
CITY OF PORT LAVACA

COUNCIL MEETING: JULY 13, 2026

AGENDA ITEM: ____

DATE: 7.08.2026

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JODY WEAVER, CITY MANAGER

SUBJECT: RESOLUTION TO SUPPORT OF COTTAGES ON INDEPENDENCE AFFORDABLE RENTAL HOUSING - TDHCA#24228

Background:

On February 12, 2024, City Council approved a resolution of support for the proposed Cottages on Independence, TDHCA#24228, located on CCAD Property ID #94457 on the south side of Independence Drive, east of the drainage ditch. At that meeting, a conceptual Site Plan was presented for review and comment. That same site plan is attached. The developer was unsuccessful in their 2024 application for 9% Competitive Tax credit funding.

If you recall Council was notified by email on January 5, 2026 that the developer is now applying for 4% Non-competitive Housing Tax Credits and State Housing Low Income Housing Tax Credits with the Texas Department of Housing and Community Affairs to construct this project.

Copying from the notice,

This Reconstruction development is an apartment community composed of approximately 50 units of which 50 will be for low-income tenants. The residential density of the Development, i.e., the number of Units per acre, is approximately 8. The development will plan to seek a tax exemption as the City's Housing Authority will be an owner in the development.

You may contact Port Lavaca Housing Management PFC at [\(361\) 552-8831](tel:3615528831) for information regarding a public hearing to receive input about the development.

An interested party or Neighborhood Organization can provide comments on Competitive Housing Tax Credit applications at each hearing, or can provide written comments to the Department by email at htcpc@tdhca.texas.gov, or by mail at:

Texas Department of Housing and Community Affairs
Public Comment - Multifamily Finance Division
P.O. Box 13941
Austin, Texas 78711-3941

Resolution R-071326-1 reaffirms Council's support for the project and finds that timely Notice was properly given to Council and that this topic will be discussed and action will be taken at a public meeting where public comments may be made on the proposed development.

Recommendation: Approval

Attachment: proposed site plan



PROJECT INFORMATION

17 APARTMENT BUILDINGS & 1 COMMUNITY BUILDING

67 TOTAL UNITS
135 TOTAL PARKING SPACES

UNIT MIX:
(16) 1 BED @ 900 SQ FT. = 24%
(27) 2 BEDS @ 1100 SQ FT. = 40%
(18) 3 BEDS @ 1300 SQ FT. = 27%
(06) 4 BEDS @ 1500 SQ FT. = 9%

LEGEND

DASHED LINE SHOWS
1/2 MILE WALKING PATH
COMMUNITY BLDG.
APPROX. 2000 SF

ONE-STORY DWELLING UNIT
TWO-STORY DWELLING UNIT
COMMUNITY GRILLS
MAIL KIOSK



SITE PLAN OPTION 2
PORT LAVACA
TRANSFORMATION GROUP

SCALE 1" = 100'



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