



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1463

Agenda Date: 6/4/2026

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Park Boulevard Lofts (HTC #23061)

RECOMMENDED ACTION

WHEREAS, Park Boulevard Lofts (the Development) received a 9% Housing Tax Credit (HTC) award in 2023 for the new construction of 66 units of multifamily housing for the general population in Houston, Harris County;

WHEREAS, to allow for the construction of Silverleaf Senior Living (HTC #25126), which was awarded 9% tax credits in 2025, on part of the land that was approved for the Development, CHS Park Boulevard Lofts, Ltd. (Development Owner or Owner) requests approval to decrease the size of the Development site from 6.55 acres to 4.1855 acres, which results in a 56.49% increase in residential density, going from 10.076 units per acre to 15.769 units per acre;

WHEREAS, Board approval is required for a modification of the residential density of at least 5% as directed in Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F), and the Owner has complied with the amendment requirements therein; and

WHEREAS, the requested change does not materially alter the Development in a negative manner, was not reasonably foreseeable or preventable by the Owner at the time of Application, and would not have adversely affected the selection of the Application;

NOW, therefore, it is hereby

RESOLVED, that the requested material amendment of the Application for Park Boulevard Lofts is approved as presented at this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the Board's determination.

BACKGROUND

Park Boulevard Lofts received a 9% Housing Tax Credit (HTC) award in 2023 to construct 66 units of multifamily housing for the general population in Houston, Harris County. The Development was approved for a reallocation of tax credits under force majeure in 2024 (HTC #24811), and construction of the Development has been completed. In a letter dated May 7, 2026, Jervon Harris, the representative for the Development Owner, requested approval for a material amendment to the Application. The amendment is for a 56.49% increase in the

residential density, going from 10.076 units per acre to 15.769 units per acre, which requires approval by the Board under Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F). The change is a result of a decrease in the Development site acreage from 6.55 acres to 4.1855 acres, a decrease of 2.3645 acres (36.10% decrease).

The Development was originally underwritten and approved based on a total site area of 6.55 acres. Following planning and permitting, it was determined that only 4.1855 acres were required for the Development, with approximately 2.3645 acres remaining as excess land. This excess land was subsequently proposed for a separate low-income development known as Silverleaf Senior Living (HTC #25126) providing housing for the elderly population and awarded tax credits in 2025.

The net rentable area remains unchanged at 55,200 square feet. The amendment request letter states that Common Area increased slightly from 13,373 square feet to 13,862 square feet, but it should be noted that 11,990 square feet of Common Area were identified at Application.

The amendment request letter states that the reallocation of land acquisition costs between the two developments is not anticipated to impact the tax credit amount for the Development. However, staff's review indicates that, all else held equal in the underwriting analysis at Application, the proration of the land costs between to the two developments would have caused the Development to be over-sourced. The final tax credit amount will be determined at cost certification.

The Owner indicated that they could not have reasonably anticipated that a portion of the property would subsequently be awarded tax credits for a separate development. The requested amendment does not materially alter the Development. Rather, the change allows for the development of additional affordable housing for elderly residents.

Staff recommends approval of the requested material amendment to the Application.

CSH PARK BOULEVARD LOFTS, Ltd

3701 Kirby Drive, Suite 860

Houston, Texas 77098

May 7, 2026

Texas Department of Housing and Community Affairs

221 East 11th Street

Austin, Texas 78701

Attn: Rosalio.Banuelos@tdhca.state.tx.us

Re: Material Amendment Request - Density and Building Configuration - Park Boulevard Lofts TDHCA #23061

On behalf of CSH Park Boulevard Lofts, Ltd. (the "Applicant"), please accept this letter of request for approval of a material change to Park Boulevard Lofts (#23061). Below is a summary of the changes:

- Site Acreage changed from 6.55 acres to 4.1855 acres (Exhibit A)
- Density changed from 10.07 units/acre to 15.77 units/acre
- No change to Unit Count
- No change to Net Rentable Area
- Common Area increased by 489 SF from 13,373 SF to 13,862 SF (3.66%)

The site layout for Park Boulevard Lofts required only 4.1855 acres out of the original 6.55 acres to be utilized for the Development. Following the planning and permitting of Park Boulevard Lofts, a portion of the overall property being 2.36 acres would have remained vacant. Silverleaf Senior Living (25126), an affordable Elderly development was proposed and awarded 9% tax credits on the vacant land.

