Educational opportunities for post-secondary education are also available within **5.0 miles** of the property at **Lone Star Community College**. The nearest hospital, **HCA Houston Healthcare Northwest**, is situated **3.8 miles** away.

The proposed development is located near shopping complexes, with one less than 1.0 mile to the west and another less than 1.5 miles to the east. Hurricane Harbor Splashtown is less than 6 miles to the northeast, and Sam Houston Race Park is less than 12 miles to the south.

Income, Ethnic Concentration and Socioeconomic Indicators: The proposed property is situated in Census Tract **5537** with a poverty rate of **8.7%**, which is **below** the Houston-The

Woodlands-Sugar Land Metropolitan Statistical Area's poverty rate of **13.3%**, **below** Harris County's poverty rate of **15.7%**, and **below** Texas's poverty rate of **14.7%**. The median family income (MFI) of this Census Tract is **\$78,104**, which represents **119.5%** of the MFI of **\$65,381** for the entire metropolitan area. The Census Tract has a racial/ethnic concentration of **26.4%** Hispanic residents, and an overall minority concentration of **55.1%**, including all residents except those identifying as White Non-Hispanic. According to HUD's criteria, this Census Tract **does not meet** the definition of a racially or ethnically concentrated area of poverty (R/ECAP) due to its **relatively low poverty rate**.

Crime: According to data from Kinder Institute and the Texas Department of Public Safety, the Community Tabulation Area (CTA) surrounding the proposed property has a crime rate that is **76.9%** higher than the state average, with a **4.92%** chance (**1 in 20**) of becoming a victim of crime. Additional information provided indicates that there were **2,979** incidents reported within the CTA in 2019. These incidents include **1,891** crimes against property, **866** crimes against person, and **222** crimes against society. As a result, it is recommended that consideration be given to implementing additional security measures at the development site.

Floodplain and Health & Safety: A portion of the proposed property, measuring **4.5 acres**, is located within the 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA). The applicant has submitted mitigation measures that address how to avoid any negative impacts and restores the natural and beneficial values to the floodplain. These measures will include:

- Limiting construction activities within the 100-year floodplain,
- Providing onsite detention for the site,
- Providing necessary stormwater quality measures,
- Setting the lowest habitable level of all buildings to at least -3" above the 500-year flood elevation
- Providing compensatory onsite floodplain storage volume to mitigate for any fill material placed in the 100-yr or 500-yr floodplain during site development

Public Transportation and Walkability: At present, sidewalks are not present along **Louetta Rd** in either direction. The same appears to be true for the nearby neighborhood. There are grocery stores, facilities, and amenities within walking distance of the property, but this lack of sidewalk makes it more dangerous for pedestrians. In addition, there are not METRO bus lines along **Louetta Rd**. This property is located in the Harris County RIDES Program. Harris County RIDES is a great option for people for whom public transportation is either unavailable or inaccessible — helping eligible residents make doctor's appointments, do grocery shopping or otherwise just get around and remain independent.

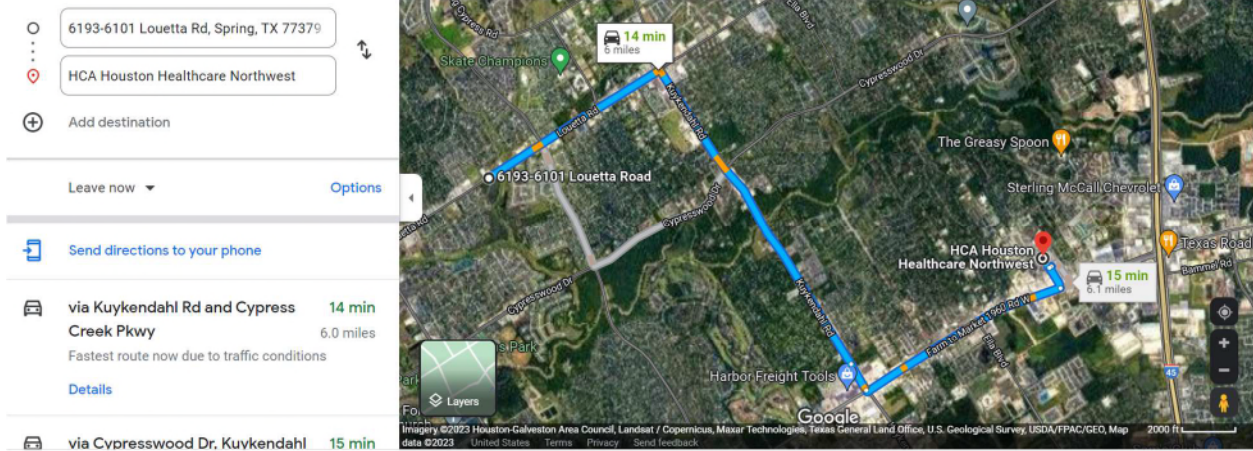
Community Outreach and Support: The applicant has made efforts to engage and seek support from the local community where the proposed development is located. The submission packet includes a letter of support from **Northwest Assistance Ministries**.

