



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

# Resolutions Identifying Housing Tax Credit Projects as Contributing More Than Any Other to the Concerted Revitalization Efforts of the City.

City Council – February 15, 2018

Item #23

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



This item is for

- consideration of **Resolutions identifying a total of 8 Housing Tax Credit projects**
- allowing the construction of Village at Roosevelt, located within one mile from a HTC project awarded in the prior 3 years.



# Housing Tax Credit Background

- Projects may earn additional points for location within an eligible Concerted Revitalization Plan Area
- Applies to a plan adopted by City Council to address long-term disinvestment and declining quality of life by:
  - Creation of affordable housing;
  - Attracting private sector investment;
  - Upgrading health, parks, and transit infrastructure; and/or
  - Improving underperforming schools



# Concerted Revitalization Plans

- Eligible CRPs include:
  - Tax Increment Reinvestment Zones (TIRZ)
  - Neighborhood Improvement Areas (as part of the 2017-2022 Neighborhood Improvements Bond)
  - REnewSA Revitalization Plans (2014-2015)
  - Community Plan Areas
- 8 Projects seeking Housing Tax Credits are located in an eligible CRP



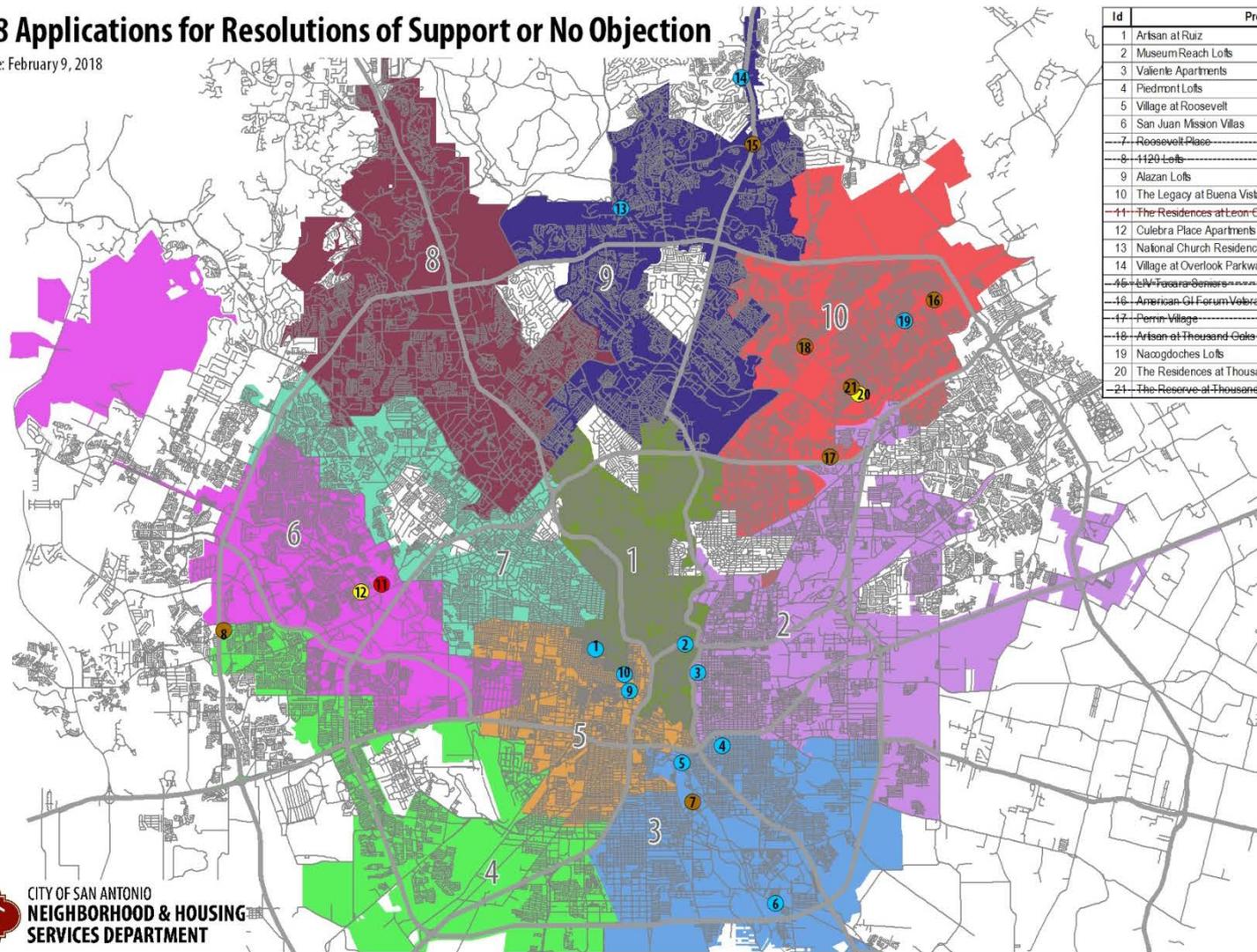
# TDHCA Evaluation Criteria

| 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<br>-- Local Government Resolution of Support: 17 points<br>-- Concerted Revitalization Plan: 7 points | 56     |
| Criteria Promoting the Efficient Use of Limited Resources and Applicant Accountability  | 49     |
| Total Application Self-Score  | 186    |

# 2018 Applications for Resolutions of Support or No Objection

Map Date: February 9, 2018

| Id | Property                                       | District |
|----|--|----------|
| 1  | Artsan at Ruiz                                 | 1        |
| 2  | Museum Reach Lofts                             | 1        |
| 3  | Valiente Apartments                            | 2        |
| 4  | Piedmont Lofts                                 | 3        |
| 5  | Village at Roosevelt                           | 3        |
| 6  | San Juan Mission Villas                        | 3        |
| 7  | Roosevelt Place                                | 3        |
| 8  | 1420 Lofts                                     | 4        |
| 9  | Alazan Lofts                                   | 5        |
| 10 | The Legacy at Buena Vista                      | 5        |
| 11 | The Residences at Leon Creek                   | 6        |
| 12 | Culebra Place Apartments                       | 6        |
| 13 | National Church Residences of Blanco Road      | 9        |
| 14 | Village at Overlook Parkway                    | 9        |
| 15 | LeV Tower Senior                               | 9        |
| 16 | American GI Forum Veterans Housing Development | 10       |
| 17 | Perrin Village                                 | 10       |
| 18 | Artsan of Thousand Oaks                        | 10       |
| 19 | Nacogoches Lofts                               | 10       |
| 20 | The Residences at Thousand Oaks                | 10       |
| 21 | The Reserve at Thousand Oaks                   | 10       |



