

To the Mayor and Members of the City Council

August 2, 2016

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**SUBJECT: UPDATE ON 2016 COMPETITIVE (9%) HOUSING TAX CREDIT APPLICATIONS**

On February 9, 2016, the City Council approved Mayor and Council Communication (M&C) G-18664, which adopted a policy for Council Resolutions of Support or No Objection for 2016 applications to the Texas Department of Housing and Community Affairs (TDHCA) for Competitive (9%) Housing Tax Credits and for local government commitment of development funding.

The approved policy states that in order to obtain a Resolution of Support, a development must have the following:

1. Either (a) ten percent of the total units dedicated for Rental Assistance Demonstration (RAD), or (b) five percent of the total units dedicated for Permanent Supportive Housing and a minimum of five percent of the units dedicated as market rate; and
2. Appropriate zoning for the intended use of site. If the site does not have appropriate zoning, then Staff must review the request for the zoning change and the Councilmember must support the rezoning request.

Council may consider providing a Resolution of No Objection for applications that do not qualify under the policy for a Resolution of Support.

The policy also allows, at City Council discretion, a local commitment of government funding in the form of a tax abatement and/or a partial or full waiver of development fees. This local commitment of development funding would qualify the development for an additional point and increase the competitiveness of their applications.

On February 16, 2016, City Council approved the following projects for a Resolution of Support:

**Avondale Farms Seniors** to be developed by Avondale Farms Seniors, LP, an affiliate of GFD Holdings, LLC, to be located at the southeast corner of US 287 and Avondale-Haslet Road (Council District 7)

**Churchill at Golden Triangle Community** to be developed by Churchill Golden Triangle Community, L.P., an affiliate of Churchill Senior Communities, L.P., to be located at the 11000 block of Metroport Way (formerly Keller Hicks Road) south of Timberland Boulevard and east of the 11000 block of IH-35W Service Road (Council District 7)

**Harmon Senior Villas** to be developed by AMTEX Harmon, L.P., an affiliate of AMTEX Multi-housing, LLC, to be located at 12801 Harmon Road in the City's extraterritorial jurisdiction (Council District 7)



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**The Standard at Boswell Marketplace** to be developed by The Standard at Boswell Marketplace, LP, an affiliate of Standard Residential, LLC, to be located at the northwest corner of Old Decatur Road and West Bailey Boswell Road (Council District 7)

**Woodlawn Place** to be developed by Tremore Marine Creek, L.P., an affiliate of Carleton Development, Ltd., to be located at the southeast corner of Bowman-Roberts Road and Cromwell-Marine Creek Road (Council District 2)

Additionally, the following applications were approved for a commitment of local government funding conditioned upon the development receiving an allocation of Housing Tax Credits from TDHCA:

**Harmon Senior Villas  
Woodlawn Place  
Churchill at Golden Triangle Community; and  
The Standard at Boswell Marketplace**

Based on support for the abovementioned applications by City Council, the TDHCA Board at its July 28, 2016 meeting approved the following applications for 2016 Competitive (9%) Housing Tax Credits:

**The Standard at Boswell Marketplace  
Avondale Farms Seniors  
Harmon Senior Villas**

As a result, a total of 409 mixed income units will be produced which represents a \$61.8 million investment in the City of Fort Worth. Additionally, 42 units have been set aside for the Rental Assistance Demonstration (RAD) program. To date, Fort Worth Housing Solutions has met 69% of its goal of providing 2,800 units by December 2018.

If you have questions regarding this IR, please contact Aubrey Thagard, Director of Neighborhood Services, at 817-392-8187.