The applicant also took additional steps to ensure that the community was informed and had the opportunity to provide input. A 3x5-foot notification sign was posted on the property, located near the street, to inform the community of the proposed development. A public hearing was held on **August 17, 2022**, in the area where the development site is located and notice of the hearing was sent to local civic associations, utility districts, the Independent School District (ISD), and other community-based organizations. The hearing was also promoted in the **Cypress Creek Mirror Newspaper on August 10, 2022**.

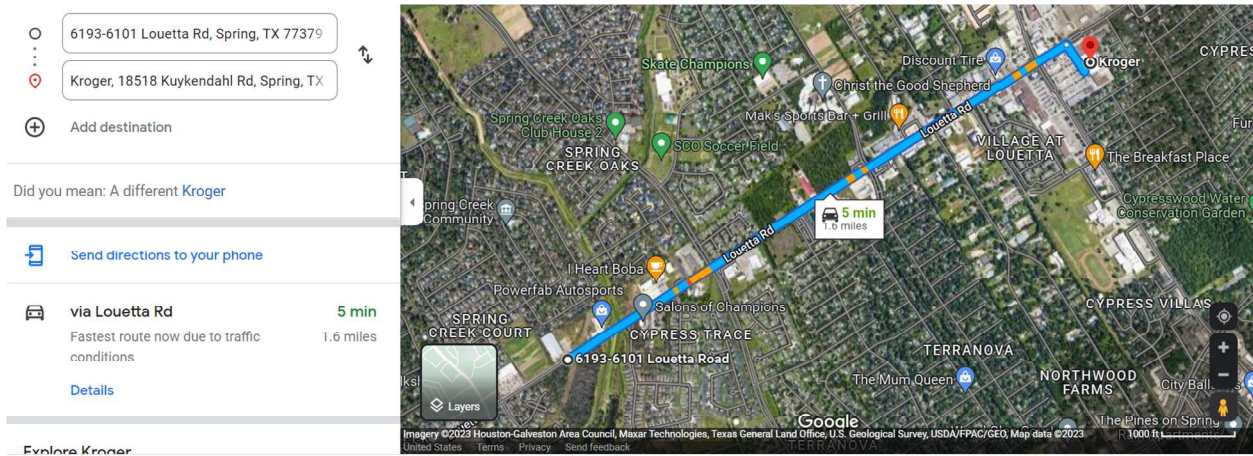
The applicant also reached out to Commissioner **Ramsey of Precinct 3 on July 5, 2022, and October 3, 2022**, to brief him on the proposed project and to respond to any questions and requests.

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.