## 2018 Application Status

- Resolution Granted
- Active
- Denied
- Withdrawn

## City Council Districts

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

# 2018 Applications

|    | Project Name                                 | Council District | Applicant                                       | Affordable Units/Total Units | Concerted Revitalization Plan  |
|----|--|------------------|---|------------------------------|--------------------------------|
| A. | Artisan at Ruiz<br>Elmendorf & Ruiz S.       | D1               | Franklin Development Properties, Ltd.           | 102/102                      | University Park West/Blueridge |
| B. | Museum Reach Lofts<br>1500 N. St. Mary's     | D1               | ACG St. Mary's Place<br>(Alamo Community Group) | 120/120                      | Midtown TIRZ                   |
| C. | Valiente Apartments<br>314 Nolan St.         | D2               | Versa Development, LLC                          | 115/120                      | Inner City TIRZ                |
| D. | San Juan Mission Villas<br>9159 S. Presa St. | D3               | Brownstone Affordable Housing, Ltd.             | 77/96                        | Brooks City Base TIRZ          |



# 2018 Applications

|    | Project Name                                      | Council District | Applicant  | Affordable Units/Total Units | Concerted Revitalization Plan    |
|----|---|------------------|--|------------------------------|----------------------------------|
| E. | Village at Roosevelt<br>1507 Roosevelt Ave.       | D3               | Prospera Housing<br>Community Services                             | 63/74                        | Mission Drive-in<br>TIRZ         |
| F. | Piedmont Lofts<br>826 E. Highland Blvd.           | D3               | NRP Lone Star<br>Development LLC                                   | 80/90                        | Highlands<br>Community Plan      |
| G. | Alazan Lofts<br>Colorado & El Paso St.            | D5               | NRP Group/San Antonio<br>Housing Authority                         | 72/85                        | Westside TIRZ                    |
| H. | The Legacy at Buena Vista<br>1409 Buena Vista St. | D5               | The Legacy at Buena<br>Vista, LP (Atlantic Pacific<br>Communities) | 91/96                        | Near West-Five<br>Points NI Area |



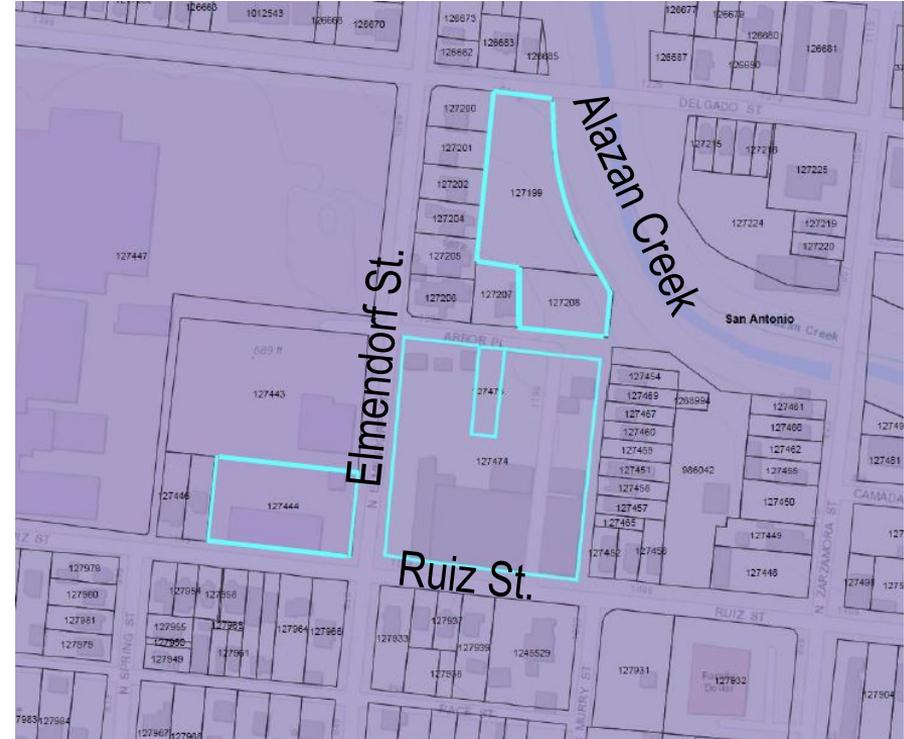
# A. Artisan at Ruiz

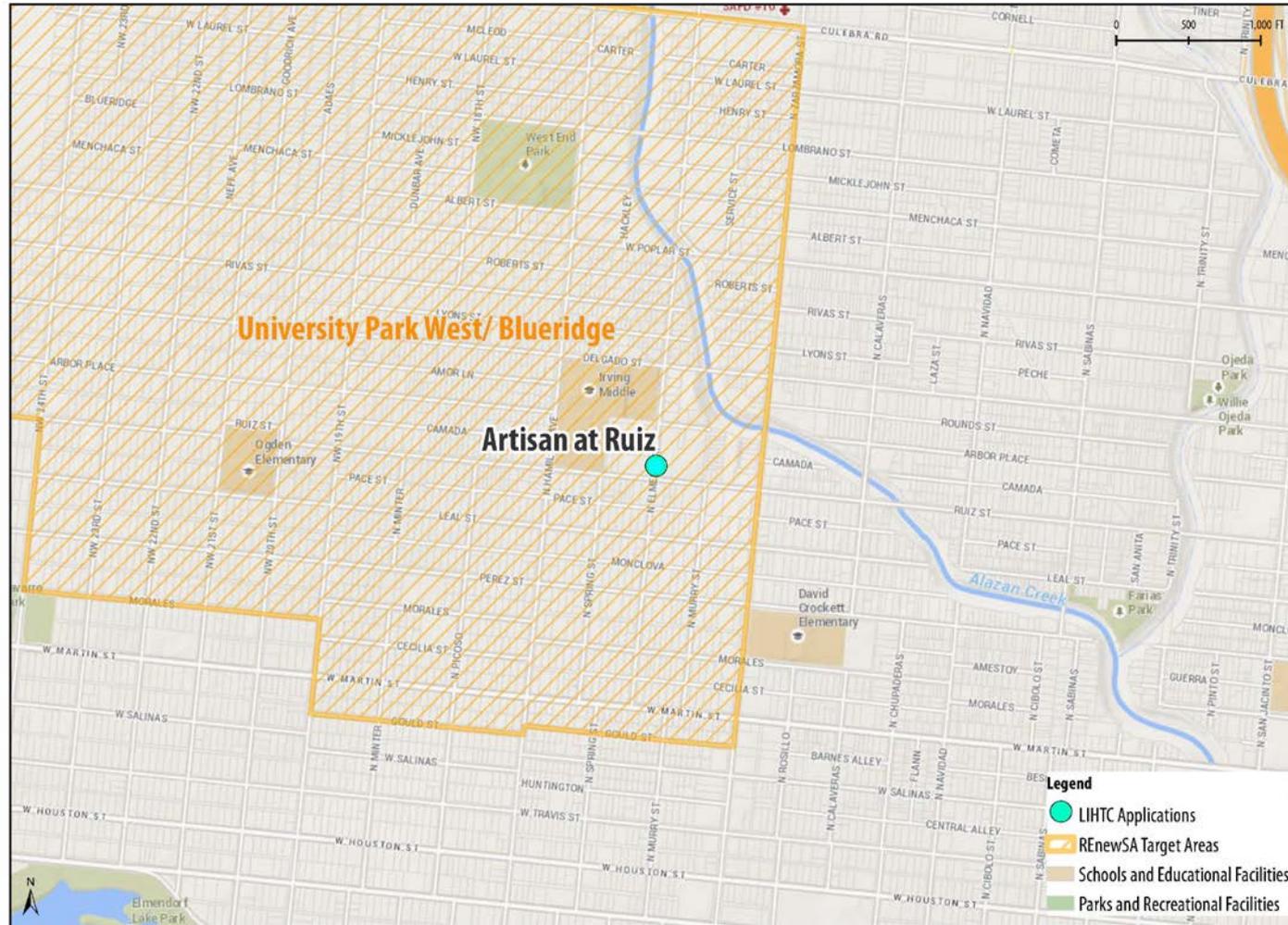
**Developer:** Franklin Development Properties, Ltd.

