



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1197

Agenda Date: 11/6/2025

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Heritage Senior Residences (HTC #20204/22970)

RECOMMENDED ACTION

WHEREAS, Heritage Senior Residences (Development) received an award of 9% Housing Tax Credits (HTCs) in 2020 and Supplemental Credits in 2022 for the new construction of 135 units, of which 94 units are designated as low-income units, in Houston, Harris County;

WHEREAS, Heritage Senior Residences, LP (Development Owner or Owner) requests approval to decrease the size of the Development site from 1.23 acres identified at Application to 1.1295 acres, due to the dedication for right-of-way, which results in an 8.90% increase in residential density from 109.76 units per acre to 119.52 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, and would not have adversely affected the selection of the Application;

NOW, therefore, it is hereby

RESOLVED, that the requested material amendment to the Application for Heritage Senior Residences 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

Heritage Senior Residences (HTC#20204/22970) received a 9% Housing Tax Credit (HTC) award in 2020 and Supplemental Credits in 2022 for the new construction of 135 units, of which 94 units are designated as low-income units, for the elderly in Houston, Harris County. Construction of the Development has been completed, and the cost certification documentation is currently under review by the Department.

Based on a review of the cost certification, it was determined that a greater than 5% change in residential density had occurred from the representation at initial Application to the time of the

Cost Certification. In a letter dated September 18, 2025, Brian Jaffe, the representative for the Development Owner, requested approval to modify the total acreage to represent the actual size of the Development site due to the dedication of land for right-of-way.

At the time of Application, the original Development site was identified as 1.23 acres. However, at cost certification, the site is 1.1295 acres. The difference between the acreage identified at application and the final acreage is attributable to approximately 0.10 acre that was required to be dedicated to the City of Houston as a public right-of-way during the permitting and entitlement process, in order to construct improvements to the sidewalk, drainage, and landscaping areas. The change results in an 8.90% increase in residential density from 109.76 units per acre to 119.52 units per acre. 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).

While the overall density increased due to the reduction in the Development site acreage, none of the living areas themselves have become more dense. The building spacing, public use areas, number of units, play areas, and parking areas remain consistent with what was proposed at Application through the completion of construction.

Staff has reviewed the original Application against this amendment request and has concluded that the change described above would not have affected the award. The final tax credit recommendation will be determined upon finalization of the cost certification review process.

Staff recommends approval of the requested material amendment to the Application, and if approved, the Land Use Restriction Agreement will be amended to reflect the revised acreage.

Heritage Senior Residences, LP

September 18th, 2025

Stephanie Givens
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: 20204 – Heritage Senior Residences – Acreage Update Request Exhibit 5A

Dear Stephanie,

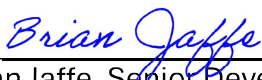
We are requesting a update in the acreage identified by the architect (1.1295) and the acreage identified on the underwriting report (1.23). Because the change is greater than 5%, a material amendment is requested to address the resulting change in residential density in accordance §10.405(a)(4)(F) of TDHCA rules.

The change is due to approx. 0.104 acres required to be dedicated to the city as Public Right-of-Way during the permitting and entitlement process in order to construct improvements to the sidewalk, drainage, and landscape areas. We have included as Exhibit A the map of this area dedicated as shown on our ALTA survey.

Please don't hesitate to contact us if you have any questions or need additional information.

Sincerely,

Heritage Senior Residences, L.P.