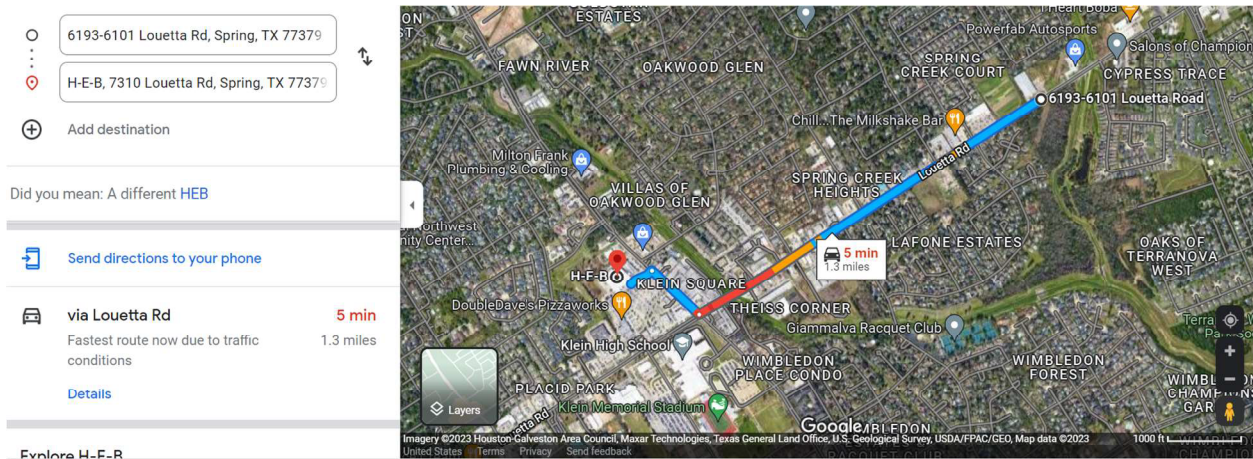
Oakwood Trails – Distances to Local Amenities



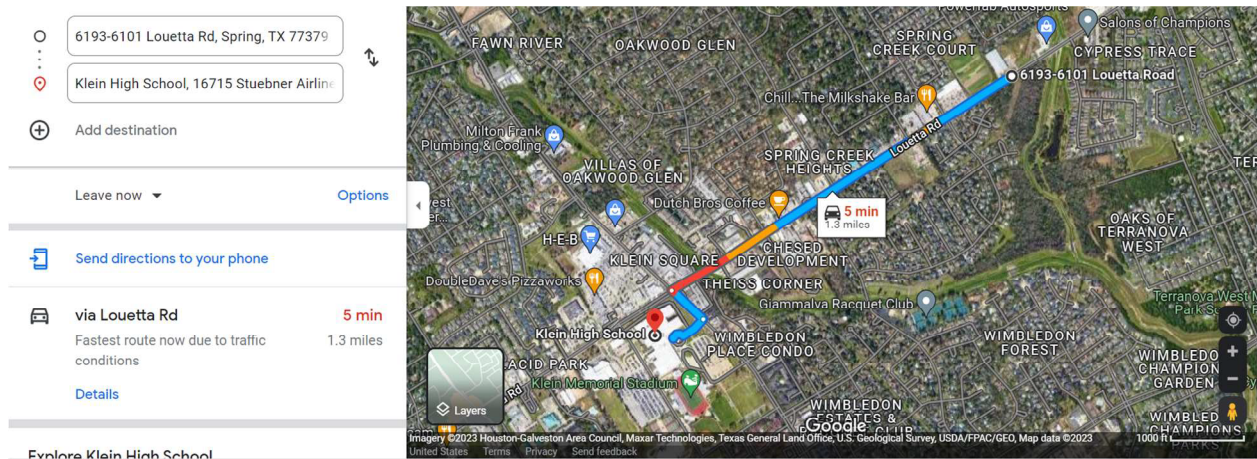
Distance to HCA Houston Healthcare Northwest: 6.0 miles