**Address:** Elmendorf & Ruiz streets

| Council District | Affordable Units/<br>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





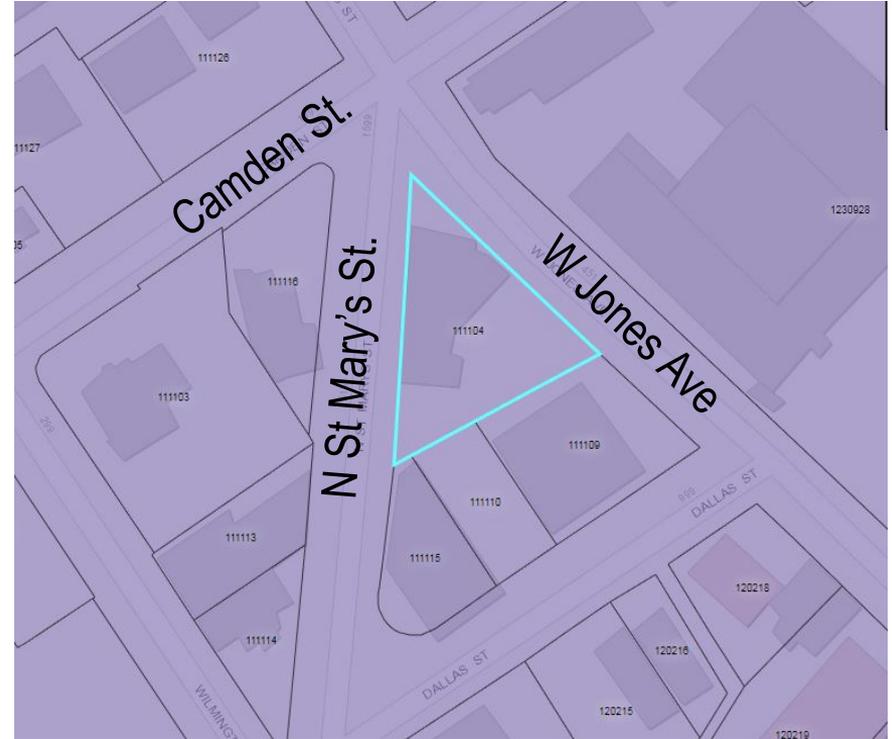
# B. Museum Reach Lofts

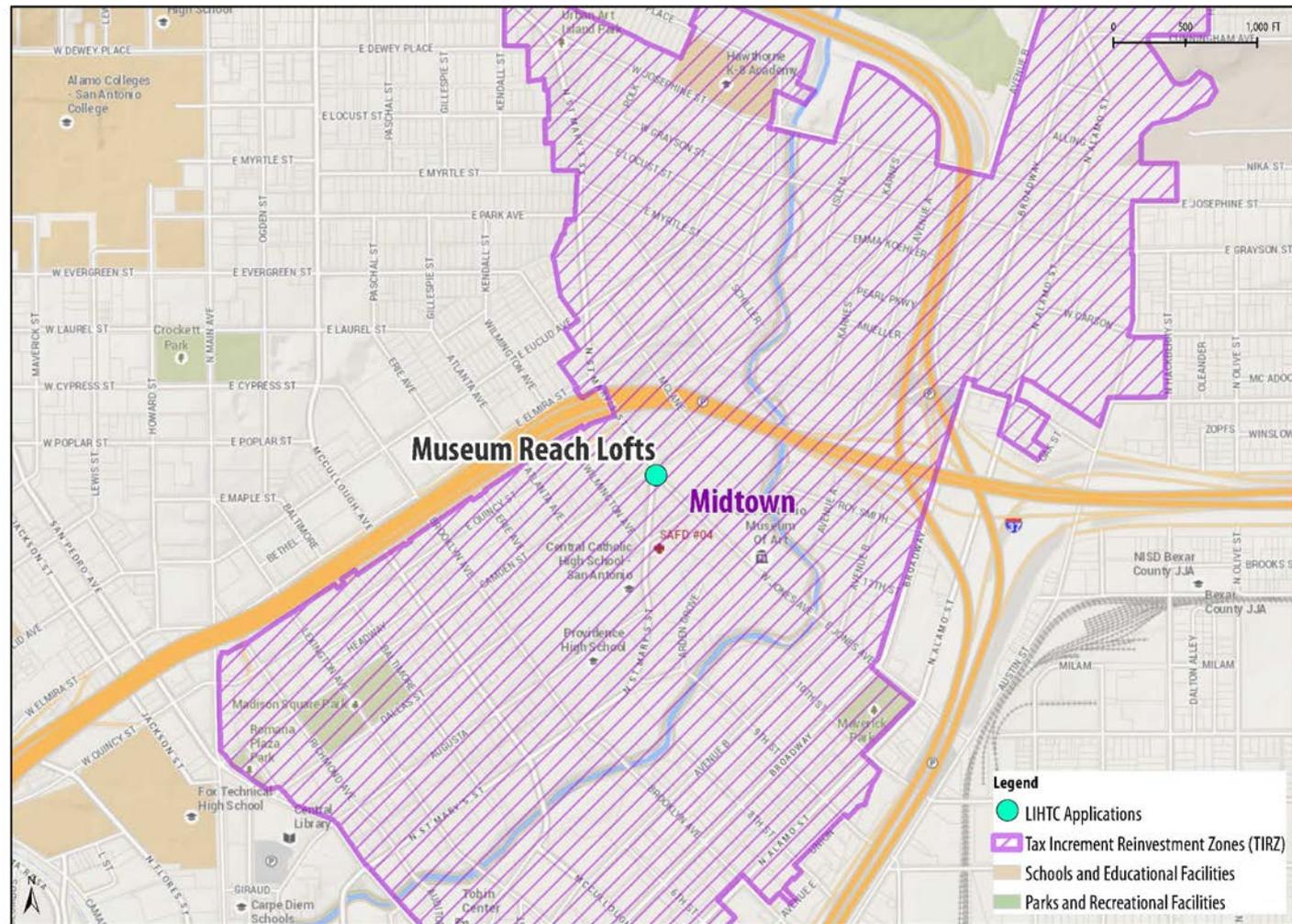
**Developer:** Alamo Community Group

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

| Council District | Affordable Units/<br>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