The Applicant completed a no cash land closing with Silverleaf Senior Living in order for Silverleaf Senior Living to meet the readiness-to-proceed deadline by March 31st, 2026. Closing on the financing for Silverleaf Senior Living is pending and will result in a reallocation of land acquisition cost from Park Boulevard Lofts to Silverleaf Senior Living. The pending reallocation and change to the land acquisition cost would have no impact on the tax credit amount for Park Boulevard Lofts. The Applicant anticipates the final HTC amount being determined at cost certification.

Park Boulevard Lofts was planned, permitted and recently completed with no significant changes to the original development plans. The Development remains a 66-unit Family development with two residential buildings, a free-standing clubhouse and no change to Net Rentable Area. Common Area changed slightly from 13,373 SF (Exhibit B – Original Site Plan) to 13,862 SF (Exhibit C – Current Site Plan) resulting in an increase of 489 SF (3.66%).

The only material change caused by the reduction to the site acreage is an increase to Project Density. There has been no change that would have affected scoring, financial feasibility and/or the tax credit amount.

A portion of the property remaining under-utilized and an award of tax credits for an Elderly development would have been unforeseen by the Applicant. The requested amendment does not materially alter the Development. The change allows for the development of more affordable housing for Elderly residents.

The Applicant kindly request approval of a amendment to the project density for Park Boulevard Lofts.

Sincerely,


Jervon Harris, Development Consultant

Exhibit A

Current Legal Description

STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES & BOUNDS** description of a 4.1855 acre tract of land situated in the Mrs Ra Boatwright Survey, Abstract No. 1564 in Harris County, Texas, being out of Unrestricted Reserve "A" as shown on the plat of Blackhawk Boulevard Reserve, recorded under Film Code Number 707165 of the Harris County Map Records and being described in the deed to CSH Park Boulevard Lofts, LTD, recorded under Clerk's File Number RP-2024-284877 of the Harris County Official Public Records of Real Property; said 4.1855 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a found 5/8-inch iron rod at the southeasterly corner of said Unrestricted Reserve "A", common with the southwesterly corner of Lot 46, Block 1 of the Bridges at Blackhawk Sec 1 subdivision recorded under Film Code No. 665212 of the Harris County Map Records and being in the north line of a called 76.8135 acre tract of land conveyed to the City of Houston recorded under Clerk's File No. S362957 of the Harris County Official Public Records of Real Property;

THENCE, South 86 degrees 51 minutes 39 seconds West, along the south line of said Unrestricted Reserve "A", common with the northerly line of said 76.8135 acre tract, a distance of 500.58 feet to a found 5/8-inch iron rod with orange cap at the northwest corner of said 76.8135 acre tract and in the east right-of-way line of Blackhawk Boulevard (100' right-of-way) recorded under Clerk's File No. T959599 of the Harris County Official Public Records of Real Property and being the beginning of a curve to the right;

THENCE, along the easterly right-of-way line of said Blackhawk Boulevard and with the arc of said curve to the right having a radius of 1950.00 feet, a central angle of 13 degrees 17 minutes 06 seconds, an arc length of 452.14 feet, and a long chord bearing North 12 degrees 04 minutes 12 seconds East, a distance of 451.13 feet to a found 5/8-inch iron rod with orange cap;

THENCE, North 18 degrees 42 minutes 45 seconds East, continuing along said easterly right-of-way, a distance of 8.36 feet to a 5/8-inch iron rod with cap stamped "Quiddity Property Corner" set for the northwest corner of the herein described tract;

THENCE over and across said Unrestricted Reserve "A" the following 5 calls;

