

A RESOLUTION **2018-02-08-0011R**

**IN SUPPORT OF NACOGDOCHES LOFTS MULTI-FAMILY PROJECT
APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS FOR COMPETITIVE 9% HOUSING TAX
CREDITS.**

* * * * *

WHEREAS, NRP Lone Star Development LLC, through an affiliate Nacogdoches Lofts Ltd., has proposed a development for affordable rental housing at Nacogdoches Road North of Spring Farm Street, to be known as Nacogdoches Lofts, in the City of San Antonio, Council District 10; and

WHEREAS, NRP Lone Star Development LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive 9% Housing Tax Credits for Nacogdoches Lofts; **NOW, THEREFORE:**

BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO THAT:

SECTION 1. The City, acting through its governing body, hereby confirms that it supports NRP Lone Star Development LLC's 9% tax credit application for Nacogdoches Lofts, located at Nacogdoches Road North of Spring Farm Street, San Antonio, Texas 78247, TDHCA #18052, and that this formal action has been taken to put on record the opinion expressed by the City on February 8, 2018.

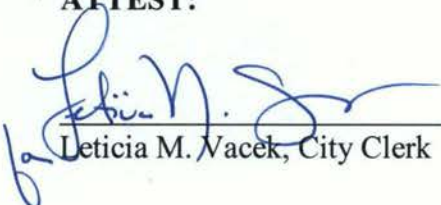
SECTION 2. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 3. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.


PASSED AND APPROVED this 8th day of February, 2018.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Nacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	20P (in consent vote: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19A, 19B, 20A, 20B, 20C, 20E, 20H, 20I, 20L, 20M, 20P)						
Date:	02/08/2018						
Time:	09:51:22 AM						
Vote Type:	Motion to Approve						
Description:	Nacogdoches Lofts, located at Nacogdoches and Spring Farm roads in Council District 10						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				



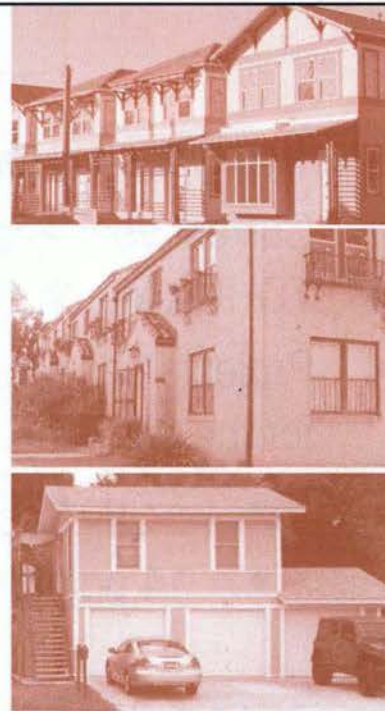
CITY OF SAN ANTONIO
**NEIGHBORHOOD & HOUSING
SERVICES DEPARTMENT**

Resolutions of Support for Multifamily Rental Housing Developments Seeking 9% Housing Tax Credits

City Council – February 8, 2018

Item 18-1131

Presented by: Verónica R. Soto, AICP, Director, NHSD



Summary

This item is for consideration of **Resolutions of Support for 14 multifamily rental housing development projects** by applicants seeking competitive 9% Housing Tax Credits with the Texas Department of Housing and Community Affairs.



Housing Tax Credit Background

- Two types of Housing Tax Credits (HTC): 4% and 9%
- Current year applications for the 9% HTCs due to TDHCA March 1st
- Projects can receive points toward their State application for the following:
 - 17 points for a Resolution of Support
 - 14 points for a Resolution of No Objection



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Housing Tax Credit Background

- Highly competitive process
- No more than 2-4 projects will be awarded by TDHCA
- Timeline from award of tax credits to project completion is typically 1.5 to 2 years
- Developments pay property taxes unless a partnership is formed with an eligible entity



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Request for Applications

- City RFA period open from December 15th to January 10th
- Applications earning at least 70 points eligible for Resolution of Support; others eligible for a Resolution of No Objection
- 21 applications received, 6 have withdrawn
- 14 projects recommended for Resolutions of Support today
- One additional project to be recommended on Feb 15



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2018 City Evaluation Criteria