# C. Valiente Apartments

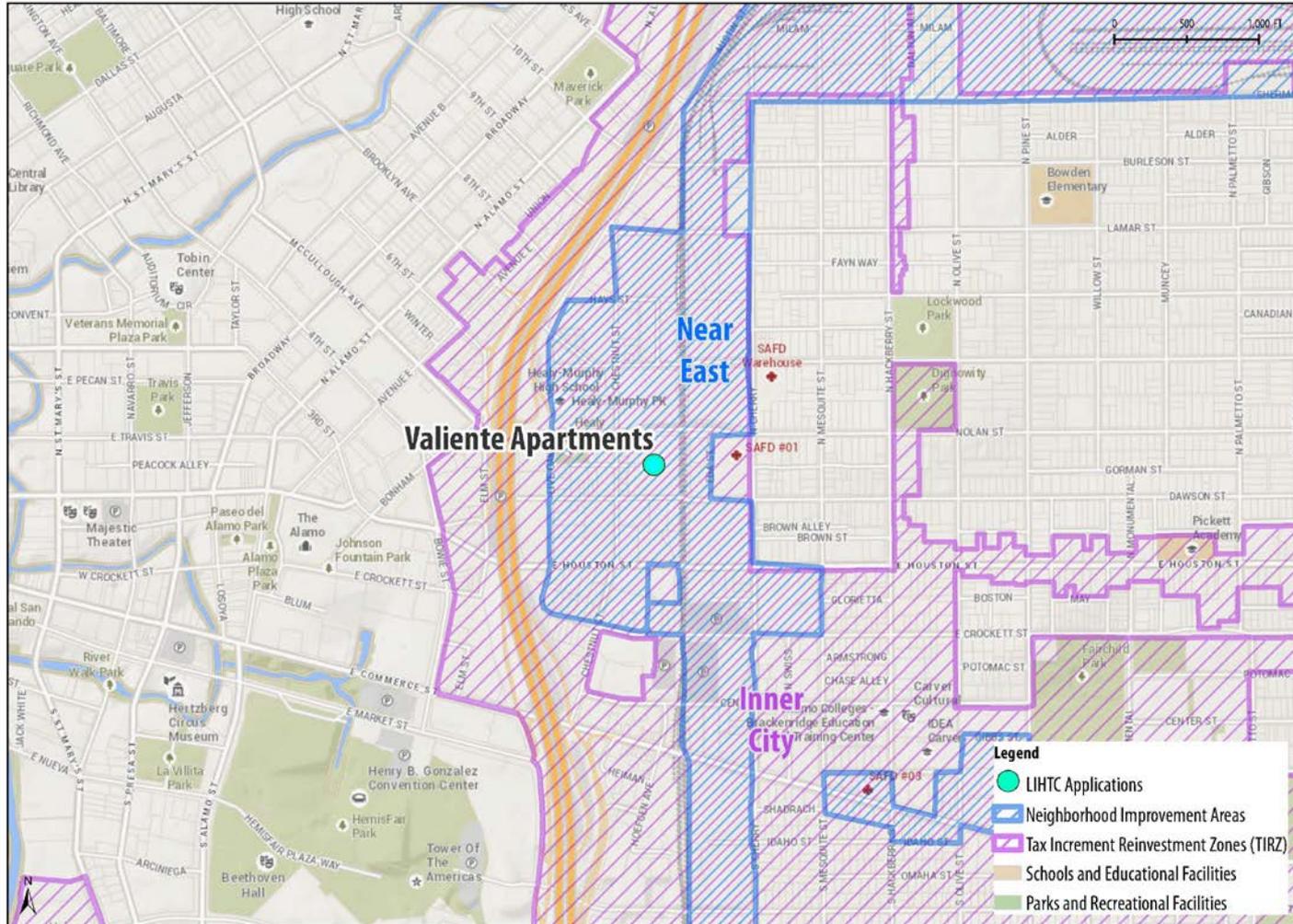
**Developer:** Versa Development, LLC

**Address:** 314 Nolan St.

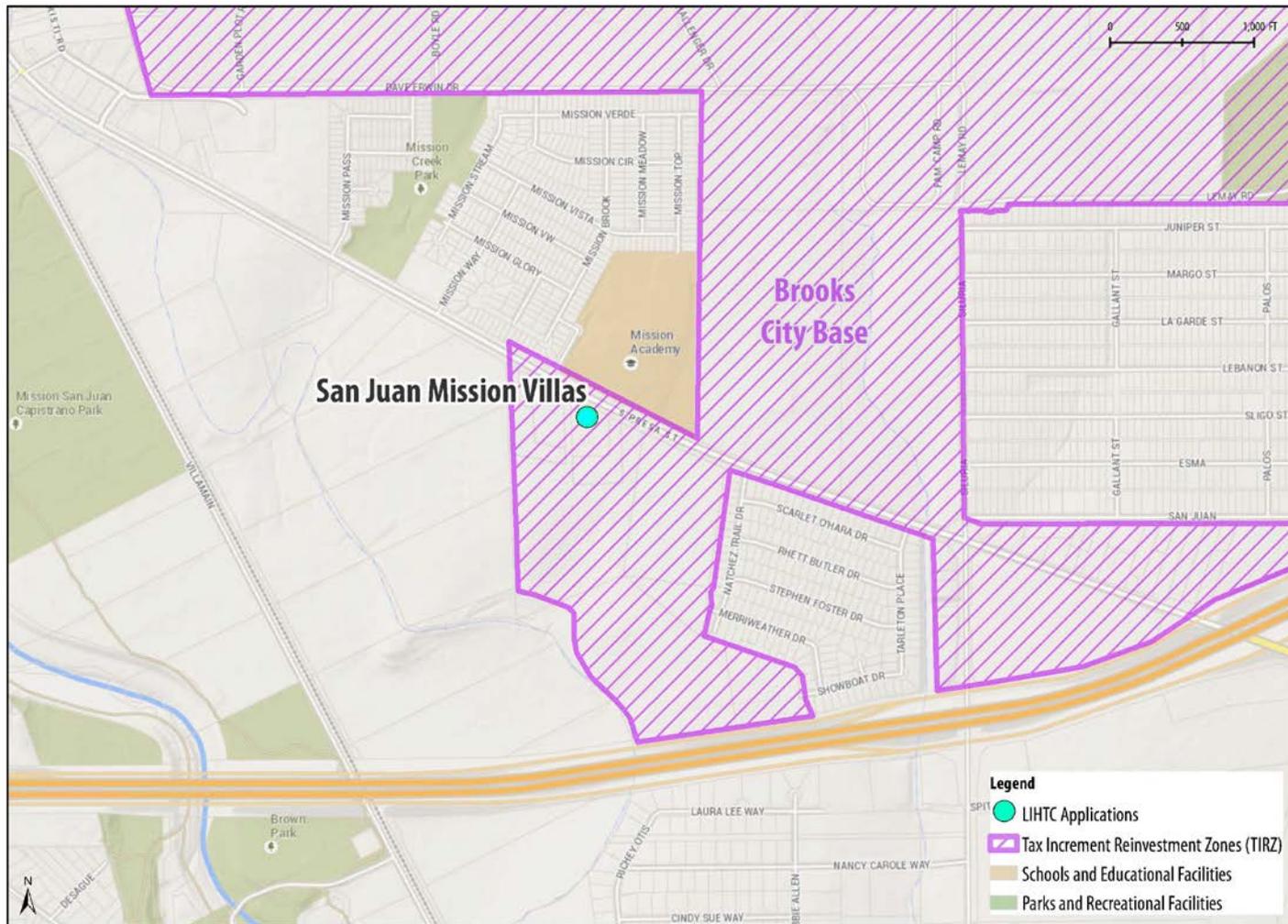
| Council District | Affordable Units/<br>Total Units | Score (out of 100) |
|------------------|----------------------------------|--------------------|