1. South 79°16'19" East, a distance of 81.18 feet to a set 5/8-inch iron rod with cap stamped "Quiddity Property Corner";
2. South 61°10'01" East, a distance of 23.57 feet to a set 5/8-inch iron rod with cap stamped "Quiddity Property Corner";
3. South 35°33'38" East, a distance of 23.08 feet to a set 5/8-inch iron rod with cap stamped "Quiddity Property Corner";
4. South 83°12'35" East, a distance of 32.70 feet to a set 5/8-inch iron rod with cap stamped "Quiddity Property Corner";
5. North 12°26'02" East, a distance of 27.98 feet to a set 5/8-inch iron rod with cap stamped "Quiddity Property Corner";

THENCE, South 78°51'25" East, continuing over and across said Unrestricted Reserve "A", a distance of 239.24 feet to a 5/8-inch iron rod with cap stamped "Quiddity Property Corner" set in the westerly line of said Bridges at Blackhawk Sec 1, common with the easterly line of said Unrestricted Reserve "A" and being the northwest corner of the herein described tract;

THENCE, South 02°33'04" East, with said common line, a distance of 353.98 feet to the **POINT OF BEGINNING, CONTAINING** 4.1855 acres in Harris County, Texas as shown on drawing number 19826 T1 in the offices of Quiddity in Bellaire, Texas.

Quiddity
6330 West Loop South, Suite 150
Bellaire, Texas 77401
(713) 777-5337
Texas Board of Professional Land Surveying
Registration No. 10046100




Acting By/Through ~~Jeremy Alvin Chandler~~ 02/18/25
Registered Professional Land Surveyor
No. 5755
JChandler@quiddity.com

GENERAL NOTES:

- Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.
- This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be detected by the client or prospective purchaser to an expert consultant.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to platoon accuracy of the boundary monuments shown hereon.
- The subject property abuts Blackhawk Boulevard. Such streets are paved and dedicated public rights-of-way. This statement is subject to the exercise of power of the governmental authority to limit, control or deny access, ingress or egress.
- No Improvements/Utilities were located with this survey.

STATE OF TEXAS
COUNTY OF HARRIS

A METES & BOUNDS description of a 4.1855 acre tract of land situated in the Mrs RA Boatwright Survey, Abstract No. 1564 in Harris County, Texas, being all of Unrestricted Reserve 'A' as shown on the plot of Blackhawk Boulevard Reserve, recorded under Film Code Number 707165 of the Harris County Map Records and being described in the deed to CHS Park Boulevard Lots, LTD, recorded under Clerk's File Number RP-2024-284877 of the Harris County Official Public Records of Real Property, said 4.1855 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

BEGINS at a found 5/8-inch iron rod at the southeasterly corner of said Unrestricted Reserve 'A', common with the southwesterly corner of Lot 46, Block 1 of the Bridges at Blackhawk Sec 1 subdivision recorded under Film Code No. 662512, of the Harris County Map Records and being in the north line of a called 76.8135 acre tract of land conveyed to the City of Houston recorded under Clerk's File No. 5362957 of the Harris County Official Public Records of Real Property.

THENCE South 86 degrees 51 minutes 39 seconds West, along the south line of said Unrestricted Reserve 'A', common with the northerly line of said 76.8135 acre tract, a distance of 500.58 feet to a found 5/8-inch iron rod with orange cap at the northwest corner of said 76.8135 acre tract and in the east right-of-way line of Blackhawk Boulevard (100' right-of-way) recorded under Clerk's File No. 1956599 of the Harris County Official Public Records of Real Property and being the beginning of a curve to the right;

THENCE along the easterly right-of-way line of said Blackhawk Boulevard and with the arc of said curve to the right having a radius of 1950.00 feet, a central angle of 13 degrees 17 minutes 16 seconds, an arc length of 422.14 feet, and a long chord bearing North 12 degrees 04 minutes 12 seconds East, a distance of 401.13 feet to a found 5/8-inch iron rod with orange cap;

THENCE North 18 degrees 42 minutes 45 seconds East, continuing along said easterly right-of-way, a distance of 8.36 feet to a 5/8-inch iron rod with cap stamped 'Quiddity Property Corner' set for the northwest corner of the herein described tract;

THENCE over and across said Unrestricted Reserve 'A' the following 5 calls:

