



## Legislation Text

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**File #:** 23-0559, **Version:** 1

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**Department:** Community Services

**Department Head/Elected Official:** Thao Costis, Interim Executive Director

**Regular or Supplemental RCA:** Regular RCA

**Type of Request:** Tax Credit Application Resolution

**Project ID (if applicable):** N/A

**Vendor/Entity Legal Name (if applicable):** N/A

**MWDBE Contracted Goal (if applicable):** N/A

**MWDBE Current Participation (if applicable):** N/A

**Justification for 0% MWDBE Participation Goal:** N/A - Goal not applicable to request

**Request Summary (Agenda Caption):**

Request for approval of a Resolution of Non-Objection for the Oakwood Trails 4% Affordable Housing Tax Credit Project.

**Background and Discussion:**

On June 25, 2019, the Harris County Commissioners Court approved the *HCCSD Multi-family Rental Housing and Tax-Credit Application Review and Resolution Request Policy and Criteria*. These guidelines align with the goals of the Harris County Consolidated Plan and Analysis of Impediments (AI) to Fair Housing Choice Plan, which aims to promote and preserve quality affordable housing in the Harris County.

Under the Texas Department of Housing and Community Affairs (TDHCA) Qualified Allocation Plan (QAP), developers are required to request a resolution from the local government expressing support or no objection for their proposed housing development projects. TDHCA awards points for these resolutions as part of the tax credit application process.

As per the QAP Local Government Resolution requirements, 9% tax credit applications can request either a resolution of Support or Non-objection from Harris County, while 4% tax credit applications can only request a resolution of Non-objection.

CSD staff reviews the applicant's submission and recommends a resolution of Support or Non-Objection to the Harris County Commissioners Court if all guidelines and criteria are met. However, it is important to note that a resolution from the local government is not a guarantee of funding from Harris County or a tax credit from TDHCA, but rather expresses support or no objection for the proposed development within the jurisdiction.

The Community Services Department (CSD) is requesting approval of a Resolution of Non-Objection for the Oakwood Trails 4% Senior Tax Credit Affordable Housing Project. The project has met the guidelines and policy

criteria set forth by the resolution request policy and criteria. The project is located in the City of Houston's Extra-Territorial Jurisdiction (ETJ), and the developer will also request a resolution of non-objection from the City of Houston as part of their tax credit application requirement (TDHCA). CSD recommends that the Harris County Commissioners Court approve the resolution of non-objection for this project.

**Expected Impact:**

Approving the resolution of non-objection for this project will satisfy the TDHCA QAP tax credit application requirement for the developer to seek local government support for the project and increase the likelihood that this project will receive appropriate financing to provide additional opportunities for quality and affordable housing in Harris County. No fiscal impact to the County is anticipated.

**Alternative Options:**

If the resolution of non-objection is not approved, it will deny the proposed development the necessary support and reduce the chance of the 4% HTC application to TDHCA receiving a tax credit, ultimately reducing the likelihood of the proposed affordable housing units being constructed.

**Alignment with Goal(s):**

- Justice and Safety
- Economic Opportunity
- Housing
- Public Health
- Transportation
- Flooding
- Environment
- Governance and Customer Service

**Prior Court Action (if any):**

Date	Agenda Item #	Action Taken

**Location:**

Address (if applicable): Southern side of Louetta Road, between Dover Mills Drive and Wimbledon Forest Drive, Spring, Texas 77379

Precinct(s): Precinct 3

<b>Fiscal and Personnel Summary</b>			
Service Name			
	FY 23	FY 24	Next 3 FYs
<b>Incremental Expenditures (do NOT write values in thousands or millions)</b>			
Labor Expenditures	\$	\$	\$
Non-Labor Expenditures	\$	\$	\$

<b>Total Incremental Expenditures</b>	\$	\$	\$
<b>Funding Sources (do NOT write values in thousands or millions)</b>			
Existing Budget			
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
<b>Total Current Budget</b>	\$	\$	\$
<b>Additional Budget Requested</b>			
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
<b>Total Additional Budget Requested</b>	\$	\$	\$
<b>Total Funding Sources</b>	\$	\$	\$
<b>Personnel (Fill out section only if requesting new PCNs)</b>			
Current Position Count for Service	-	-	-
Additional Positions Requested	-	-	-
<b>Total Personnel</b>	-	-	-

**Anticipated Court Date:** January 31, 2023

**Anticipated Implementation Date (if different from Court date):** N/A

**Emergency/Disaster Recovery Note:** Not an emergency, disaster, or COVID-19 related item

**Contact(s) name, title, department:** Thao Costis, Executive Director HCCSD or Rene Martinez, Chief Housing & Community Development Officer, HCCSD

**Attachments (if applicable):** Resolution of Non-Objection (3 copies; one (1) for court records and return the other two (2) to CSD); Resolution Request Supporting Documents from Developer (Request letter, Community Summary, Maps, Community Support Letters)