| 2                | 115/120                          | 70 or above        |

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









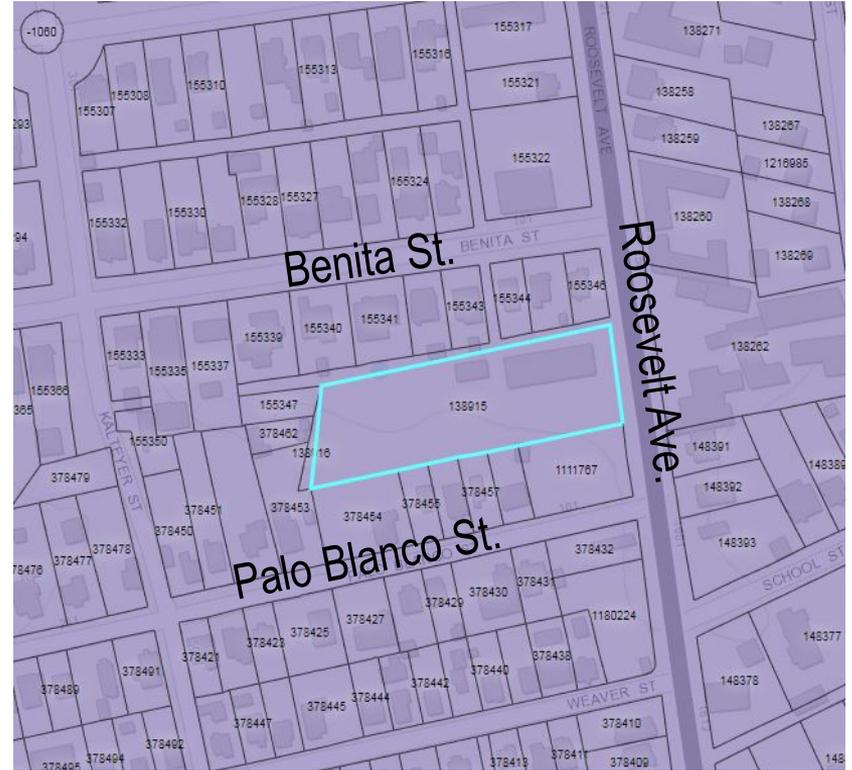
# E. Village at Roosevelt

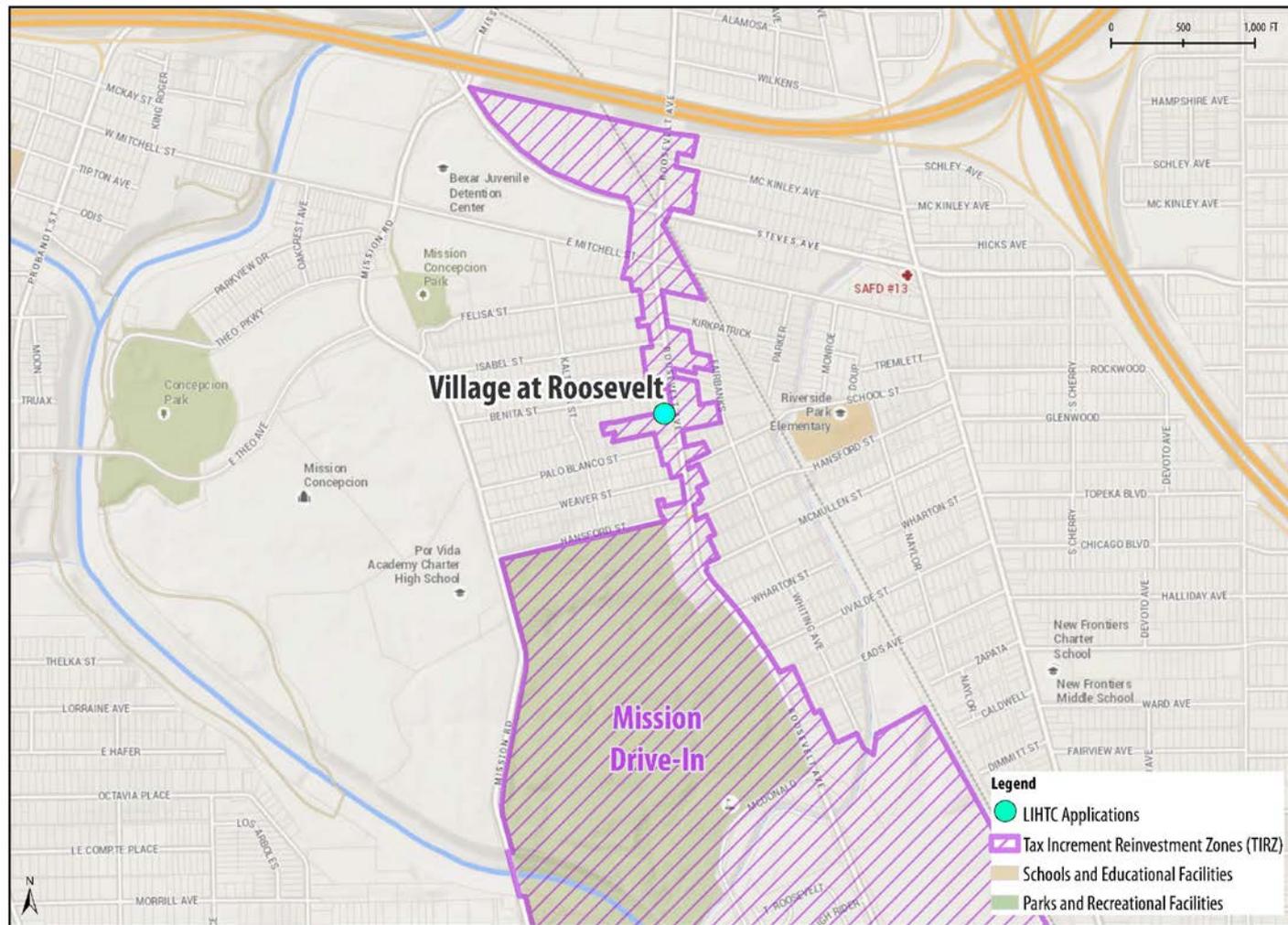
**Developer:** Prospera Housing Comm. Services