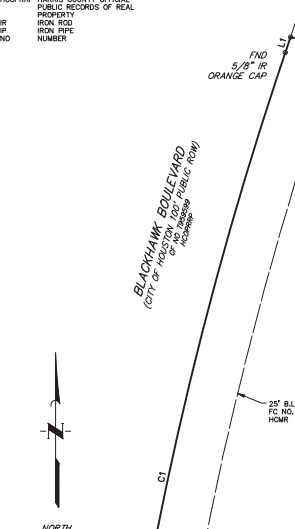
- South 79°16'19" East, a distance of 81.18 feet to a set 5/8-inch iron rod with cap stamped 'Quiddity Property Corner';
- South 81°10'01" East, a distance of 23.57 feet to a set 5/8-inch iron rod with cap stamped 'Quiddity Property Corner';
- South 35°33'38" East, a distance of 23.08 feet to a set 5/8-inch iron rod with cap stamped 'Quiddity Property Corner';
- South 83°23'05" East, a distance of 32.70 feet to a set 5/8-inch iron rod with cap stamped 'Quiddity Property Corner';
- North 12°26'02" East, a distance of 27.98 feet to a set 5/8-inch iron rod with cap stamped 'Quiddity Property Corner';

THENCE South 78°12'25" East, continuing over and across said Unrestricted Reserve 'A', a distance of 239.24 feet to a 5/8-inch iron rod with cap stamped 'Quiddity Property Corner' set in the westerly line of said Bridges at Blackhawk, Sec. 1, common with the westerly line of said Unrestricted Reserve 'A' and being the northwest corner of the herein described tract;

THENCE South 02°30'04" East, with said common line, a distance of 353.98 feet to the POINT OF BEGINNING CONTAINING 4.1855 acres in Harris County, Texas as shown on drawing number 19826 T1 in the offices of Quiddity in Belton, Texas.

LEGEND:

- CF CLERK'S FILE
- FC FILM CODE
- FND FOUND
- HARRIS COUNTY DEED RECORDS
- HCMR HARRIS COUNTY MAP RECORDS
- HCOFFRRR HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- IP IRON PIPE
- IR IRON ROD
- NO NUMBER



4.1855 ACRES
182,322 SQ FT
(SEE NOTE 4)

CALLED UNRESTRICTED RESERVE 'A' TO CHS PARK BOULEVARD LOTS, LTD, OF NO RP-2024-284877 HCOFFRRR
UNRESTRICTED RESERVE 'A' BLACKHAWK BOULEVARD RESERVE FC NO 707165 HCMR