Category	Points
Owner/General Partner/Property Mgmt. Experience	15
Project Feasibility & Readiness	20
Nonprofit Organization Participation, HUB, SBEDA	5
Targeted Reinvestment Areas	10
Area Income Criteria	10
Project Site Characteristics	10
Project Amenities & Resident Services	20
Public Engagement	10
Total	100

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TDHCA Evaluation Criteria

Category	Points
Criteria Promoting Development of High Quality Housing	17
Criteria to Serve and Support Texans Most in Need	64
Criteria Promoting Community Support and Engagement --Local Government Resolution of Support: 17 points	56
Criteria Promoting the Efficient Use of Limited Resources and Applicant Accountability	49
Total Application Self-Score	186

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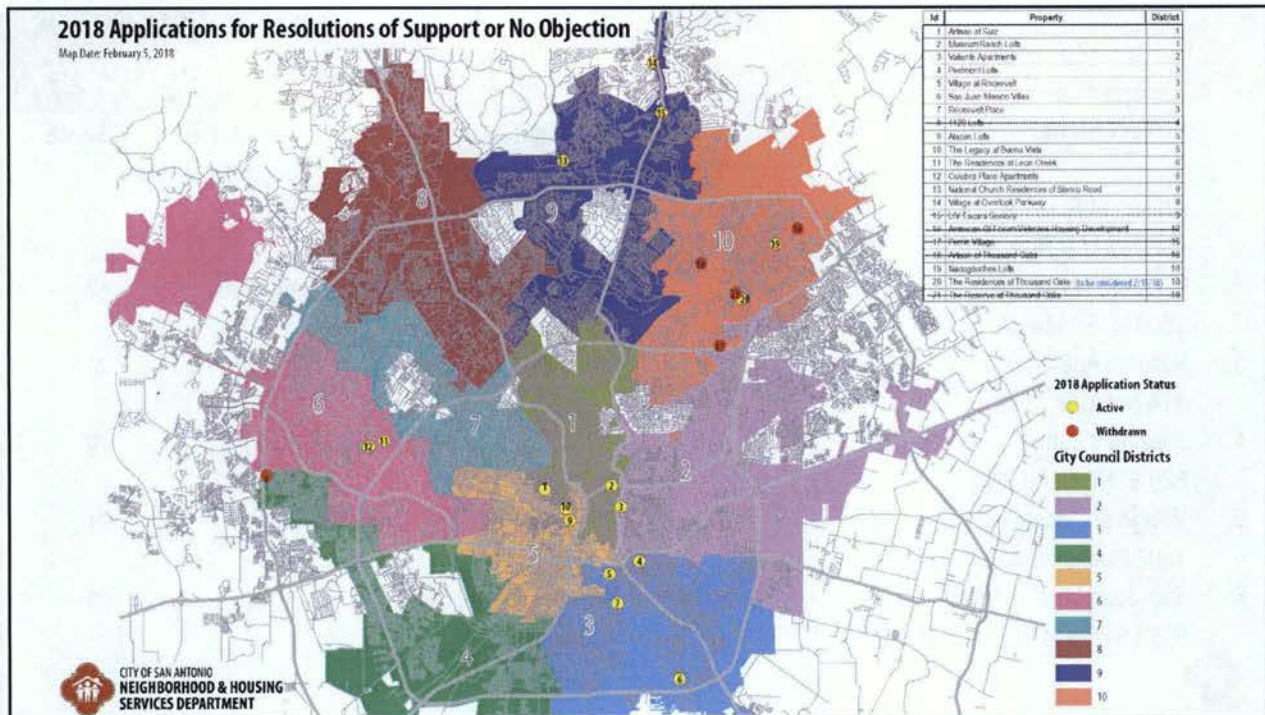
Public Engagement

New in 2018:

- Up to 10 points awarded for public engagement:
 - ✓ 5 points for sending letters to stakeholders
 - ✓ 5 points for hosting a public meeting




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Summary of Applications

- Any applicant earning 70 or more points on the City application were recommended to the Comprehensive Plan Committee for Resolutions of Support
- 9 applications were inside 410 Loop, 9 between 410 and 1604, and 3 applications were outside Loop 1604
- 6 Applications were withdrawn by the applicant
- 5 of the remaining projects are Senior living developments