**Address:** 1507 Roosevelt Ave.

| Council District | Affordable Units/<br>Total Units | Score (out of 100) |
|------------------|----------------------------------|--------------------|
| 3                | 63/74                            | 70 or above        |

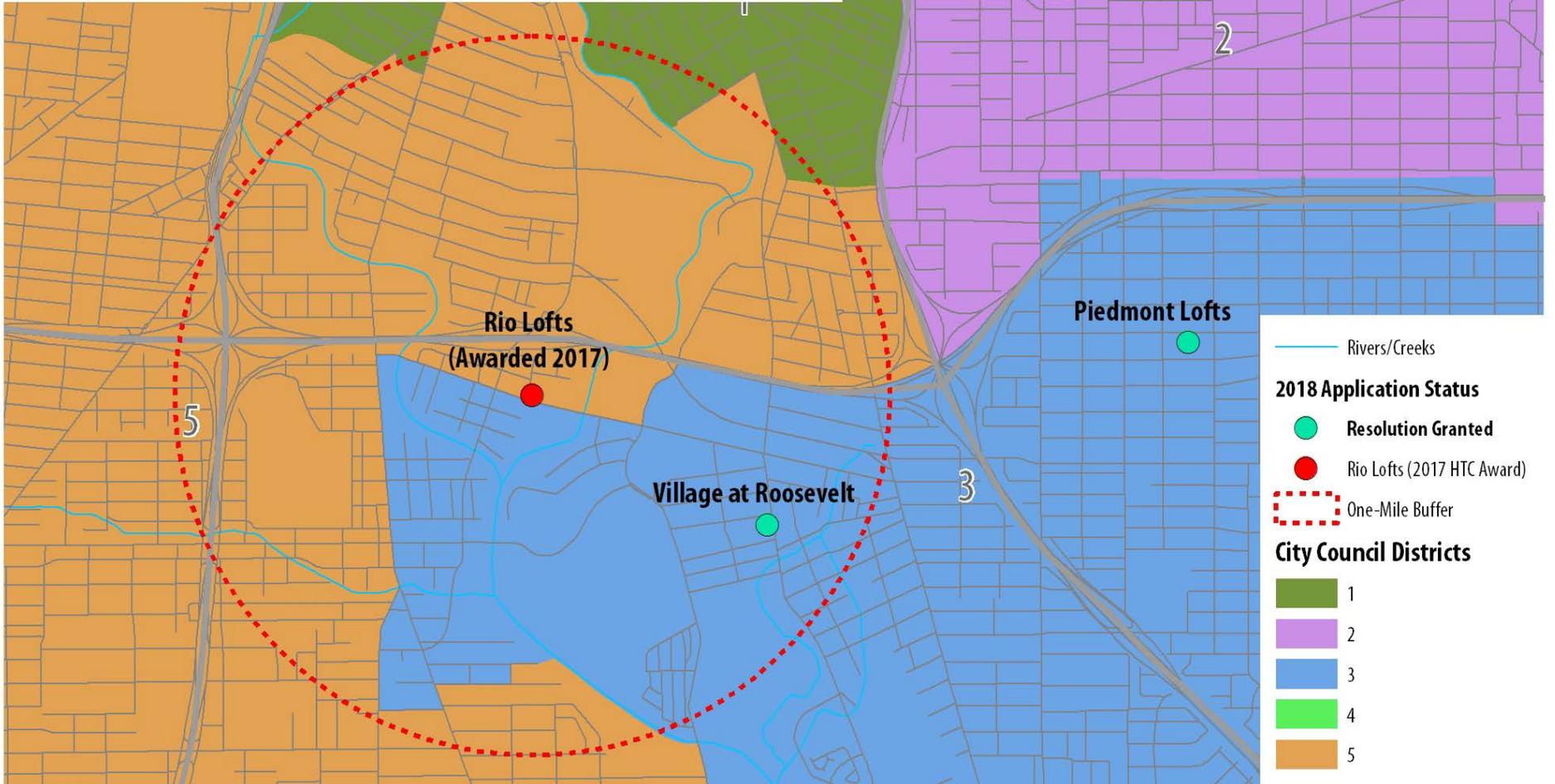
- Includes redevelopment of vacant commercial structure
- Located in Mission Drive-in TIRZ
- Public meeting held 1/24
- Seeking Council approval for construction due to its proximity to a HTC project awarded in prior 3 years