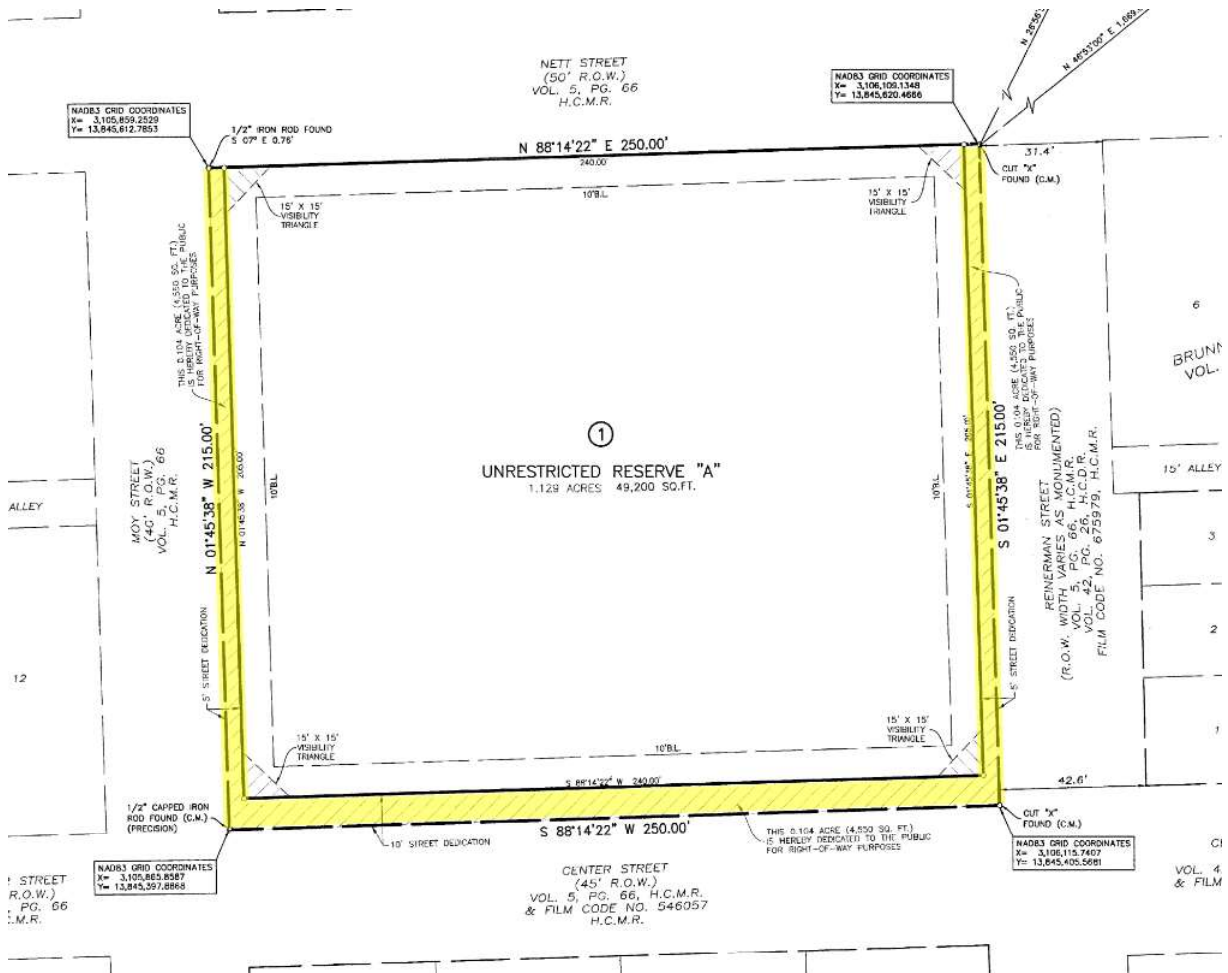
By: 
Brian Jaffe, Senior Development Manager

Attachments:

