

A RESOLUTION **2018-02-08-0004R**

**IN SUPPORT OF PIEDMONT 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 Piedmont Lofts Ltd., has proposed a development for affordable rental housing at 826 E. Highland Blvd., to be known as Piedmont Lofts, in the City of San Antonio, Council District 3; 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 Piedmont 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 Piedmont Lofts, located at 826 E. Highland Blvd., San Antonio, Texas 78210, TDHCA #18054, 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.

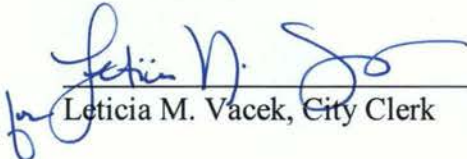
**SECTION 3.** This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.


**PASSED AND APPROVED** this 8<sup>th</sup> day of February, 2018.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

  
Leticia M. Vacek, City Clerk

  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>20D ( in consent vote: 20D, 20F )</b>						
<b>Date:</b>	02/08/2018						
<b>Time:</b>	12:06:42 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	Piedmont Lofts, located at 826 E Highland Blvd in Council District 3						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x			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				
Clayton H. Perry	District 10		x				



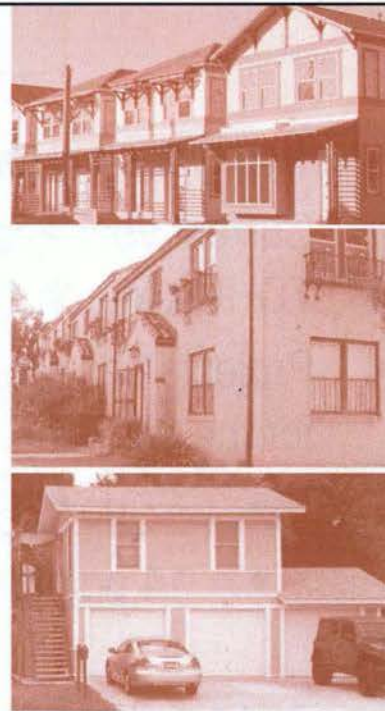
CITY OF SAN ANTONIO  
**NEIGHBORHOOD & HOUSING  
SERVICES DEPARTMENT**

## 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 1<sup>st</sup>
- 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 15<sup>th</sup> to January 10<sup>th</sup>
- 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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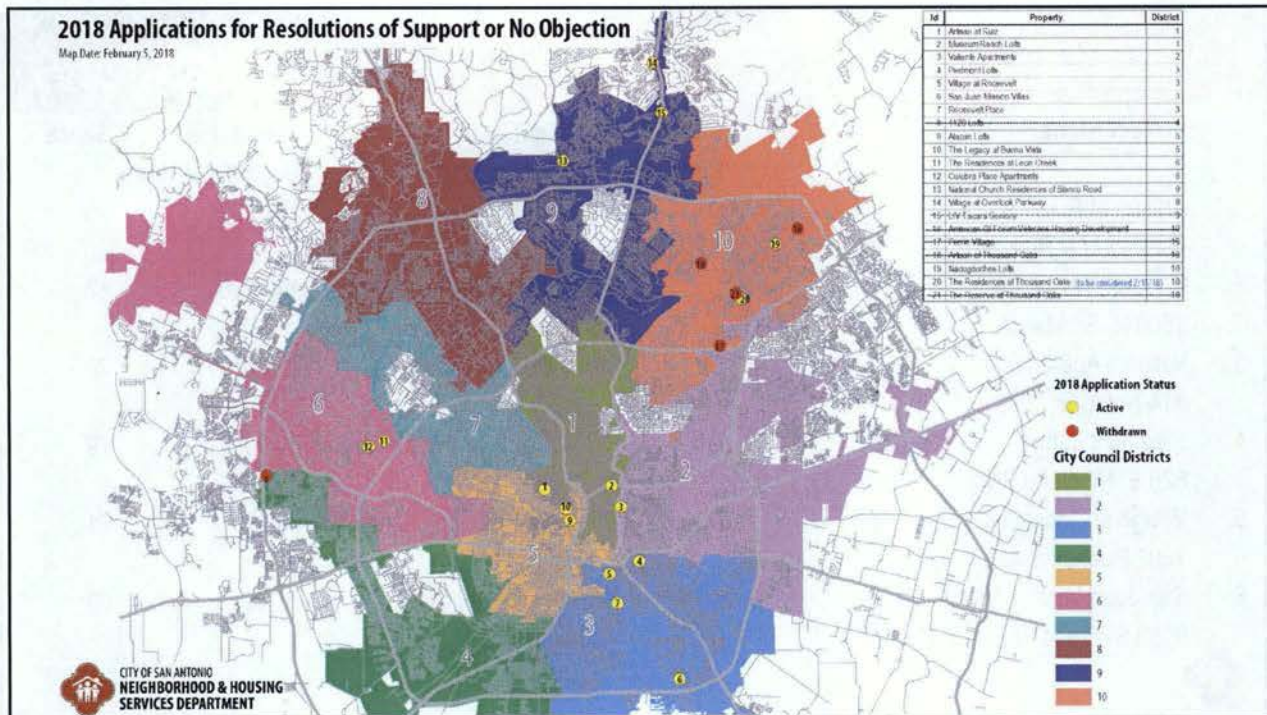
## Public Engagement