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2018 Applications

	Project Name	Council District	Applicant	Affordable Units/Total Units	Score
1.	Artisan at Ruiz Elmendorf & Ruiz S.	D1	Franklin Development Properties, Ltd.	102/102	75
2.	Museum Reach Lofts 1500 N. St. Mary's	D1	ACG St. Mary's Place (Alamo Community Group)	120/120	87
3.	Valiente Apartments 314 Nolan St.	D2	Versa Development, LLC	115/120	78
4.	Piedmont Lofts 826 E. Highland Blvd.	D3	NRP Lone Star Development LLC	80/90	79
5.	Village at Roosevelt 1507 Roosevelt Ave.	D3	Prospera Housing Community Services	63/74	71
6.	San Juan Mission Villas 9159 S. Presa St.	D3	Brownstone Affordable Housing, Ltd.	77/96	80



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2018 Applications

	Project Name	Council District	Applicant	Affordable Units/Total Units	Score
7.	Roosevelt Place 2800 Roosevelt Ave.	D3	ACG Roosevelt (Alamo Community Group)	160/160	82
8.	1120 Lofts 1120 W. Loop 1604 N.	D4	NRP Lone Star Development LLC	99/113	70
9.	Alazan Lofts Colorado & El Paso St.	D5	NRP Group/San Antonio Housing Authority	72/85	98
10.	The Legacy at Buena Vista 1409 Buena Vista St.	D5	The Legacy at Buena Vista, LP (Atlantic Pacific Communities)	91/96	80
11.	The Residences at Leon Creek 7300 Block of Joe Newton St.	D6	Brownstone Affordable Housing, Ltd.	96/120	79
12.	Culebra Place Apartments 7796 Culebra Rd.	D6	Culebra Affordable Housing, LP	120/140	82

2018 Applications

	Project Name	Council District	Applicant	Affordable Units/Total Units	Score
13.	National Church Residences of Blanco Road 19480 Blanco Rd.	D9	National Church Residences	95/100	70
14.	Village at Overlook Parkway US 281 North & Overlook Pkwy.	D9	Franklin Development Properties, Ltd.	84/146	72
15.	LIV Tacara Seniors NW Corner of Stone Oak Pkwy & US 281 N.	D9	LIV Tacara Seniors, LP (Mission DG, Ltd. & San Antonio Housing Trust)	108/172	72
16.	American GI Forum National Veterans Outreach Program Housing Development 15702 Nacogdoches Rd.	D10	Veterans Housing Development JV	136/136	83



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2018 Applications

	Project Name	Council District	Applicant	Affordable Units/Total Units	Score
17.	Perrin Village 2611 NE Loop 410	D10	Prospera Housing Community Services	81/96	74
18.	Artisan at Thousand Oaks 3500 Thousand Oaks Dr.	D10	Franklin Development Properties, Ltd.	100/102	72
19.	Nacogdoches Lofts Nacogdoches Rd. & Spring Farm St.	D10	NRP Lone Star Development LLC	93/110	82
20.	The Residences at Thousand Oaks 4500 Block of Thousand Oaks Dr. (Separate Council Item on Jan 15, 2018)	D10	Brownstone Affordable Housing, Ltd.	109/132	89
21.	The Reserve at Thousand Oaks 4500 Thousand Oaks Dr.	D10	SA The Reserve at Thousand Oaks, LP (Atlantic Pacific Communities)	76/82	78



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Next Steps

- February 15: Council considers an additional resolution for developments in a state eligible revitalization plan area
- March 1, 2018: Developer applications due to the state of Texas
- July 2018: TDHCA to select approximately 2-4 Housing Tax Credit awardees in July 2018 for the San Antonio area
- 2019: Construction activity on Housing Tax Credit projects to begin within approximately one year of award
- December 2020: State requires all projects to be in service



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1. Artisan at Ruiz

Developer: Franklin Development Properties, Ltd.

Address: Elmendorf & Ruiz streets

Council District	Affordable Units/ Total Units	Score (out of 100)
1	102/102	70 or above

- Includes redevelopment of vacant metal structure
- No residential displacement
- Located in University Park West/Blueridge REnewSA area
- No public meeting held



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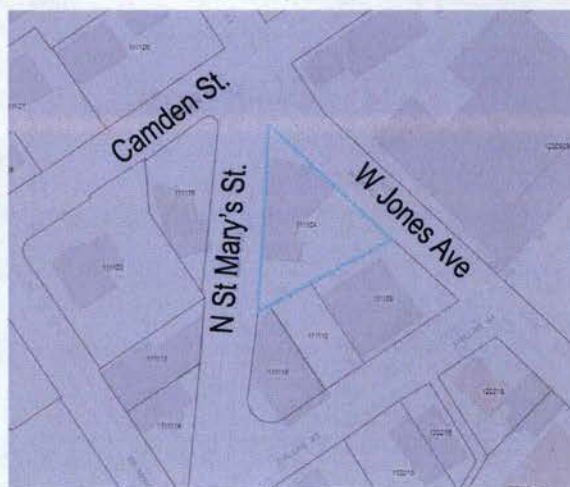
2. Museum Reach Lofts

Developer: Alamo Community Group

Address: 1500 N. St. Mary's St.