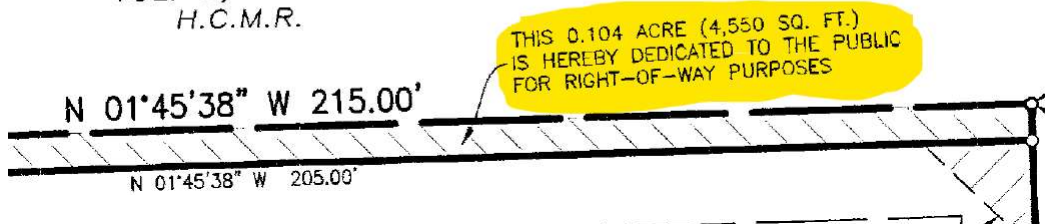
Exhibit A - ROW Dedication Area Map

Heritage Senior Residences, LP

Exhibit A - ROW Dedication Area Map

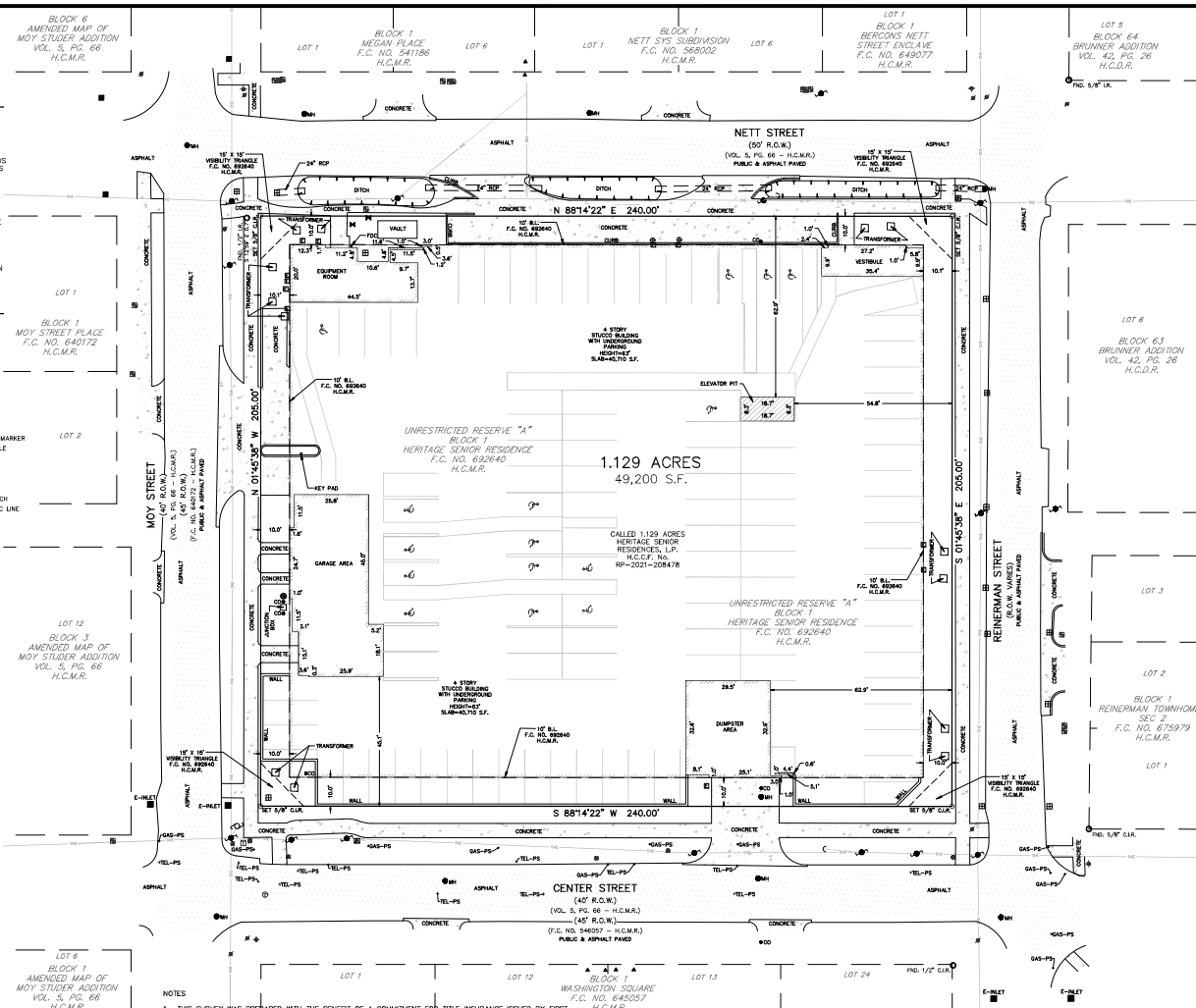


MOY STREET
(40' R.O.W.)
VOL. 5, PG. 66
H.C.M.R.