### 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

	<b>Project Name</b>	<b>Council District</b>	<b>Applicant</b>	<b>Affordable Units/Total Units</b>	<b>Score</b>
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

	<b>Project Name</b>	<b>Council District</b>	<b>Applicant</b>	<b>Affordable Units/Total Units</b>	<b>Score</b>
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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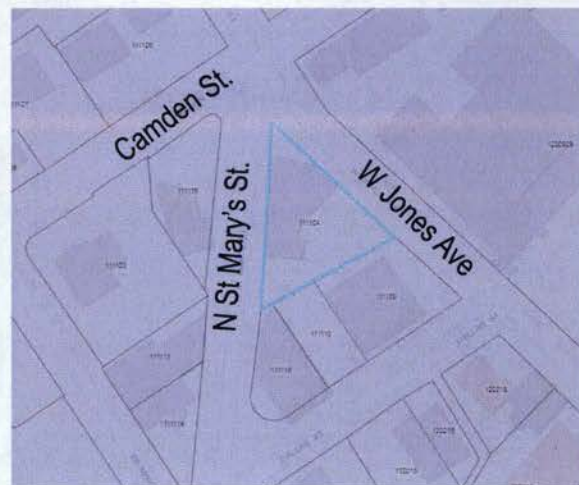
## 2. Museum Reach Lofts

**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







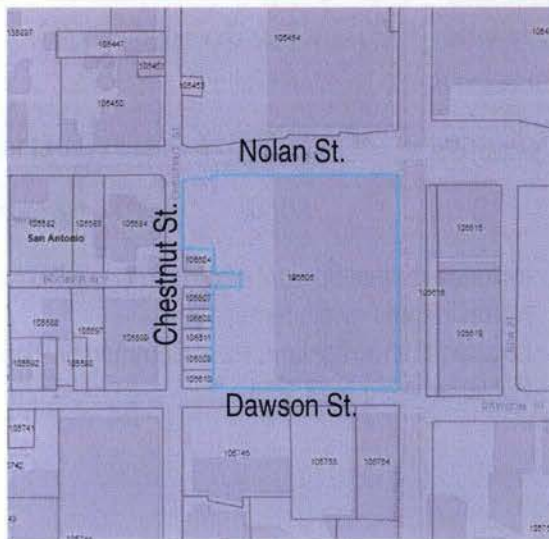
### 3. Valiente Apartments

**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







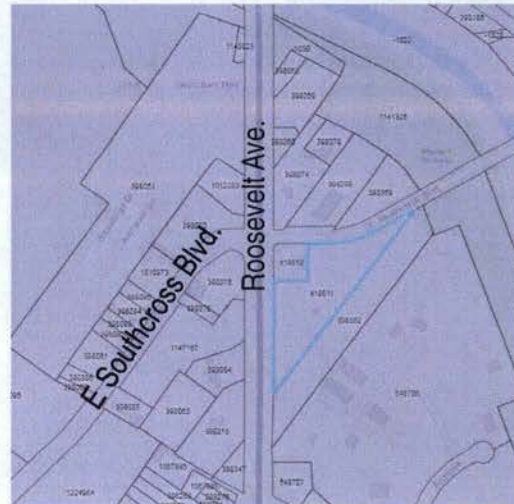
## 7. Roosevelt Place

**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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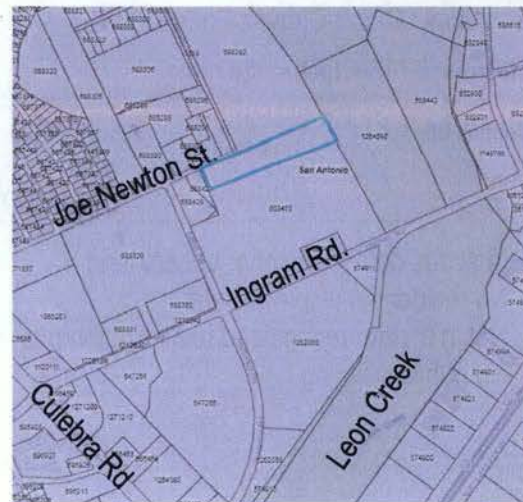
## 11. Residences at Leon Creek

