



CITY OF HOUSTON

Housing & Community Development Department

Sylvester Turner

Mayor

Tom McCasland
Director
2100 Travis, 9th Floor
Houston, Texas 77002

T. (832) 394-6200
F. (832) 395-9662
www.houstontx.gov/housing

November 13, 2020

Richmond Senior Village, Ltd
6517 Mapleridge Drive
Houston, TX 77081

Re: Appeal Request for Richmond Senior Village

Dear Mr. Brown:

We have received your request for appeal for the regarding the referenced application. After further review by the Multifamily Division, the appeal request for CDBG-DR17 funding for the application is denied.

Your appeal provided outlined items for HCDD consideration that included location of the property, alignment of the Equitable Distribution Policy, readiness, LURA duration, HCDD scoring of the application, site suitability and existing land use. After review of your appeal, these factors were carefully considered in our original determination to deny funding. Applications are chosen based on qualifications of the developer, location, financial analysis and other factors.

This evaluation may be based on several factors in the review process. Real estate transactions are nuanced, and each transaction are reviewed on a case by case basis and factors are weighed against other proposals received in the NOFA.

Please note you have the right to escalate your appeal in writing to HCDD's Appeals Review Committee within 30 days following receipt of this decision. Escalation of your appeal may be submitted in multiple ways:

- Website - <https://www.houstontx.gov/housing/appeals-request-form.html>
- Email - HCDDComplaintsAppeals@houstontx.gov
- Mail – Please mail appeal to the address listed below
- In person during regular business hours – See address below

Housing and Community Development Department
2100 Travis St., 9th Floor
Houston, TX 77002
Attn: Planning & Grants Management (Appeals Review Committee)

Notification and decisioning by HCDD's Appeal Review Committee will be provided within 30 days of submission.

Sincerely,

Ray S. Miller
Assistant Director



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February 4, 2021

Richmond Senior Village
6517 Mapleridge Drive
Houston, TX 77081
c/o Doak Brown

RE: APPEALS REVIEW COMMITTEE DECISION
TIER 2 APPEAL RICHMOND SENIOR VILLAGE

Dear Ms. Brown:

The Housing and Community Development Department (HCDD) Appeal Review Committee (ARC) has received your Tier 2 appeal request for Richmond Senior Village. The Tier 2 appeal was denied.

While the Notice of Funding Availability (NOFA) scoring component is important to separate each proposal, it is not the sole item to determine if a transaction is suitable for an award. As described in the NOFA, page 9, "application's score and ranking does not solely determine award status." Ultimately, the scoring panel reviewed and evaluated the proposed development according to the community's needs.

As part of the Tier 2 appeal review process, before convening, the ARC members were provided with, but not limited to, the Tier 1 denial letter, your letter dated 11/10/2020, Richmond Senior Village's application, NOFA for the DR-17 round 2, and other internal documents. The ARC met on 2/2/2021 to review the appeal. Individual votes were submitted by or before 10 A.M. today, rendering the Tier 2 denial.

You have the option to dispute this Tier 2 decision by sending an appeal in writing to the GLO. You have thirty (30) days to submit an appeal directly to GLO following receipt of this Tier 2 decision. If no word on a pending appeal is received by HCDD within the appropriate timeline from GLO, HCDD will consider the matter closed.

Appeals to the GLO may be sent in writing by email to cdr@recovery.texas.gov or mailed to the address listed below.

Texas General Land Office
PO Box 12873
Austin, TX 78711-2873
ATTN: GLO-CDR

GLO Telephone

(844) 893-8937
(512) 475-5000

Thank you for your continued patience during this time. If you have further questions or concerns, please contact me at HCDDComplaintsandAppeal@houstontx.gov or at (832) 394-6241.

Sincerely,

Laura Serrano
Administration Manager
Planning and Grants Management

cc: Stedman Grigsby, The Brownstone Group, Inc.



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September 3, 2020

DWR DEVELOPMENT GROUP, LLC
6300 West Loop South, Ste. 670
Bellaire, Texas 77401

Re: Appeal Response – OST Lofts

Dear Mrs. Rickenbacker,

Thank you for your submission into HCDD's Round 2 NOFA for the Multifamily Rental program.

We have reviewed your appeal request and the items of consideration noted in your letter. Several of the items noted in your letter do have merit to support your proposal but were already considered by the review committee. At this time your application will not be recommended for an award CDBG DR-17 funds from the Multifamily Rental Program.

In its Round 2 application period, the department received 48 applications and over \$500 million in requests for DR-17 funds from the Multifamily Rental Program. The goal of the selection process was to determine viable projects that exemplify the priorities outlined in the guidelines, provide equitable housing options and effectively leverage additional funds. While multiple quality applications were received, there are limited resources to allocate.

We will consider non-recommended applications in the event additional resources are provided towards the DR-17 Multifamily Rental Program or other recommended projects are not determined to be viable during the underwriting process.

Please note you have the right to escalate your appeal in writing to HCDD's Appeals Review Committee within 30 days following receipt of this decision. Escalation of your appeal may be submitted in multiple ways:

- Website - <https://www.houstontx.gov/housing/appeals-request-form.html>
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Housing and Community Development Department
2100 Travis St., 9th Floor
Houston, TX 77002
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Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

Notification and decisioning by HCDD's Appeal Review Committee will be provided within 30 days of submission.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray S. Miller". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ray S. Miller
Assistant Director