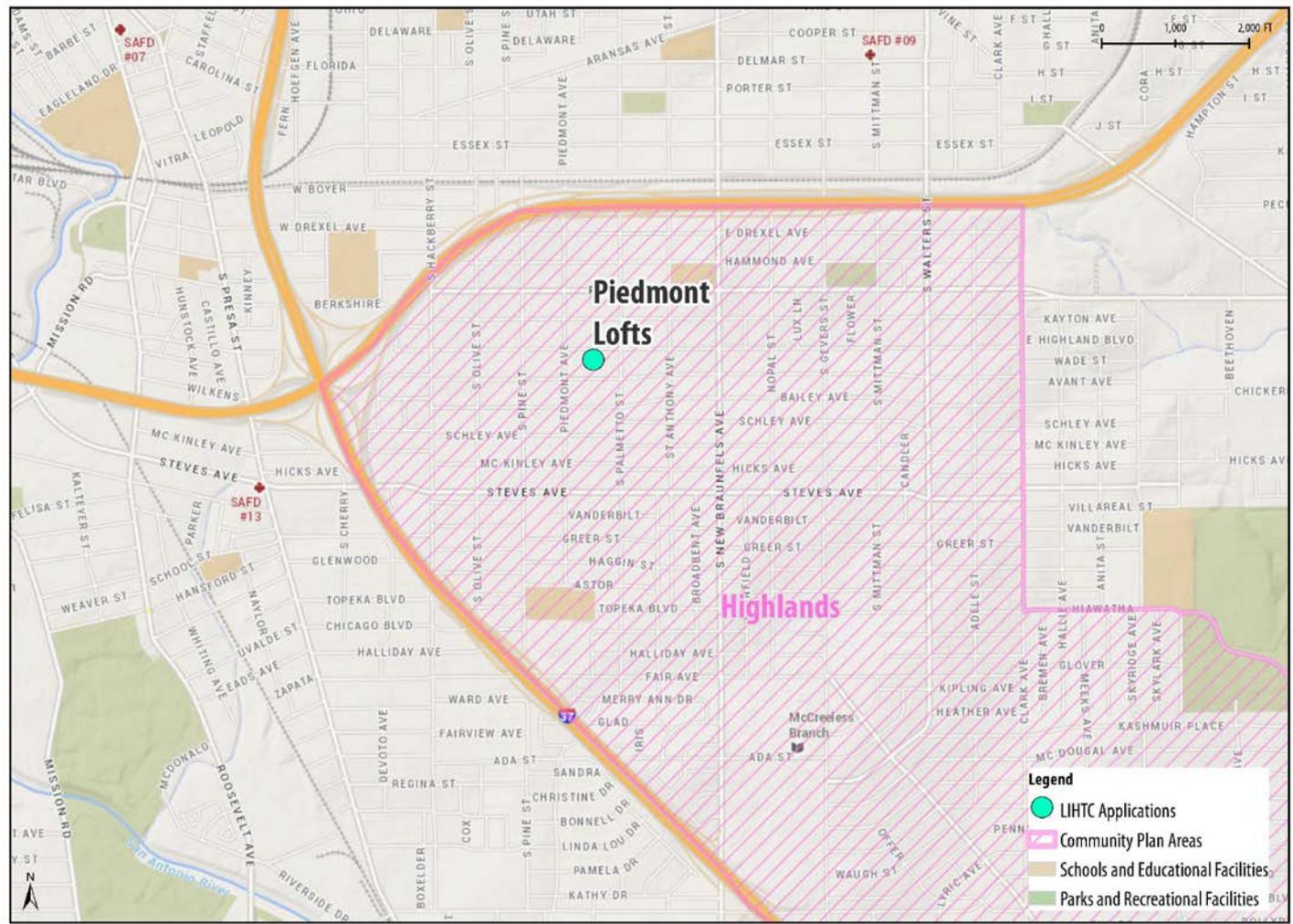


# 2018 Applications for Resolutions of Support or No Objection Council District 3

Map Date: February 12, 2018







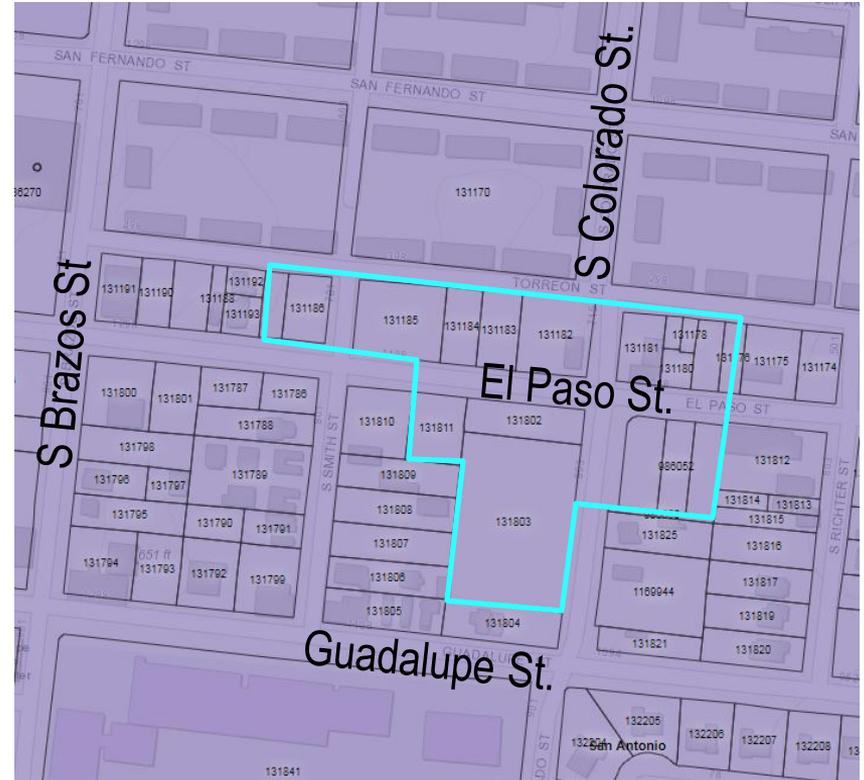
# G. Alazan Lofts

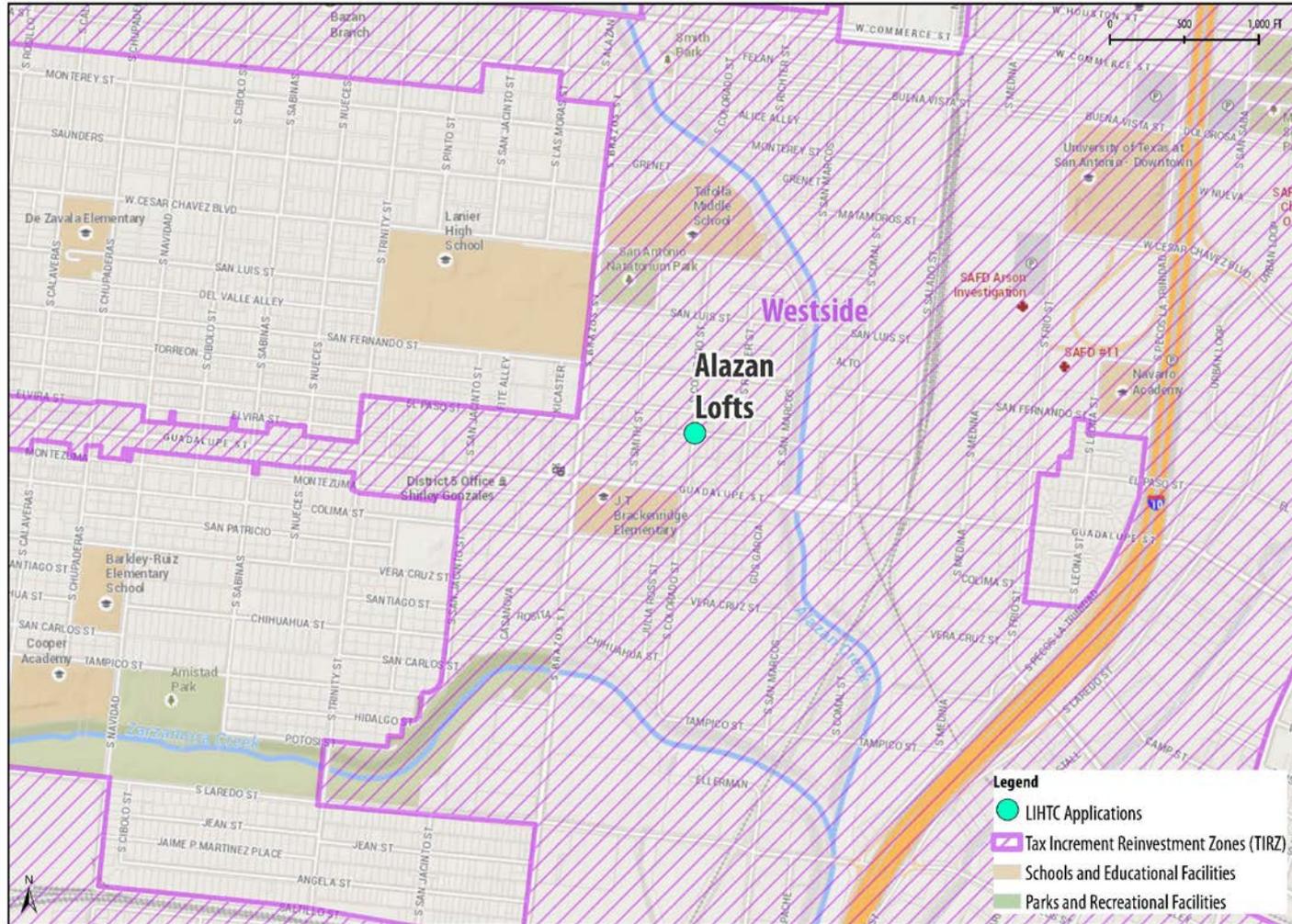
**Developer:** NRP Lone Star Development & SAHA

**Address:** Colorado & El Paso streets.

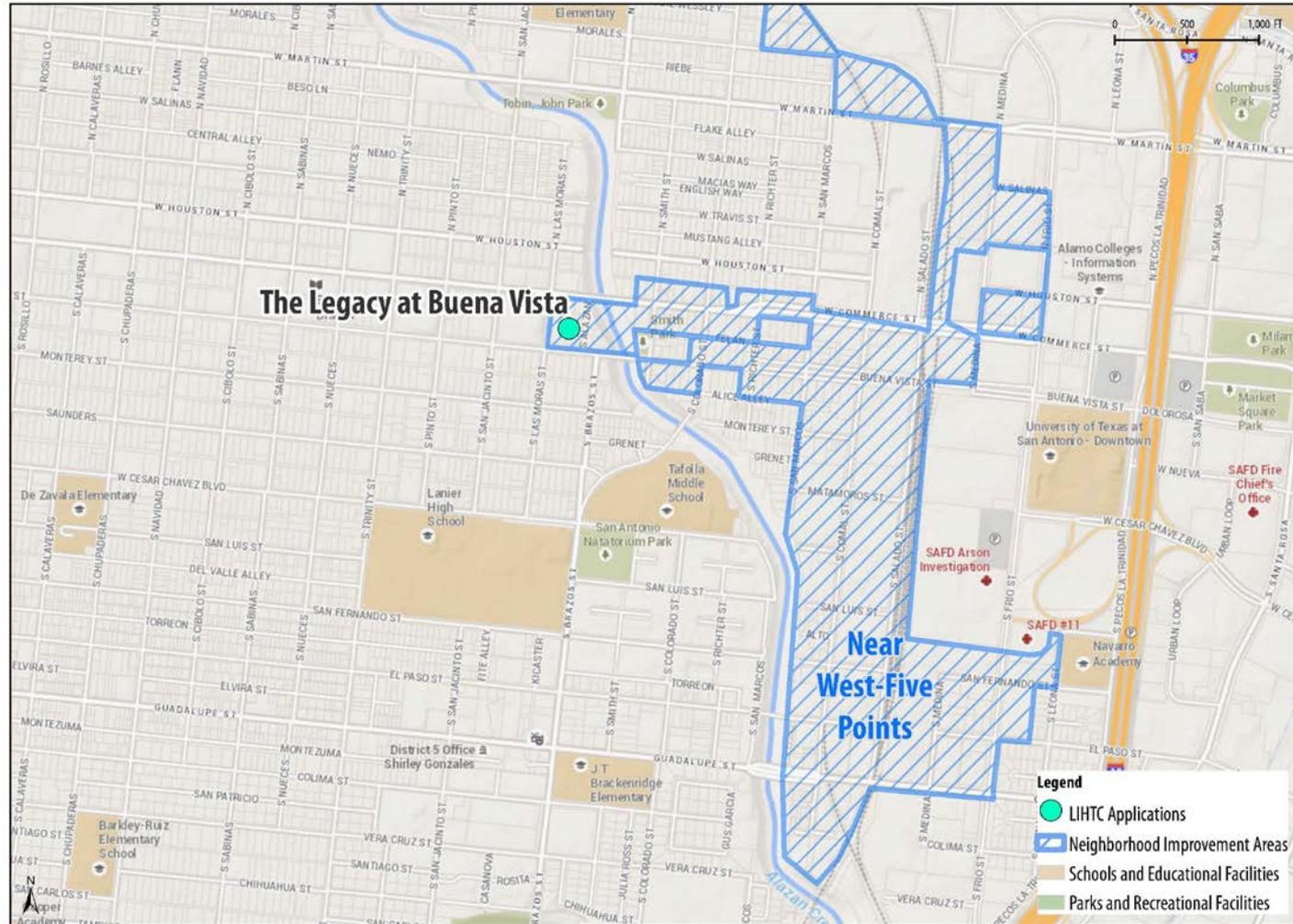
| Council District | Affordable Units/<br>Total Units | Score (out of 100) |
|------------------|----------------------------------|--------------------|
| 5                | 72/85                            | 70 or above        |

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









# Next Steps

- 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



## Staff Recommendation

Staff recommends City Council approval of the Resolutions identifying a total of 8 Housing Tax Credit projects as contributing more than any other to the Concerted Revitalization Efforts of the city; and, allowing the construction of Village at Roosevelt, located within one mile from a HTC project awarded in the prior 3 years.