**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







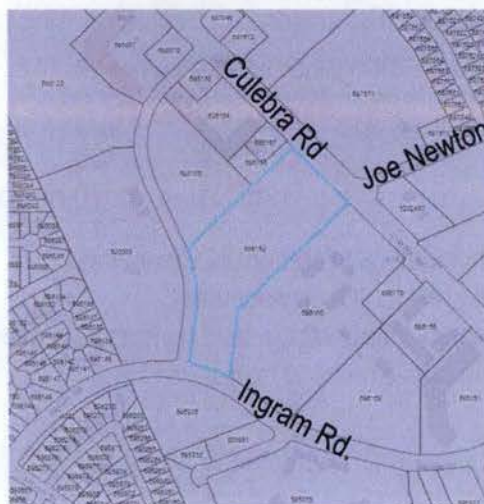
## 12. Culebra Place Apartments

**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







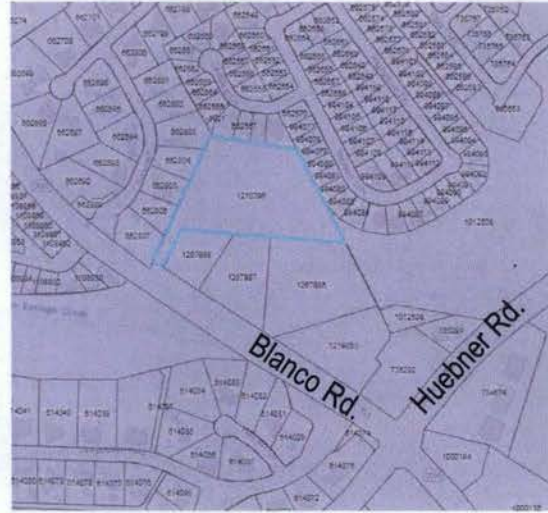
# 13. National Church Residences of Blanco Rd.

**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







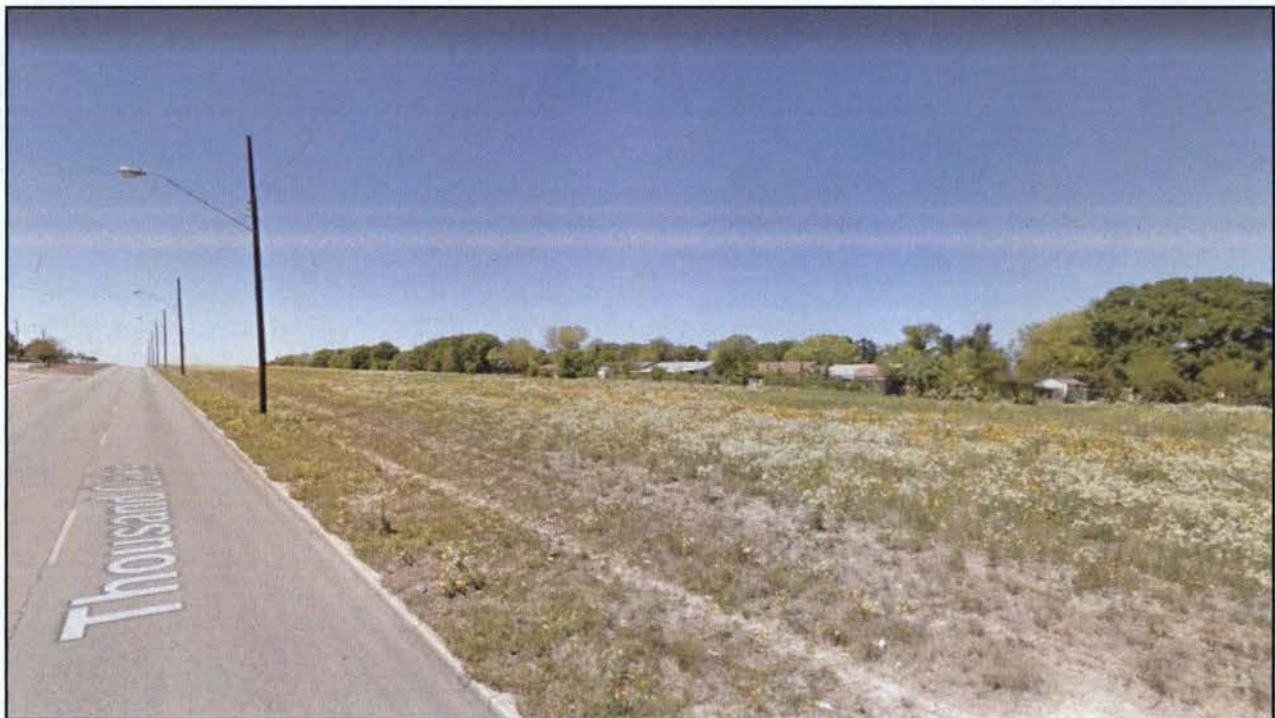
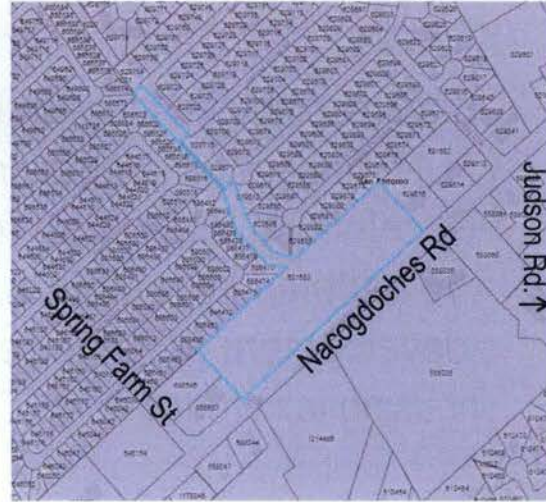
# 19. Nacogdoches Lofts

**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.