A.E. = AERIAL EASEMENT
BL = BUILDING LINE
ESMT. = EASEMENT
F.C. = FILM CODE
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
H.C.D.R. = HARRIS COUNTY DEED RECORD
H.C.R. = HARRIS COUNTY MAP RECORD
No. = NUMBER
PG. = PAGE
R.O.W. = RIGHT OF WAY
U.E. = UTILITY EASEMENT
VOL. = VOLUME
GAS-PS = GAS LINE PAINT STRIPE
TEL-PS = TELEPHONE LINE PAINT STRIPE
FND. = FOUND
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
I.R. = IRON PIPE
R.C. = REINFORCED CONCRETE PIPE
FD. = FIRE DEPARTMENT CONNECTION

	AREA INLET
	MANHOLE
	CLEAN OUT
	POWER POLE
	DOWN GULLY
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	BLOW OFF VALVE
	SIGN
	TELEPHONE CABLE
	TELEPHONE MANHOLE
	GAS METER
	ELECTRIC BOX
	METER POLE
	TOP OF RANK
	CENTERLINE OF DITCH
	OVERHEAD ELECTRIC
	CONCRETE
	ASPHALT



20 10 0 20 40
SCALE IN FEET

[illegible]

UNIT 3 IS COMPRISED OF THE FOLLOWING RESIDENCES, THE LOCATION OF WHICH ARE SHOWN ON PAGE 2 OF 16, AND THE DIMENSIONS OF WHICH ARE SHOWN ON PAGES 3 THROUGH 14.

Unit 3- Units

326 A1d
532 A2 (HC)
402 A2 (VC)
406 A1e
428 A1d
434 A2 (HC)
327 A1e (S/H)

ALTA/NSPS
LAND TITLE SURVEY
OF
1.129 ACRES
BEING

ALL OF UNRESTRICTED RESERVE "A", BLOCK
1, OF HERITAGE SENIOR RESIDENCE, A
SUBDIVISION OF RECORD IN F.C. No. 692640,
H.C.M.R. SAME BEING A CALLED 1.129 ACRE
TRACT OF LAND RECORDED IN THE NAME OF
HERITAGE SENIOR RESIDENCES, L.P., IN
H.C.C.F. No. RP-2021-208478

JOHN AUSTIN SURVEY
ABSTRACT NO. 1
AND THE
JOHN REINERMANN SURVEY
ABSTRACT NO. 642
HARRIS COUNTY, TEXAS

REVISED 08/13/25 TO ADD UNIT NUMBERS		10990 WESTFORD DRIVE, SUITE #300 HOUSTON, TEXAS 77044 OFFICE: (713) 859-1100	
DATE: 04/10/2025			
SCALE: 1" = 20'			
BOOK NO.: NF			
DRAWN BY: MS/GR			
CHECKED IN: WH/GR			
PROJECT NO.: CS 20100			
DRAWING NO.: 1 OF 1			
		 Civil-Surv Land Surveying, LLC TITLE: 1014-000 Email: mitchell@civil-surv.com	

	Conformance Status	Required	Subject
Lot Requirements			
East Street Building Line (min.)	Yes	10'	<10'
Benewas Street Building Line (min.)	Yes	10'	<10'
Center Street Building Line (min.)	Yes	10'	<10'
May Street Building Line (min.)	Yes	10'	<10'
Parking Requirements			
Off-Street Parking (min.)	Yes	104	105

FLOOD MAP FOR THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480296, DATED JUNE 9, 2014, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON PANEL NUMBER NO. 480200067000. THIS DETERMINATION HAS BEEN MADE BY THE CITY OF HOUSTON, THE PROJECTED FLOODING OF THIS TRACT IS NOT THE RESULT OF AN ELEVATION SURVEY WARNING. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING. IN CERTAIN EXTREME WEATHER CONDITIONS, GREATER FLOODS CAN WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.P. NO.0900201-1, COMM. EFFECTIVE DATE OF POLICY APRIL 03, 2020, ISSUE DATE: 04/03/2020, COMMITMENT APRIL 03, 2022, WITH REGARD TO ANY RECORDED ENCUMBRANCES, RIGHTS-OF-WAY OR STRADDLES AFFECTING THE SURVEYED PROPERTY; NO ADDITIONAL RECORDATION REGARDING THE EXISTENCE OF ENCUMBRANCES, OR OTHER MATTERS CONCERNING THIS SURVEY HAS BEEN PROVIDED BY THE SURVEYOR.

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON, THE SURVEYED PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD IN F.C. No. 69040-2, H.C.M.A., RESTRICTED COVENANTS RECORDED IN 2021-000700 AND CONDOMINIUM RECORDS IN 2021-000700 AND 2021-000801 AND 2021-000804, AND VOLUME 218, PAGE 685, OF THE CONDOMINIUM RECORDS, HARRIS COUNTY, TEXAS.