Council District	Affordable Units/ Total Units	Score (out of 100)
1	120/120	70 or above

- Includes redevelopment of small commercial structure
- No residential displacement
- Located in the Midtown TIRZ
- Public meeting held 1/22





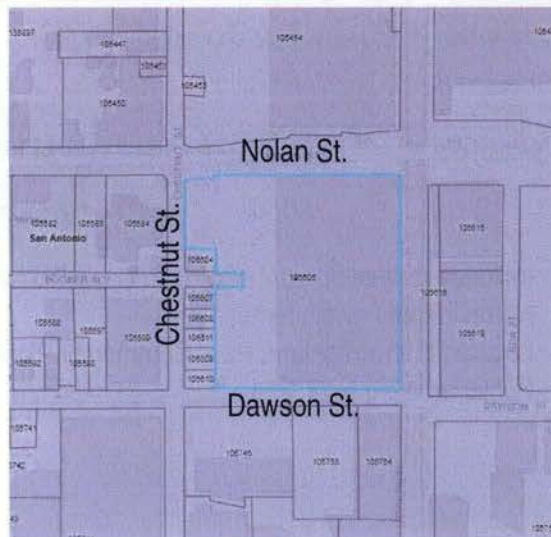
3. Valiente Apartments

Developer: Versa Development, LLC

Address: 314 Nolan St.

Council District	Affordable Units/ Total Units	Score (out of 100)
2	115/120	70 or above

- Includes redevelopment of large warehouse
- No residential displacement
- Located in the Inner City TIRZ
- No public meeting held



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4. Piedmont Lofts

Developer: NRP Lone Star Development LLC

Address: 826 E Highland Blvd.

Council District	Affordable Units/ Total Units	Score (out of 100)
3	80/90	70 or above

- Includes redevelopment of Moose Lodge #744
- No residential displacement
- Located in the Highland Park Community Plan
- Public meeting held 1/24





5. Village at Roosevelt

Developer: Prospera Housing Comm. Services

Address: 1507 Roosevelt Ave.

Council District	Affordable Units/ Total Units	Score (out of 100)
3	63/74	70 or above

- Includes redevelopment of vacant commercial structure
- No residential displacement
- Not located in the Mission Drive In TIRZ
- Public meeting held 1/24





6. San Juan Mission Villas

Developer: Brownstone Affordable Housing Ltd.

Address: 9159 S Presa St.

Council District	Affordable Units/ Total Units	Score (out of 100)
3	77/96	70 or above

- Includes redevelopment of vacant commercial structure
- No residential displacement
- Located in the Brooks City Base TIRZ
- No public meeting was held





7. Roosevelt Place

Developer: Alamo Community Group

Address: 2800 Roosevelt Ave.

Council District	Affordable Units/ Total Units	Score (out of 100)
3	160/160	70 or above

- Includes development of vacant land
- No residential displacement
- Located in the Roosevelt-Mission Reach Neighborhood Improvement Bond Area
- Public meeting held 1/21





9. Alazan Lofts

Developer: NRP Lone Star Development & SAHA

Address: Colorado & El Paso streets.

Council District	Affordable Units/ Total Units	Score (out of 100)
5	72/85	70 or above

- Includes redevelopment of multiple vacant properties
- No residential displacement
- Located in West Side TIRZ
- Public meeting held 1/4



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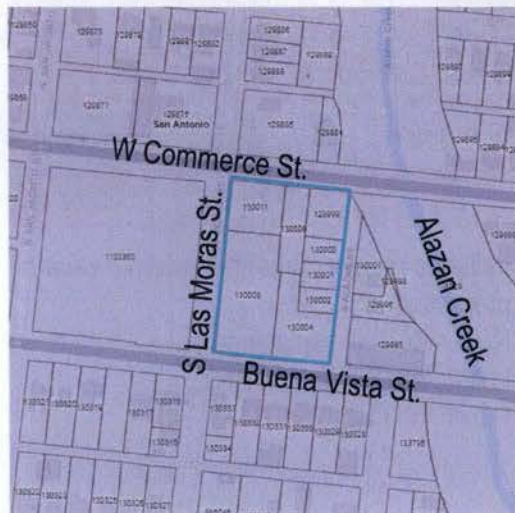
10. The Legacy at Buena Vista

Developer: Atlantic Pacific Communities

Address: 1409 Buena Vista St.