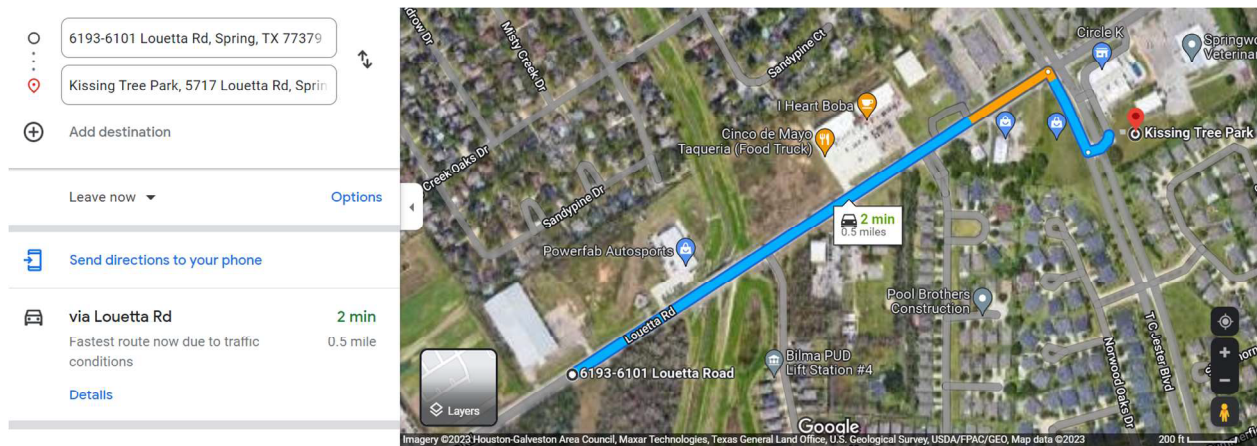
Distance to Kroger: 1.6 miles



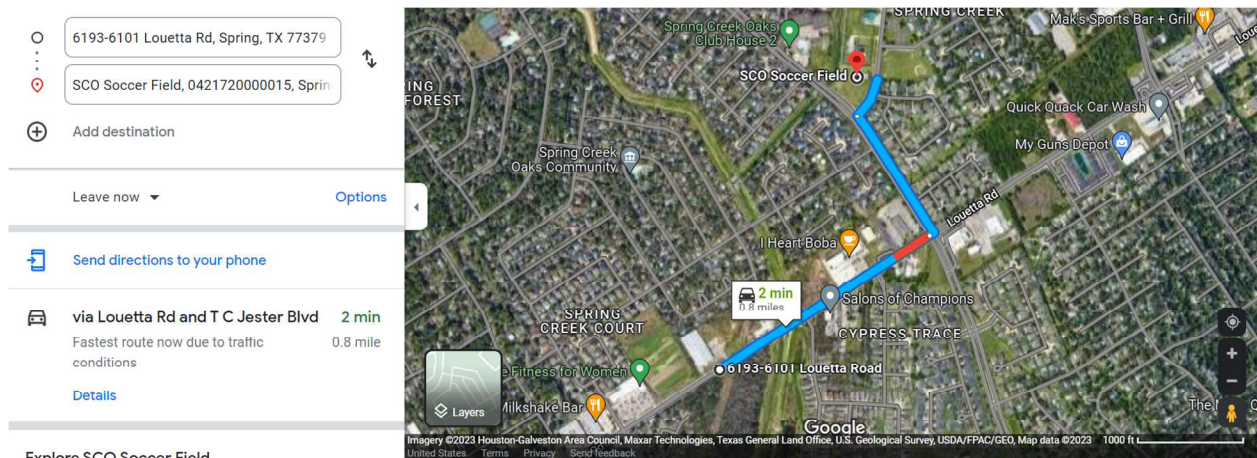
Distance to H.E.B.: 1.3 miles



Distance to Klein High School: 1.3 miles



Distance to Kissing Tree Park: 0.5 miles



Distance to SCO Soccer Field: 0.8 miles

[illegible]

6193-6101 Louetta Rd, Spring, TX 77379

Chill...The Milkshake Bar, 6402 Louetta R...

Add destination

Leave now

Options

Send directions to your phone

via Louetta Rd

Fastest route now due to traffic conditions

1 min

0.3 mile

Details

Distance to Chill... The Milkshake Bar: 0.3 miles

CC Backup Documents:

Section 2

- Fact Sheet
- Floodplain Maps
- Flood Mitigation Plan

4% HTC Oakwood Trails, Senior Housing Fact Sheet

Property Name: Oakwood Trails

Developer Name: Lincoln Capital Acquisition LLC

Property Address:

Southern side of Louetta Rd (between Dover Mills Drive and Wimbledon Forest Drive), Spring, Texas, Harris County, City of Houston ETJ, 77379, Precinct 3, Harris County Census Tract 5537;
HCAD APN: 0420860000066, 0420860000067



Figure 1: Site Map

Type of Building:

New Construction
Senior

LI Units/ # Total Units:

203 HTC Units/203 Total Units

Precinct #: 3

ETJ: Houston

Developer Contact:

Blake Hopkins

Vice President and Regional Project Partner

Lincoln Avenue Capital, 5700 Tennyson Pkwy, Ste 300, Plano, TX 75024



Figure 2: Exterior of the Development

National Flood Hazard Layer FIRMette



95°30'49"W 30°1'58"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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, AF
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drain 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 X
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone X
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate 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 4/1/2022 at 12:59 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.