VISIBLE ABOVE-GROUND UTILITIES WERE LOCATED AS PER ALTA PERMITS/2021 MINIMUM STANDARD DEGREE REQUIREMENTS FOR UTILITY SEARCH.

ACCORDING TO A PROPERTY ZONING REPORT PREPARED BY ARMADA ANALYTICS, REFERENCE No. 027396W, DATED JULY 10, 2024, THE SURVEYED PROPERTY IS IN RZ03 ZONING DISTRICT.

THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.

THERE ARE 105 PARKING SPACES ON THE SURVEYED PROPERTY, OF WHICH 15 ARE DESIGNATED HANDICAPPED SPACES.

THE SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE.

THERE WERE NO DELINEATED WETLAND AREAS ON THE SURVEYED PROPERTY.

THERE ARE NO ENCROACHMENTS ON THE SURVEYED PROPERTY EXCEPT AS SHOWN AND DIMENSIONED HEREON.

THE SURVEYED PROPERTY HAS DIRECT PHYSICAL ACCESS TO CENTER STREET, RENAISSANCE STREET, MARY STREET AND METT STREET.

THE SURVEYED PROPERTY FORMS A MATHEMATICAL 1/4 CORNER PLUG.

LEGAL DESCRIPTION OF LAND:

UNIT 1, UNIT 2 AND UNIT 3 OF HERITAGE SENIOR RESIDENCES
CONDOMINIUMS, LOCATED IN HARRIS COUNTY, TEXAS, ACCORDING TO THE
AMENDED AND RESTATED CONDOMINIUM DECLARATION FOR HERITAGE SENIOR
RESIDENCES CONDOMINIUMS FILED APRIL 9, 2025 AS RECORDED IN
DOCUMENT NO. 2025-130792 OFFICIAL PUBLIC RECORDS, HARRIS COUNTY,
TEXAS AND FILM CODE NO. 220-663, CONDOMINIUM RECORDS, HARRIS
COUNTY, TEXAS.

SCHEDULE "B", ITEM 10 DESCRIPTION NOTES:

16.3J--EXISTENTS, SETBACK LINES, AND OTHER MATTERS SHOWN OR REFERENCED ON PLAN AT 1/4" = 40' (40'x60' BLOCK). AFFECTS SURVEYED PROPERTY, PLOTTED HEREON AS APPLICABLE.

16.4J--UNDERGROUND ELECTRIC SERVICE AGREEMENT, H.C.C.F. No. 2021--100138, AFFECTS SURVEYED PROPERTY, BLANKET TYPE AND NOT PLOTTABLE HEREON.

16.7J--COMCAST CABLE EASEMENT, H.C.C.F. No. 2021--102119, AFFECTS SURVEYED PROPERTY, BLANKET TYPE AND NOT PLOTTABLE HEREON.

16.8J--COMCAST CABLE EASEMENT, H.C.C.F. No. 2021--665742, AFFECTS SURVEYED PROPERTY, BLANKET TYPE AND NOT PLOTTABLE HEREON.

*ONLY THOSE ITEMS LISTED IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON AND RELETED ABOVE WERE CONSIDERED IN PREPARATION OF THIS SURVEY.

TO: HERITAGE SENIOR RESIDENCES, L.P.; BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS; BANC OF AMERICA CDC SPECIAL LIMITED PARTNER, INC., ITS SUCCESSORS AND/OR ASSIGNS; CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS; FEDERAL HOME LOAN MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS; AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACPS LAND TITLE SURVEYS, JOINTLY PREPARED BY THE NATIONAL ASSOCIATION OF REALTORS AND THE NATIONAL ASSOCIATION OF SURVEYORS, INC., AND THE SURVEY IS IDENTIFIED BY PARAGRAPHS 1, 2, 3, 4, 6(a)(b), 7(b)(1)(b), 8, 9, 10, 11(c), 13, 14 and 16-20 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 30, 2025.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 4(a)(9), 7(a)(10), 8, 9, 10, 11(a), 13, 14 and 16-20 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 30, 2025.

DATED THIS 13TH DAY OF AUGUST, 2025.



MICHAEL HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO.: 07865