Council District	Affordable Units/ Total Units	Score (out of 100)
5	91/96	70 or above

- Includes development of vacant land
- No residential displacement
- Located in the Near West-Five Points Neighborhood Improvements Bond Area
- Public meeting held 1/18



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11. Residences at Leon Creek

Developer: Brownstone Affordable Housing Ltd.

Address: 7300 Block of Joe Newton St.

Council District	Affordable Units/ Total Units	Score (out of 100)
6	96/120	70 or above

- Includes development of vacant land
- No residential displacement
- Not in a state recognized revitalization plan area
- No public meeting held





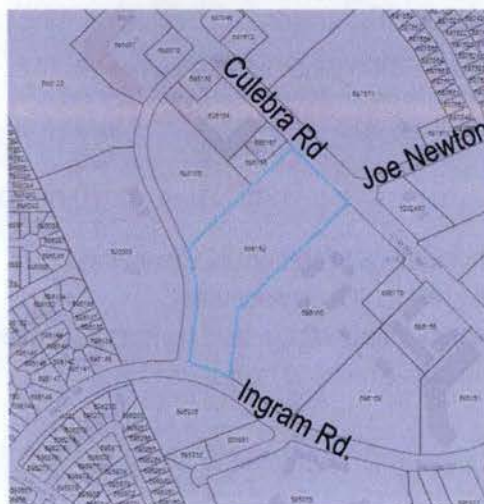
12. Culebra Place Apartments

Developer: Cesar Chavez Foundation.

Address: 7796 Culebra Rd.

Council District	Affordable Units/ Total Units	Score (out of 100)
6	120/140	70 or above

- Includes development of vacant land
- No residential displacement
- Not in a state recognized revitalization plan area
- No public meeting held





13. National Church Residences of Blanco Rd.

Developer: National Church Residences

Address: 19480 Blanco Rd.

Council District	Affordable Units/ Total Units	Score (out of 100)
9	95/100	70 or above

- Includes development of vacant land
- No residential displacement
- Not in a state recognized revitalization plan area
- No public meeting held

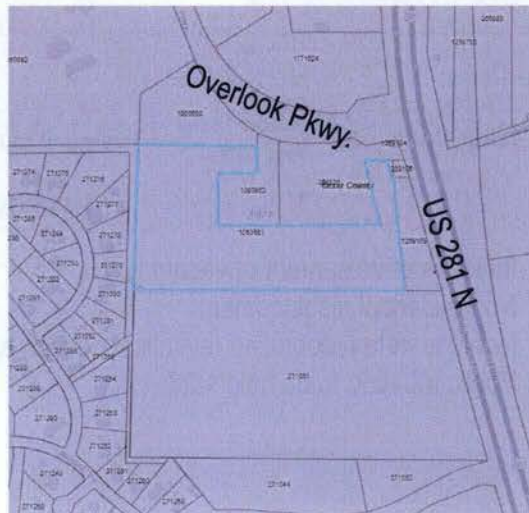


14. Village at Overlook Parkway

Developer: Franklin Development Properties Ltd.

Address: US 281 & Overlook Pkwy.

Council District	Affordable Units/ Total Units	Score (out of 100)
9	84/146	70 or above



- Includes development of vacant land
- No residential displacement
- Not in a state recognized revitalization plan area
- Public meeting held 1/22



15. LIV Tacara Seniors

Developer: Mission DG & SA Housing Trust

Address: US 281 & Stone Oak Pkwy.