**David Cooke  
City Manager**

Attachment

# Texas Department of Housing and Community Affairs

2016 Competitive 9% Housing Tax Credit Program  
Award and Waiting List

Version date: July 28, 2016

Application Number	Development name	City	County	Zip Code	Rural/Urban	Construction Type	LI Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = Supportive Housing)	HTC request/ UW Amount	Section 811 Request	HOME/TCAP request	Applicant contact name	Previous Participation Review (PPR) Status: A=Approved, C=Approved w/ Conditions, P=Pending Approval, N=No Review										Census Tract	Quantile of median HH Income	Opportunity Index	Poverty Rate %	Schools Average	Linear distance from nearest HTC assisted development	
															(1) Points	(2) Gov't Support (\$11.9(d)(1))	(3) QCP (\$11.9(d)(4))	(4) State Rep (\$11.9(d)(5))	(5) Community Orgs (\$11.9(d)(6))	(6) Adjustments	Best Possible Score	Review Status	Underwriting Status	PPR Status							Recommended Awards
<b>Region 3/Rural</b>																															
16071	Bluff View Senior Village NW corner of US-175 Frontage Rd & FM 741	Crandall	Kaufman	75114	Rural	New	33	15	48	Elderly Limitation	\$574,172			Will Markel	125	17	4	8	4		158	C	C	A	R	48257050203	1st Q	7	2.4	85.33	
16011	Homestead Prairie Senior Apartments 1007 N. FM 156	Ponder	Denton	76259	Rural	New	43	10	53	Elderly Limitation	\$574,867	x		Teresa Bowyer	123	17	4	8	4		156	C	N	C		48121020309	2nd Q	7	7.8	84.00	Pending Appeal
Estimated Amount Available to Allocate		\$598,523				Total HTCs Requested		\$1,149,039																							
<b>Region 3/Urban</b>																															
16231	Gala at Melissa N side of E Melissa Rd, appx 1/3 mile E of Sam Rayburn Hwy	Melissa	Collin	75454	Urban	New	79	14	93	Elderly Limitation	\$1,316,306			Jervon Harris	124	17	4	8	4		157	C	C	A	R	48085030201	1st Q	7	1.7	90.33	
16114	The Veranda Townhomes Northeast corner of Coit and McDermott Rd	Plano	Collin	75025	Urban	New	20	20	40	General	\$474,312		x	Melissa Adami	124	17	4	8	4		157	C	C	A	R	48085031639	1st Q	7	2.1	97.00	
16373	Avondale Farms Seniors SEC of US-287 and Avondale Haslet Road	Fort Worth	Tarrant	76052	Urban	New	109	12	121	Elderly Preference	\$1,500,000			Brandon Bolin	124	17	4	8	4		157	C	C	A	R	48439114103	1st Q	7	3.6	89.67	
16275	Harmon Senior Villas 12801 Harmon Road (9.023 acres)	Fort Worth	Tarrant	76177	Urban	New	144	16	160	Elderly Preference	\$1,500,000		x	David Yarden	124	17	4	8	4		157	C	C	C	R	48439113926	1st Q	7	6.5	89.33	
16226	Provision at Melissa N side of E Melissa Rd, app 1/4 mile E of Sam Rayburn Hwy	Melissa	Collin	75454	Urban	New	96	24	120	General	\$1,500,000		x	Jervon Harris	123	17	4	8	4		156	C	C	A	R	48085030201	1st Q	7	1.7	90.33	
16159	Palladium Garland SE quadrant of Interstate 30 and Northwest Drive	Garland	Dallas	75043	Urban	New	98	42	140	General	\$1,500,000		x	Thomas E. Huth	123	17	4	8	4		156	C	C	A	R	48113017808	2nd Q	6	9.2	84.67	
16178	Palladium Anna NE quadrant of Highway 5 and 422	Anna	Collin	75409	Urban	New	108	72	180	General	\$1,500,000		x	Thomas Huth	123	17	4	8	4		156	C	C	A	R	48085030203	2nd Q	5	9.5	84.33	
16015	The Standard at Boswell Marketplace NW Corner of N. Old Decatur Road and Bailey Boswell Road	Fort Worth	Tarrant	76179	Urban	New	118	10	128	General	\$1,500,000		x	Daniel Smith	121	17	4	8	4		154	C	C	A	R	48439114104	1st Q	7	3.9	79.67	
16098	Parkdale Villas 3909 W FM 120 & N Parkdale Rd	Denison	Grayson	75020	Urban	New	128	16	144	General	\$1,500,000			David Yarden	121	17	4	8	4		154	C	C	C	R	48181000302	1st Q	7	10.2	78.67	
16317	Blue Line Lofts 3737 Melcer Drive	Rowlett	Dallas	75088	Urban	New	112	47	159	General	\$1,500,000			Brandon Bolin	119	17	4	8	4		152	C	N	A		48113018133	2nd Q	0	3.6	73.67	
16260	Churchill at Golden Triangle Community Appx 11000 block of Metroport Way (S Timberland Blvd E 11000 block IH35W)	Fort Worth	Tarrant	76177	Urban	New	111	7	118	General	\$1,500,000	x	x	Bradley E. Forslund	123	17	4	8	4	-5	151	N	N	N		48439113922	1st Q	7	6.6	87.33	
Estimated Amount Available to Allocate		\$12,345,011				Total HTCs Requested		\$15,290,618		Elderly Max: \$4,797,271																					