

AGENDA PLACEMENT FORM

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

Date: _____

Meeting Date: 4/09/2024

Submitted By: County Judge's Office

Department: _____

Signature of Elected Official/Department Head:

Court Decision: <small>This section to be completed by County Judge's Office</small>
 <p style="color: red; font-size: 1.2em;">April 9, 2024</p>

Description:

Acknowledgement of Texas Department of Housing and Community Affairs
Multifamily Finance Division Notification of Affordable Rental Housing
Applications for Sherwood Arms Apartments, 213 N. Val Verde Circle, Keene,
and Lincoln Ridge, 705 McAnear Street, Cleburne, in Johnson County, Texas-
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**



**Texas Department of Housing and Community Affairs
Multifamily Finance Division
Notification of Submission of Affordable Housing Applications**

March 10, 2024

The Honorable Christopher Boedeker
Johnson County Courthouse
#2 Main Street, Room 120
Cleburne, TX 76033

Re: Notification of Affordable Rental Housing Application(s) Proposed in Your County

Dear Judge Boedeker:

The Texas Department of Housing and Community Affairs (the Department) has received one or more application(s) by the Application Deadline of March 1, 2024, for the 9% (Competitive) Housing Tax Credit Program (Competitive HTC), to help fund the development of affordable rental housing in the community you represent. A development summary for each application submitted in your area is included with this correspondence.

This notification and enclosed materials are provided in accordance with Tex. Gov't Code §2306.1114 to inform you of proposed affordable housing activity in your area and so that you may provide your input on the proposed application(s) should you so choose. The Department appreciates receiving views concerning your community's need for affordable housing and how the proposed development(s) may address that need. Comments received prior to June 1, 2024, will be included in materials presented to the Department's Governing Board as it deliberates on the awarding of housing tax credits to a proposed application at its meeting scheduled for July 25, 2024.

The Department will conduct a series of public hearings to collect public comment on all Competitive HTC applications. The public hearing schedule is available on the Department's website at <https://www.tdhca.texas.gov/calendar> and a copy of the public hearing schedule is included with this notification.

The Department's mission is to administer all of its assigned programs efficiently, transparently, and lawfully and to invest its resources strategically to develop high quality affordable housing which allows Texas communities to thrive. The Housing Tax Credit Program is just part of a wide variety of housing finance programs administered by the Department. Through rental housing finance programs such as this, the Department encourages the new construction, reconstruction or rehabilitation of high quality multifamily rental housing, primarily through partnerships between public-private developers and owners. These developments benefit Texans in your community by providing qualified individuals and families with safe, decent, and quality affordable housing.

Please mail any comments you may have to TDHCA, Multifamily Finance Division, Attention: Joshua Goldberger, Competitive Housing Tax Credit Manager, P.O. Box 13941, Austin, Texas 78711-3941 or submit by email to joshua.goldberger@tdhca.texas.gov. If you have any questions or need additional information, please contact Josh at (512) 475-2596.

Sincerely,

Cody Campbell

Cody Campbell
Director of Multifamily Programs

Relevant Development Information as Presented by the Applicant:

Programs Applied For:

- Housing Tax Credits-Competitive 9% (HTC)
- Multifamily Direct Loan
- Housing Tax Credits-Non Competitive 4% (HTC)
- TDHCA Tax Exempt Bond

Development Information:

Development Number: 24099

Development Name: Sherwood Arms Apartments

Development Address: 213 N. Val Verde Circle

Development City: Keene Development Zip: 76059 Region: 3

Regional Allocation: Rural

HTC Set Aside: Nonprofit USDA At-Risk

Construction Type: Acquisition/Rehab

Building/Unit Configuration:

- 4 units or more Duplex Fourplex
- Townhome Single Room Occupancy Single Family Construction

Total Restricted Units: 56 Total Market Rate Units: 0 Total Units: 56

Applicant Information:

Owner Contact: Dennis Hoover Owner City: Burnet

Owner Address: 209 S West Street Owner State: TX

Owner Phone: (512) 756-6809 Owner Zip: 78611

Owner Email: dennishoover@hamiltonvalley.com

This Development may include other public benefits such as financing, rental subsidies and tenant supportive services.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

221 East 11th Street, Austin, TX 78701
PO Box 13941, Austin, TX 78711

Main Number: 512-475-3800
Toll Free: 1-800-525-0657

Email: info@tdhca.state.tx.us
Web: www.tdhca.state.tx.us

Equal Opportunity Employer/Program. Auxiliary aids and services are available upon request to individuals with disabilities.
Relay Texas: 800-735-2989 (TTY) and 711 (Voice).