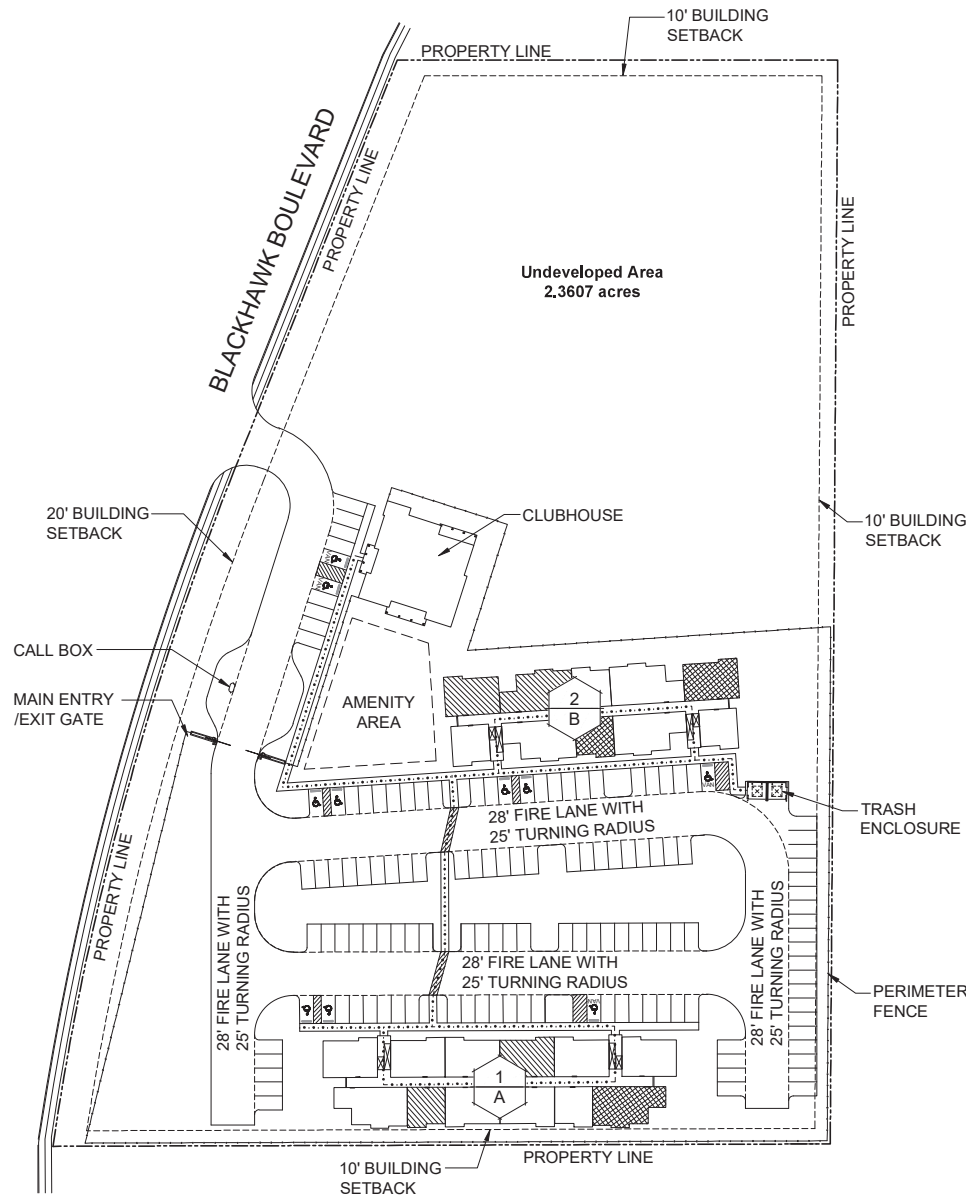
STANDARD LAND SURVEY
BEING
4.1855 ACRES
OUT OF
UNRESTRICTED RESERVE 'A'
BLACKHAWK BOULEVARD RESERVE
LOCATED IN THE
MRS RA BOATWRIGHT SURVEY, A-1664
HARRIS COUNTY, TEXAS
FEBRUARY 2025



LINE	BEARING	DISTANCE
L1	S 79°16'19" E	81.18
L2	S 81°10'01" E	23.57
L3	S 35°33'38" E	23.08
L4	S 83°23'05" E	32.70
L5	N 12°26'02" E	27.98
L6	N 12°26'02" E	27.98

Exhibit B

Original Site Plan



SITE DATA

ACRES	6.55
(2) 3 STORY BUILDING	
TOTAL UNITS	66
UNITS/ACRE	10.07

NO KNOWN EASEMENTS
NO KNOWN FLOODPLAIN
UNDERGROUND DETENTION

SITE AMENITIES
- AMENITY AREAS

BUILDING KEY



.....
ACCESSIBLE ROUTE

UNIT TABULATION

TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	18 (28%)	600 S.F.	10,800 S.F.
B1 - TWO BEDROOM, TWO BATH	30 (44%)	850 S.F.	25,500 S.F.
C1 - THREE BEDROOM, TWO BATH	18 (28%)	1050 S.F.	18,900 S.F.
TOTAL	66(100%)		55,200 S.F.

ACCESSIBLE UNITS

TOTAL UNITS	ADA UNITS (5% OF TOTAL UNITS)	H&V UNITS (2% OF TOTAL UNITS)
66	4	3
	A1 HC UNITS	A1 HV UNITS
	B1 HC UNITS	B1 HV UNITS
	C1 HC UNITS	C1 HV UNITS
	1	1
	2	1
	1	1

BUILDING TABULATION				
TYPE	A	B	CLUBHOUSE	TOTAL
# BLDGS	1	1	1	3
# STORIES	3	3		
UNITS/ BUILDING	36	30		66
BREEZEWAY S.F.	4,889 S.F.	4,448 S.F.		
NET RENTABLE S.F.	30,300 S.F.	24,900 S.F.		55,200 S.F.
TOTAL GROSS BLDG S.F.	35,189 S.F.	29,438 S.F.	4,036 S.F.	68,663 S.F.