DocuSign Envelope ID: 47F5751A-E448-41EF-9C5C-B50F0DEACDD1

September 29, 2022

Mr. Jason Moreno, Planner
Harris County TX Planning and Development
8410 Lantern Point
Houston, Texas 77054

RE: Floodplain Mitigation Practices – Oakwood Trails Multifamily
Louetta Road, Spring, Harris County, Texas

Dear Mr. Moreno:

Kimley-Horn and Associates is working with Lincoln Avenue Capital on the site civil design for the multifamily development known as Oakwood Trails. The 11.79-acre site (HCAD parcels 0420860000066 and 0420860000067) is located along the south side of Louetta Road, just west of Spring Gully in Spring, Harris County, Texas.

The site is located entirely out of the floodway of Spring Gully, however the 100-Yr and 500-Yr flood zones encroach onto the southeastern side of the site.

As discussed during meetings on July 19, 2022 and September 29, 2022 with Mr. Brett Bercher (HCFCD Watershed Coordinator) and Mr. Darrell Hahn on July 21, 2022, it is our intent to locate the residential buildings in the site as far away from the flood channel as possible, and to utilize the 100-yr floodplain for drainage and detention purposes. During these conversations, none of the parties expressed concern with the proposed design.

All floodplain mitigation measures as outlined in FEMA P-2037, as well as current Harris County and Harris County Flood Control requirements will be utilized in designing the site in order to avoid adverse impacts to residents or to the floodplain.

These measures will include

- Limiting construction activities within the 100-year floodplain,
- Providing onsite detention for the site,
- Providing necessary stormwater quality measures,
- Setting the lowest habitable level of all buildings to at least 3" above the 500-year flood elevation
- Providing compensatory onsite floodplain storage volume to mitigate for any fill material placed in the 100-yr or 500-yr floodplain during site development.

Please contact me with any questions at (713) 510-9412, or Andrew.hobby@kimley-horn.com.

Sincerely,



Andrew Hobby, P.E.
TBPE Registration No. F928

TABULATIONS
 SITE AREA: 12.150 AC.

UNIT TABULATION:
 1 BEDROOM: 81 UNITS (39.90%)
 2 BEDROOM: 122 UNITS (60.10%)
TOTAL: 203 UNITS
 @ 16.71 UNITS/ACRE

PARKING TABULATION:
 SURFACE PARKING: 235
TOTAL: 235
 @ 1.16 PARKING/UNIT
 @ 0.72 PARKING/BED

PureFitness for Women

*203 PARKING REQUIRED
 (0.75P/UNIT+1P/EMPLOYEE)



CC Backup Documents:

Section 3

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

**AK PAIN & SPINE
CENTER**

NOBODY IN PAIN
SHOULD WAIT

**HAVE YOU HAD BACK SURGERY
AND ARE STILL HURTING?**

#1 PAIN MANAGEMENT PRACTICE IN HOUSTON
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Squash: 1:15pm
Wednesdays: 6:00pm
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www.sttimothyconestoga.org

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CALENDAR

AUGUST 12

Marcia Ball. Marcia Ball will perform at Main Street Crossing in Portland at 8 p.m. on August 10. Tickets start at \$38.

Mark will perform his full, and often full, troupe from latest album, 2008's *Straw Night* - an upland range of living, clomping and remote cadences. The 70-year-old artist released his first album in 1972 and still tours tirelessly. Main Street Crossing is located at 310 Main Street in Portland. Learn more at www.mainstreetcrossing.com or call 202-290-0111.

August 19

Jason Watson: Traditional country singer-songwriter Jason Watson will perform with a full band at The Barn at Price Hall in Coopersville at 8 p.m. on August 12. Advance tickets are \$29, or \$30 at the door. Hayden Rinder opens.