Council District	Affordable Units/ Total Units	Score (out of 100)
9	108/172	70 or above

- Includes development of vacant land
- No residential displacement
- Not in a state recognized revitalization plan area
- Public meeting to be held 1/29



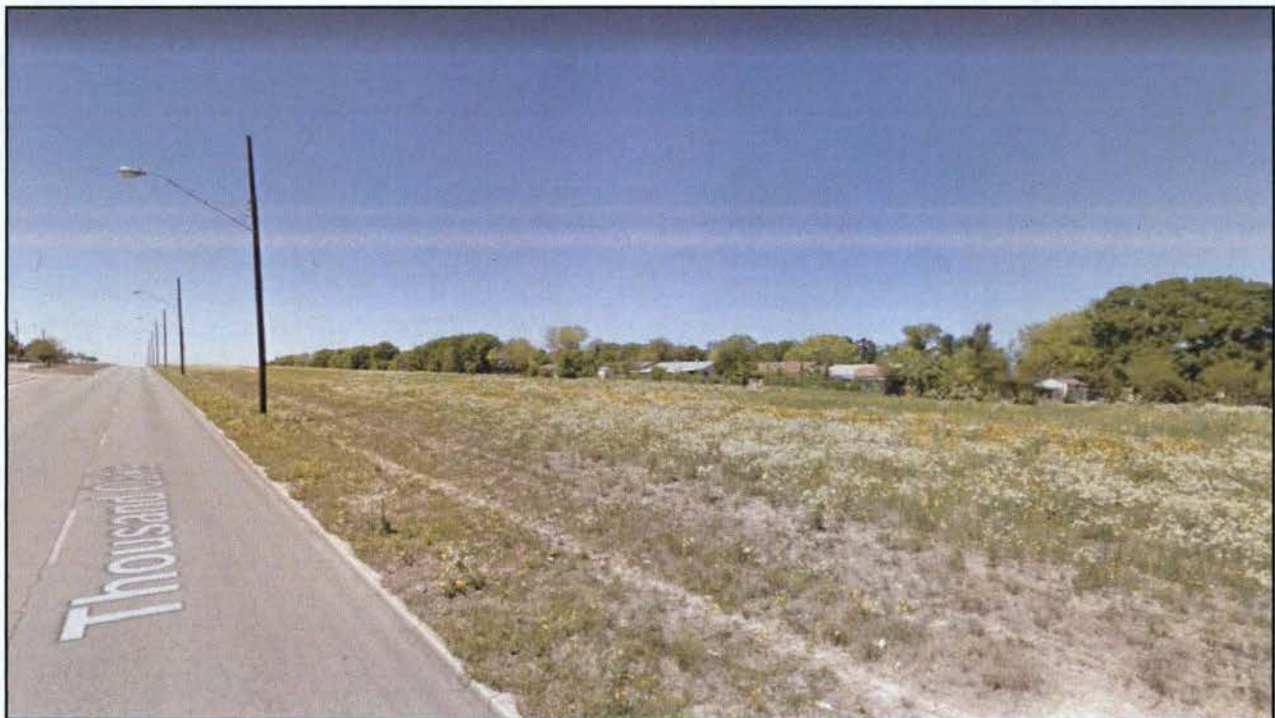
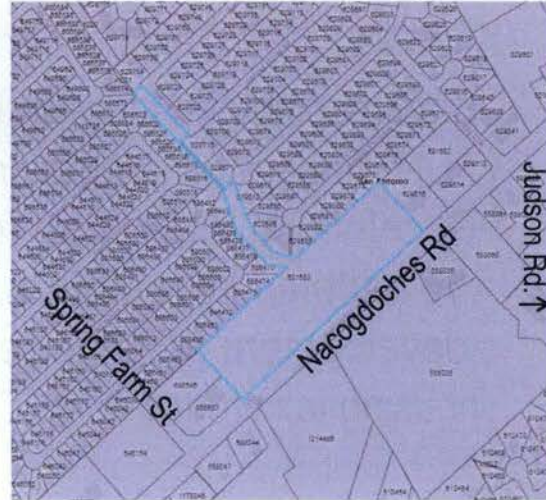
19. Nacogdoches Lofts

Developer: NRP Lone Star Development

Address: Nacogdoches Rd & Spring Farm St.

Council District	Affordable Units/ Total Units	Score (out of 100)
10	93/110	70 or above

- Includes development of vacant land
- No residential displacement
- Not in a state recognized revitalization plan area
- Public meeting held 1/18



Staff Recommendation

Staff recommends forwarding for City Council consideration the **Resolutions of Support for the 15 multifamily rental housing development projects** seeking housing tax credits from TDHCA.