TOTAL COMMON AREA: 13,373 S.F. (corrected from Application)

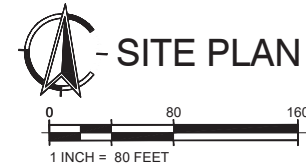
PARKING REQUIRED

1.333 PER 1 BEDROOM	24
1.666 PER 2 BEDROOM	50
2 PER 3 BEDROOM	36
TOTAL	110

PARKING PROVIDED

STANDARD SPACES	124
ACCESSIBLE SPACES	6
VAN ACCESSIBLE	4
TOTAL	134

PARKING RATIO = 2.03



**PARK BOULEVARD LOFTS
HOUSTON, TEXAS**

DATE: 02.23.23

A1.0

SITE PLAN
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Current Site Plan

Exhibit C



SITE ADDRESS

9151 BLACKHAWK BLVD.,
HOUSTON, TX. 77075

OWNER

CSH PARK BOULEVARD LOFTS, LTD
3701 KIRBY DRIVE, SUITE 860
HOUSTON, TX 77098

SITE DATA

ACRES 4.1855
(2) 3 STORY BUILDING
TOTAL UNITS 66
UNITS/ACRE 15.77

NO KNOWN FLOODPLAIN
NO KNOWN EASEMENTS

SITE AMENITIES

- CLUBHOUSE
- PLAYGROUND
- COVERED PAVILION
- BBQ GRILL AREA

BUILDING KEY



PARKING REQUIRED

1.333 PER 1 BEDROOM	24
1.666 PER 2 BEDROOM	50
2 PER 3 BEDROOM	36
TOTAL	110

PARKING PROVIDED

STANDARD SPACES	125
ACCESSIBLE SPACES (5)	
VAN ACCESSIBLE (5)	
TOTAL	125
PARKING RATIO = 1.89	

ACCESSIBLE UNITS

UNIT TYPE	BUILDING NUMBER	UNIT NUMBER	TOTAL PROVIDED	TOTAL REQUIRED
A1-HC	1	1110	1	66(0.05) = 4
B1-HC	1	1105	2	
C1-HC	2	2104	1	
TOTAL HC			4	
A1-H&V	2	2110	1	66(0.02) = 2
B1-H&V	2	2107	1	
C1-H&V	1	1102	1	
TOTAL H&V			3	

NOTES:

- ALL FIRST FLOOR UNITS/GARAGES TO MEET THE 1998 FAIR HOUSING MANUAL REQUIREMENTS.
- ALL ACCESSIBLE UNITS MUST MEET THE REQUIREMENTS FOR THE HEARING AND VISUAL STANDARDS AND UFAS.

UNIT TABULATION

TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	18 (27%)	600 S.F.	10,800 S.F.
B1 - TWO BEDROOM, TWO BATH	30 (46%)	850 S.F.	25,500 S.F.
C1 - THREE BEDROOM, TWO BATH	18 (27%)	1050 S.F.	18,900 S.F.
TOTAL	66(100%)		55,200 S.F.