Environ Biol Fish (2015) 98:1231–1242

The Site is at The First is located at 10430 Market Street in Cypress, LA. Leasehold - all power, heat, inside air conditioning.

ALSO BY THE AUTHOR

Open houses: Balmain Performing Arts Center in Magnolia is offering a free open house event, Thurs. 8 a.m. to 2 p.m., on Aug. 18 for parents and children interested in enrolling in enrichment learning programs. The event allows for an opportunity to tour the facility, meet the instructors, and learn more about classes for Ages 5 and up with a focus on dance, ballet, tap, freestyle jazz. Balmain Performing Arts Center is located at 1021 Maple Ridge Ln. in Magnolia. Registration at

Fundraising concert: On Saturday, the *Shelburne Music Agency* presents "The Second Black" (the Blue started first) at 7 p.m. on Aug. 12 at Townsend Thruway, 1000 Main St., Shelburne. Tickets are \$10.

The event benefits the local nonprofit organization, 3000 the Culture, which provides training and job enhancement opportunities for individuals who are injured or disabled while serving in the line of duty. The event features musical performances from Jena Kallivayal, Ruth Creek, El Nando and Ruth Thomas.

Turquoise-eared Tanager at
Barcel Park is located at
1002 Kuylenstierna Road in
Houlihan, Llanelli. There are
also www.barcelpark.co.uk & Barcel-Park.co.uk

Brick Club: Pearl River Museum of Fine Arts presents a three event with Mountain Brick Club from June 4 to June 11, 1995. All where participants can build with Legos and Peter Lucare from an artist who works in the brick medium. Tim Hudgings will give the lecture at 7 p.m. Hudgings recently created a framed work of art using Legos that he titled "Green Mountain Landscape." Pearl River Museum is located at 6815 Cypresswood Drive in Spring. Learn more at www.prmuseum.org

**Enrolling in the "Maze" of MEDICARE correctly!
Turning 65 or past 65? Laid off or Retiring?
Know Your MEDICARE Rules!!!**



Medicare Advocate and
Author of Medicare Survival Guide
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info@jonisays.com

Concerned about:

- Enrolling in MEDICARE Correctly?
- MEDICARE Prescription Drug Planning?
- How to lower Part B Premiums?

PUBLIC NOTICE

Please take notice that Lincoln Avenue Capital will conduct a public meeting on Wednesday, August 17, 2022 to discuss a proposed approximately 254-unit apartment community for seniors to be located on the 12.15-acre parcel of land on the south side of Louetta Road between T.C. Jester Blvd and Wimbledon Forest Drive. The proposed senior living community will be income-restricted to households earning up to 60% of the Area Median Income.

Lincoln Avenue Capital will present the concept and timeline for the proposed development and welcomes all feedback from the community.

PUBLIC NOTICE

Please take notice that Lincoln Avenue Capital will conduct a public meeting on Wednesday, August 17, 2022 to discuss a proposed approximately 254-unit apartment community for seniors to be located on the 12.15-acre parcel of land on the south side of Louetta Road between T.C. Jester Blvd and Wimbledon Forest Drive. The proposed senior living community will be income-restricted to households earning up to 60% of the Area Median Income.

Lincoln Avenue Capital will present the concept and timeline for the proposed development and welcomes all feedback from the community.

The public meeting will be held on Wednesday, August 17, 2022 at 6:00 P.M. at the Harris County Barbara Bush Branch Library, 6817 Cypresswood Drive, Spring, TX 77379. The meeting will be in the Earl Elliott Meeting Room.

Lincoln Avenue Capital Proposed Oakwood Trails Senior Living Development
Public Meeting Notes
August 17, 2022

ATTENDEES

- 53 members of the public
- Blake Hopkins, Lincoln Avenue Capital
- Andrew Hobby P.E., Kimley-Horn
- Mike Zientek, HillDay Public Relations

TOPICS OF DISCUSSION (QUESTIONS & ANSWERS)

Could these senior living units actually house children of people if the minimum resident age is 55?

Yes, the 55+ does permit those below 55 so long as one resident is at least 55.

What if the minimum resident age is 62, could children live in the unit then? They could not. With the 62 age minimum, no one can live in the unit who is younger than 62. While this would reduce the number of eligible renters, that is a change we could consider.

