

**AGENDA PLACEMENT FORM**

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)


Date: \_\_\_\_\_

Meeting Date: 01/08/2024

Submitted By: County Judge's Office

Department: \_\_\_\_\_

Signature of Elected Official/Department Head:  
\_\_\_\_\_

<p><b>Court Decision:</b> This section to be completed by County Judge's Office</p>
 <p><b>January 8, 2024</b></p>

**Description:**

Acknowledgement of National Church Residences Plans to Submit an  
Application for 2024 9% Low Income Housing Tax Credits with the Texas  
Department of Housing and Community Affairs for the Lincoln Ridge Located  
at 705 McAnear Street, Cleburne, Johnson County, Texas Consisting of 29 Units  
in Eight (8) One-Story Apartment Buildings on a Single Site-County Judge's  
Office

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(May attach additional sheets if necessary)

**Person to Present:** \_\_\_\_\_

(Presenter must be present for the item unless the item is on the Consent Agenda)

**Supporting Documentation:** (check one)     PUBLIC     CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

**Estimated Length of Presentation:** \_\_\_\_\_ minutes

**Session Requested:** (check one)

Action Item     Consent     Workshop     Executive     Other \_\_\_\_\_

**Check All Departments That Have Been Notified:**

County Attorney     IT     Purchasing     Auditor

Personnel     Public Works     Facilities Management

Other Department/Official (list) \_\_\_\_\_

**Please List All External Persons Who Need a Copy of Signed Documents  
In Your Submission Email**



National Church Residences  
EXCELLENCE THAT TRANSFORMS LIVES

December 19, 2023

Johnson County Judge  
Office of The Johnson County Judge  
2 N. Main Street  
(via email: [judgeboedeker@johnsoncountytexas.org](mailto:judgeboedeker@johnsoncountytexas.org))  
Christopher Boedeker or Primary Contact  
Cleburne, TX 76033

Dear Christopher Boedeker or Johnson County Judge,

I would like to formally advise you that National Church Residences plans to submit an application for 2024 9% Low Income Housing Tax Credits with the Texas Department of Housing and Community Affairs (the "Department") for the Lincoln Ridge located at 705 McAnear Street, Cleburne, Johnson County, Texas. This rehabilitation development consists of 29 units in eight (8) one-story apartment buildings on a single site. The current and continued occupancy is elderly households. The site is approximately 1.79-acres resulting in a residential density of approximately 16.20 units per acre. No additional units will be added as part of the renovation. 29 or 100% of the units will be for low-income senior citizens earning 60% or less of the area median income. Lincoln Ridge is not expected to be exempt from real estate taxes under a LIHTC ownership structure.

In accordance with the Department's rules, aspects of the Development may not yet have been determined or selected or may be subject to change, such as changes in the amenities ultimately selected and provided.

In the spring, the Department will hold public hearings in various locations around the state or virtually to gather input on Competitive Housing Tax Credit applications. The hearing schedule along with contact information for written public comment will be posted on TDHCA's [Public Comment Center](#) website later this year.

An interested party or Neighborhood Organization can provide comments on any and all applications at each hearing, or can provide written comments to the Department by email at [htcpc@tdhca.texas.gov](mailto:htcpc@tdhca.texas.gov), or by mail at:

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

Note that in order for input on Competitive Housing Tax Credit application to be included in the materials relating to presentation for awards to be provided to the Governing Board of the Texas Department of Housing and Community Affairs, **such input must be received by the Department by 5:00 p.m., Austin local time, on June 3, 2024.**

### **About National Church Residences**

National Church Residences is a well-reputed national non-profit organization dedicated to providing quality, affordable housing and care for seniors. With more than 340 residential developments throughout the United States, National Church Residences has established themselves as a leading authority in the affordable housing community.

Please feel free to contact me at (513) 293-2737 or [dkalubi@nationalchurchresidences.org](mailto:dkalubi@nationalchurchresidences.org) if you have any questions or would like additional information on the proposed renovation.

If funded, we can preserve Lincoln Ridge so that we can continue to provide service-enriched housing with amenities and community spaces tailored to the needs of the residents. We believe it will continue to meet a demonstrated need for affordable housing in Cleburne.

Sincerely,



T. Daniel Kalubi  
Project Leader  
Houston, TX