Relevant Development Information as Presented by the Applicant:

Programs Applied For:

- Housing Tax Credits-Competitive 9% (HTC)
- Multifamily Direct Loan
- Housing Tax Credits-Non Competitive 4% (HTC)
- TDHCA Tax Exempt Bond

Development Information:

Development Number: 24130

Development Name: Lincoln Ridge

Development Address: 705 McAnear Street

Development City: Cleburne Development Zip: 76033 Region: 3

Regional Allocation: Urban

HTC Set Aside: Nonprofit USDA At-Risk

Construction Type: Acquisition/Rehab

Building/Unit Configuration:

- 4 units or more Duplex Fourplex
- Townhome Single Room Occupancy Single Family Construction

Total Restricted Units: 29 Total Market Rate Units: 0 Total Units: 29

Applicant Information:

Owner Contact: T. Daniel Kalubi Owner City: Columbus

Owner Address: 2245 North Bank Drive Owner State: OH

Owner Phone: Owner Zip: 43220

Owner Email: dkalulubi@nationalchurchresidences.org

This Development may include other public benefits such as financing, rental subsidies and tenant supportive services.



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HOUSING TAX CREDIT (HTC) BASICS

Purpose	The Housing Tax Credit (HTC) program directs private capital toward the development and preservation of affordable rental housing for lower income households. The HTC program is designed to: <ul style="list-style-type: none"> • Provide a source of affordable housing equity financing; • Maximize the number of affordable housing units added to the state's housing supply; • Ensure affordable housing is well maintained and operated; and • Prevent losses in the state's supply of affordable housing.
How HTCs Work	<ul style="list-style-type: none"> • HTCs offset a portion of the investors' federal tax liability in exchange for affordable rental housing production or preservation. • The value associated with the tax credits allows units in HTC developments to be leased to qualified households at below market rate rents. • Final funding decisions are made by TDHCA's Governing Board • There are two types of HTCs: 9% HTC (Competitive) and 4% HTC.
Funding Source	U.S. Treasury Department via the Internal Revenue Code
Activities	Development of affordable rental properties or the rehabilitation of existing properties that maintain affordable rents for an extended period of time
Applicants	Private for-profit and nonprofit developers
Beneficiaries	Tenants earning up to 80% of area median family income (AMFI)
Funding Allocation	<p>9% HTC</p> <ul style="list-style-type: none"> • Regional HTC amounts are determined by the Regional Allocation Formula (RAF) • There are set-asides for "at risk", US Department of Agriculture (USDA) assisted developments and qualified non-profits <p>4% HTC</p> <p>Available statewide; not subject to regional allocation</p>
Application Scoring	<p>9% HTC only</p> <ul style="list-style-type: none"> • Applications are scored and ranked within their region or set-aside • Scores reflect requirements found in state law and program rules, known as the Qualified Allocation Plan (QAP) • Scoring criteria range from financial feasibility, various indicators of local support, unit size and quality, tenant amenities and services, community economic health, and more. • Scores may be affected by comments submitted by the following entities reflecting support, neutrality, or opposition: city council and/or county commissioner's court (through a resolution); eligible neighborhood associations or community nonprofits; and state representatives
Awards	<p>9% HTC</p> <ul style="list-style-type: none"> • Applications are considered for award in July • Throughout the annual application cycle, different development attributes of competing applications will be considered by the TDHCA Board, such as termination appeals, scoring notices, waiver requests and third-party deficiencies <p>4% HTC</p> <ul style="list-style-type: none"> • Applications are accepted and awarded throughout the year • Awarded to developments that use tax-exempt bonds as a financing component
Public Input	<p>9% HTC</p> <ul style="list-style-type: none"> • Public comment is accepted during the application review process, including at regional public hearings • Hearing schedule in Multifamily <i>Announcements</i> page provides dates, locations and deadline <p>4% HTC</p> <ul style="list-style-type: none"> • Public hearings are held by bond issuers for applications associated with bond funding; no separate hearings are held for the 4% HTCs • The local governing body (city council and/or commissioners' court) must submit a certified resolution to TDHCA expressing no objection to a proposed 4% HTC development before the application can be considered by the TDHCA Board. • Public comment deadline included in notification; typically 10 days before board meeting
Compliance	<ul style="list-style-type: none"> • TDHCA provides oversight authority for health, safety, and program compliance of funded properties for up to 45 years. • TDHCA monitors and physically inspects all TDHCA-supported multifamily properties • Non-compliant property owners may be subject to certain actions designed to encourage compliance, such as the assessment of administrative penalties or, in extreme instances, debarment from the HTC program.
Helpful Resources	<ul style="list-style-type: none"> • <i>Calendar</i>: Hearing schedules, TDHCA Board meeting notices, and other informational activities are available at www.tdhca.state.tx.us/events/index.jsp • <i>Public Comment</i>: TDHCA's Public Comment Center offers input guidance at www.tdhca.state.tx.us/public-comment.htm • <i>Details</i>: HTC details are available at www.tdhca.state.tx.us/multifamily/faqs.htm or call 512-475-3340
Consumer Help	Consumers may search for TDHCA-supported affordable rental properties at www.tdhca.state.tx.us/texans.htm .