What about flooding? This is vacant land right now, won't building on it increase the likelihood of surrounding neighborhoods flooding when we get heavy rain? We understand that a portion of this property is located in the 100-year flood plan, and plan to build a detention pond on the property. We have a drainage plan and when presenting it to the Harris County Flood Control District (HCFCD), we will have to prove to it that future flows during flooding events near this property will be the same as they currently are or less.

What about the height of the buildings – some are four and three-story, wouldn't that shine a large amount of light on the neighboring homes? We have heard that concern and we would be open to taking one story off each of the proposed buildings, reducing the number of units from 254 to 204.

Would your business model work at 203 units? We are studying that right now.

You said in the presentation that residents would have to have 60% of the area median income, those income numbers seem low. Who calculated those? Those area median household income numbers published by the Texas Dept of Housing and Community Affairs for Harris County.

You also said there is great demand for a senior living complex in this area, who determined that? Professional market analysts determine whether there is such demand in a particular area.

Adding this property could bring more traffic to Louetta Road, are you all doing a traffic study? We are, and that could determine if any changes on Louetta need to be made.

Will this property be exempt from paying school taxes to Klein ISD? Due to the nature of this development, the property would be exempt from paying school taxes. (NOTE: A number of people commented that they did not think this would be fair if there are children living in any of the units).

Will building this development lower our property values? Studies are inconclusive but many show that this type of development, brand-new construction in an area with already high income, does not lower property values.

After this meeting, where do you all go from here? We are here to get your feedback and possibly incorporate it if possible. We are already looking at removing one story from each of the buildings and moving the minimum resident age from 55 to 62 based on what we have heard from you all tonight.

Who will make the ultimate decision on whether this development is built? That will be the Harris County Commissioners Court.

NOTE: Victoria Kobak, Legislative Aide and District Liaison for State of Texas District 150 Representative Valoree Swanson, was in attendance. She mentioned that the proposed development is in Representative Swanson's district. But a check of the latest redistricting map showed that the proposed development is actually inside State of Texas District 126 Representative Sam Harless's district. Blake Hopkins and Mike Zientek met with Representative Harless on August 10, 2022.



The following meetings with elected officials, community members, and stakeholders have taken place since Lincoln Avenue Capital entered escrow to acquire the property. Further details regarding the public meeting held on August 17, 2022, are provided within this section.

- June 13, 2022 – met with Cypress Klein Utility District, provider of water and sewer to introduce development concept. At this meeting a Capacity Study was authorized to be conducted by the District Engineer.
- July 5, 2022 – met with Commissioner Ramsey to brief him on the proposal and receive early feedback.
- July 15, 2022 – met with Wimbledon Estate HOA Board (Neighboring HOA) to brief them on the proposal and receive early feedback.
- July 19, 2022 – met with Brett Bercher (HCFCD Watershed Coordinator) and Vanessa Guillar (Watershed Plan Reviewer) to discuss the technical aspect of the design.
 - Brett discussed the channel improvements being completed by HCFCD on Spring Gully adjacent to the site.
 - Brett confirmed that the HCFCD models do not call for additional right-of-way width adjacent to our site. The current 200' ROW is adequate.
 - HCFCD prefers us to outfall our onsite detention directly into their channel.
 - They did not have any concerns with the proposal to place the stormwater detention and floodplain mitigation in the 100-year flood zones.
 - Since the site is less than 20-acres and would not be placing any fill in the 100-yr flood zone, Brett would not ask for a No-Impact Study with this project—just the typical detention pond calculations on our drainage plan.
 - Brett concluded that from what we had shown him, he would give our site a thumbs-up.
- July 21, 2022 – met with Darrell Hahn (Harris County Floodplain Administrator) and David Randolph (Manager Harris Co Civil Review) to discuss the technical aspect of the design.
 - They did not voice any concerns with our proposal to use the 100-year floodplain for our onsite detention and floodplain mitigation.
 - Harris County will ask for Pipeline Encroachment Agreements when we submit plans for review.
 - Harris County will need a Will-Serve Letter from the MUD to be submitted during the plan review process. However they don't require the MUD Annexation to be completed for permit.
 - Harris County will require us to submit the final CPC 101 (I.E. Houston Planning's approval of the preliminary plat) prior to our plan approval. They will require the recorded plat before the County can close out any inspections.
 - Neither Darrell nor David voiced any particular concerns with the site or the development proposal.
- August 8, 2022 – met with Cypress Klein Utility District to provide an update and invite to our community meeting on August 17th.



