



## BORRIS L. MILES

STATE SENATOR • DISTRICT 13

COMMITTEES: AGRICULTURAL, WATER, & RURAL AFFAIRS • HEALTH & HUMAN SERVICES • NATURAL RESOURCES & ECONOMIC DEVELOPMENT • NOMINATIONS

January 31, 2018

Margaret Mitchell, President  
Sharpstown Civic Association  
6815 Redding Rd  
Houston, TX 77036

Dear Ms. Mitchell:

I am writing you to let you know that a preliminary application for a Competitive Housing Tax Credit in your community has been submitted by a developer to the Texas Department of Housing and Community Affairs (TDHCA). The developer has until March 1st to submit a final application. I have attached a copy of the notification with this letter.

This tax credit program is one of the state's primary means of directing private capital toward the development and preservation of affordable rental housing for low-income households. However, there have been instances where the affordable housing is built, and then it quickly goes into disrepair and becomes a problem in the community.

These credits are awarded on the basis of scores for each project based on their application and other factors. An application can receive a higher score if it includes a support letter from their state representative. State senators, like myself, are not directly involved in the scoring process. If you or your community has an opinion on this project, I encourage you to communicate with your state representative. Below is the contact information for the state representative who has jurisdiction over this project:

Representative Gene Wu  
[Gene.Wu@house.texas.gov](mailto:Gene.Wu@house.texas.gov), 713-271-3900

Later in the spring, hearings will be held by TDHCA to gather input on the application. Information on these hearings will be available at <http://www.tdhca.state.tx.us/public-comment.htm>. Thank you for your involvement in our community and please do not hesitate to contact my office if you have any questions.

Keep the Faith, Keep the Fight,

A handwritten signature in black ink, appearing to be "Borris L. Miles".

Borris L. Miles  
Senator, District 13

CAPITOL OFFICE:  
P.O. Box 12068  
AUSTIN, TEXAS 78711  
(512) 463-0113  
FAX: (512) 463-0006

DIAL 711 FOR RELAY CALLS

CENTRAL HOUSTON OFFICE:  
5302 ALMEDA ROAD, SUITE A  
HOUSTON, TEXAS 77004  
(713) 665-8322  
FAX: (713) 665-0009

FIFTH WARD OFFICE:  
3300 LYONS AVENUE, SUITE 301  
HOUSTON, TEXAS 77020  
(713) 223-0387  
FAX: (713) 223-0524

FORT BEND OFFICE:  
1600 TEXAS PARKWAY, SUITE 209  
MISSOURI CITY, TEXAS 77489  
(281) 261-2360  
FAX: (281) 261-4726

[borris.miles@senate.texas.gov](mailto:borris.miles@senate.texas.gov)

**Relevant Development Information as Presented by the Applicant:**

Project Number: 18137  
Development Name: New Hope Housing Dale Carnegie  
Development Address: SE Corner of Regency Square Blvd. & Dale Carnegie Ln.  
Development City: Houston Development Zip: 77036 Region: 6  
Regional Allocation: Urban Target Population: Supportive Housing  
Set Aside: ☒ Nonprofit ☐ USDA ☐ At-Risk  
Construction Type: New Construction  
Credit/ Funding Request: \$1,500,000  
Total Low Income Units: 160 Total Market Rate Units: 0 Total Units: 160

**Applicant Information:**

Owner Contact: Joy Horak-Brown  
Owner Address: 1117 Texas Avenue  
Owner City: Houston Owner State: TX Owner Zip: 77002  
Owner Phone: (713) 222-0290  
Owner Email: joy@newhopehousing.com



**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).