MULTIFAMILY DIRECT LOAN (MFDL) PROGRAM

The Texas Department of Housing and Community Affairs' (TDHCA) offers financing in support of the new construction and rehabilitation of affordable rental housing for low income households. Loans are designed to expand the availability of safe, decent, and affordable multifamily rental housing.

How the MFDL Program Works	<ul style="list-style-type: none"> Eligible applicants receive funding in the form of a loan to assist with the new construction or rehabilitation of a multifamily rental development. A portion of the units must be leased to income eligible residents at restricted rents; in some instances, all units must be leased to income eligible households at restricted rents.
Funding Source	<ul style="list-style-type: none"> A reserved portion of the State's HOME Investment Partnerships Program (HOME) funds from the US Department of Housing and Urban Development (HUD) The State's National Housing Trust Fund allocation from HUD. Loan repayments from the federal Tax Credit Assistance Program (TCAP) stimulus program.
Activities	<ul style="list-style-type: none"> The acquisition, new construction, or rehabilitation of multifamily rental properties that maintain affordable rents for an extended period of time. Properties seeking funding for Persons with Disabilities (PWD) must follow integrated housing rules; <i>developments restricted only to PWDs are not eligible for funding.</i>
Applicants	<ul style="list-style-type: none"> Units of local government Nonprofit organizations Public Housing Agencies For-profit entities Community Housing Development Organizations (CHDOs)
Beneficiaries	Households earning up to 60% AMFI as defined by HUD.
Funding Distribution	<ul style="list-style-type: none"> By state law, 95% of TDHCA's total federal annual HOME Program funding allocation is reserved for communities that do not receive HOME funding directly from the federal government; the remaining 5% must assist Persons with Disabilities (PWD) anywhere in the state. With the exception of HOME PWD funding, Multifamily Direct Loan funds are initially available by region in accordance with the Regional Allocation Formula (RAF). A limited amount of funds are reserved for units serving households at or below 30% of the Area Median Family Income (AMFI) without continuing rental support.
Awards	<ul style="list-style-type: none"> Multifamily Direct Loans are awarded to eligible applicants first through the RAF as funds may be available, then statewide on a first-come, first-served basis. Eligible Applicants may access funding through specific set-asides within the regions or after these set-asides are collapsed into broader funds as specified by the Notice of Funding Availability (NOFA). The majority of Multifamily Direct Loan applications are layered with Housing Tax Credits (HTCs); funding for these applications is contingent upon an HTC award. Final funding decisions on all Multifamily Direct Loan applications are made by TDHCA's Governing Board.
Public Input	<ul style="list-style-type: none"> Public hearings are held to gather comment on the Notice of Funding Availability (NOFA), program rules, etc. Public comment is taken at all TDHCA board meetings.
Compliance	<ul style="list-style-type: none"> TDHCA provides oversight authority for health, safety, and program compliance of funded properties for up to 40 years. TDHCA monitors and physically inspects all TDHCA-supported multifamily properties Non-compliant property owners may be subject to certain actions designed to encourage compliance. These actions, if not promptly addressed, may lead to other, more serious actions such as the assessment of administrative penalties or, in extreme instances, debarment from the HTC program.
Helpful Resources	<ul style="list-style-type: none"> <i>Calendar:</i> Hearing schedules, public comment periods, TDHCA Board meeting notices and other informational activities are available at www.tdhca.state.tx.us/events/index.jsp <i>Public Comment:</i> TDHCA's Public Comment Center offers input guidance at www.tdhca.state.tx.us/public-comment.htm <i>MFDL Details:</i> Available at www.tdhca.state.tx.us/multifamily/faqs.htm or call 512-475-3340
Consumer Help	Consumers may search for TDHCA-supported affordable rental properties at www.tdhca.state.tx.us/texans.htm .