- August 10, 2022 – met with Representative Sam Harless to provide a briefing on the proposed development and invite to the August 17th community meeting.
- **August 17, 2022 – held a public community meeting at Barbara Bush Library at 6 pm to receive feedback and input from the community.**
 - **Attended by 53 residents from the neighboring community**
 - **Key revisions made to the design and program as a direct result from this meeting.**
 - **Reduced building height by one story and reduced unit count from 254 to 203.**
 - **Increased age restriction from 55+ to 62+**
- September 7, 2022 – met again with Rep Harless to provide updated site plan and 62+ program.
- September 12, 2022 – presented updated site plan to CK UD and received vote of approval for District counsel to draft annexation documents.
- September 29, 2022 – met via TEAMS with Brett Bercher (HCFCD Watershed Coordinator) and Vanessa Guillar (Watershed Plan Reviewer) to go over revised site plan.
- September 29, 2022 – received email confirmation from Brett Bercher that he has no concerns with proposed approach to site.
- October 3, 2022 – met again with Commissioner Ramsey to provide updated site plan and 62+ program
- October 10, 2022 – received vote of approval from Cypress-Klein UD to execute Development and Annexation Agreement which reserves water and sewer capacity for the property and annexes the land into the District for service.

Please find the following items related to the August 17, 2022 community meeting:

- **Public Notice published in the Cypress Creek Mirror on August 10, 2022**
 - **Email confirmation from Houston Chronicle (Cypress Creek Mirror)**
 - **Receipt of payment**
- **Letters of Notification sent to nine local orgs including HOAs, Utility Districts, Nonprofits**
- **Photograph of Notification Sign which was 3' by 5' and within 15 feet of the primary street**
- **Sign-In Sheet for meeting on August 17th**
- **Meeting Minutes for meeting on August 17th**





October 14, 2022

Harris County Community Services Department
Attn: Jason Moreno, AICP
8410 Lantern Point Drive
Houston, TX 77054

Re: Letter of Support for Oakwood Trails Apartments

Board of Trustees 2022-2023

Dear Mr. Moreno,

Kristina Sullivan, Chair

Dave Anderson

*Les Cave
Linda & Harlan Martens
Endowed President/CEO*

Pastor Anthony Chatman

Pastor Victor C. Chatman

Rev. Dr. Marty Dunbar

Joe Fowler

Dr. LaTonya M. Goffney

Dr. Lupita Hinojosa

Crystal Hollier

Stanley Horton

Carl T. Little

Dr. Jenny McGown

Shannon N. Mosher

Gerald F. Napoles, Ph.D.

Garland R. Shaw

Michael D. Watford

James B. Fryfogle, Past Chair

*Denese Hammon
Chief Financial Officer
Non-voting member*

On behalf of Northwest Assistance Ministries (NAM), I am pleased to provide this letter of support for Oakwood Trails Apartments, a proposed senior living community located on the approximately 12-acre tract along the south side of Louetta Road between Wimbledon Forest Drive to the west and Dover Mills Drive to the east in Spring, TX 77379.

NAM is a tax-exempt nonprofit, community-based, multi-program social service agency that strives to meet basic human needs through Neighbors Helping Neighbors. NAM provides assistance in areas including food, shelter, health, education, safety and financial education. Our service area covers the proposed development site as well as over 660 square miles of northwest Harris County, an area with over 1,500,000 residents. We currently provide meals and support 900 homebound seniors each day.

Oakwood Trails Apartments is designed to include 203 apartments homes for seniors aged 62 or older with household incomes up to 60% of the Area Median Income. NAM recognizes the need for high quality, affordable homes for seniors in Harris County and supports the successful development and construction of Oakwood Trails Apartments.

Thank you for your consideration.

Sincerely,

Brian Carr

Chief Advancement Officer
Northwest Assistance Ministries