ACCESSIBLE UNITS

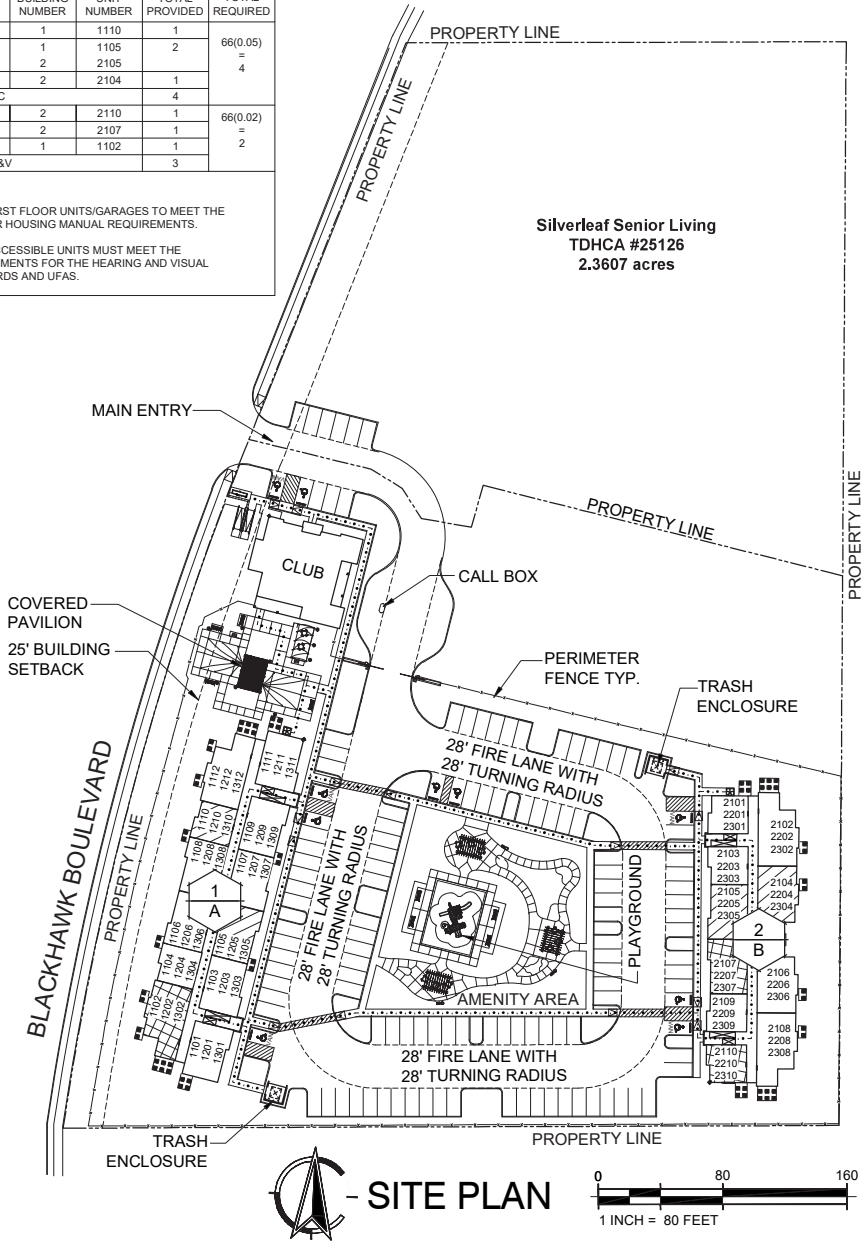
TOTAL UNITS	66
ADA UNITS (5% OF TOTAL UNITS)	4
A1 HC UNITS	1
B1 HC UNITS	2
C1 HC UNITS	1
H&V UNITS (2% OF TOTAL UNITS)	3
A1 HV UNITS	1
B1 HV UNITS	1
C1 HV UNITS	1

- - - - - ACCESSIBLE ROUTE

BUILDING TABULATION				
TYPE	A	B	CLUBHOUSE	TOTAL
# BLDGS	1	1	1	3
# STORIES	3	3		
UNITS/ BUILDING	36	30		66
BREEZEWAY S.F.	5,466 S.F.	4,818 S.F.		10,284 S.F.
NET RENTABLE S.F.	30,300 S.F.	24,900 S.F.		55,200 S.F.
TOTAL GROSS BLDG S.F.	35,766 S.F.	29,718 S.F.	3,578 S.F.	69,062 S.F.

TOTAL COMMON AREA: 13,862 S.F.

*THE TOTAL PERCENTAGE OF STUCCO AND MASONRY ON THE EXTERIOR WALLS ACROSS ALL BUILDING ELEVATIONS EXCEEDS 30%.



PARK BOULEVARD LOFTS
HOUSTON, TEXAS

DATE: 03.24.26

A1.0

SITE PLAN
Copyright © 2025