



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

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

City Council – February 15, 2018

Item #21

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



This item is for consideration of **Resolutions of Support for 2 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



# 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
- Tax credits are the single largest incentive for private developers to build affordable housing nationally



# 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- 21 applications received, 7 have withdrawn
- 11 projects awarded Resolutions on 2/8, 1 denied
- 2 additional projects recommended today



# 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

# 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

## 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

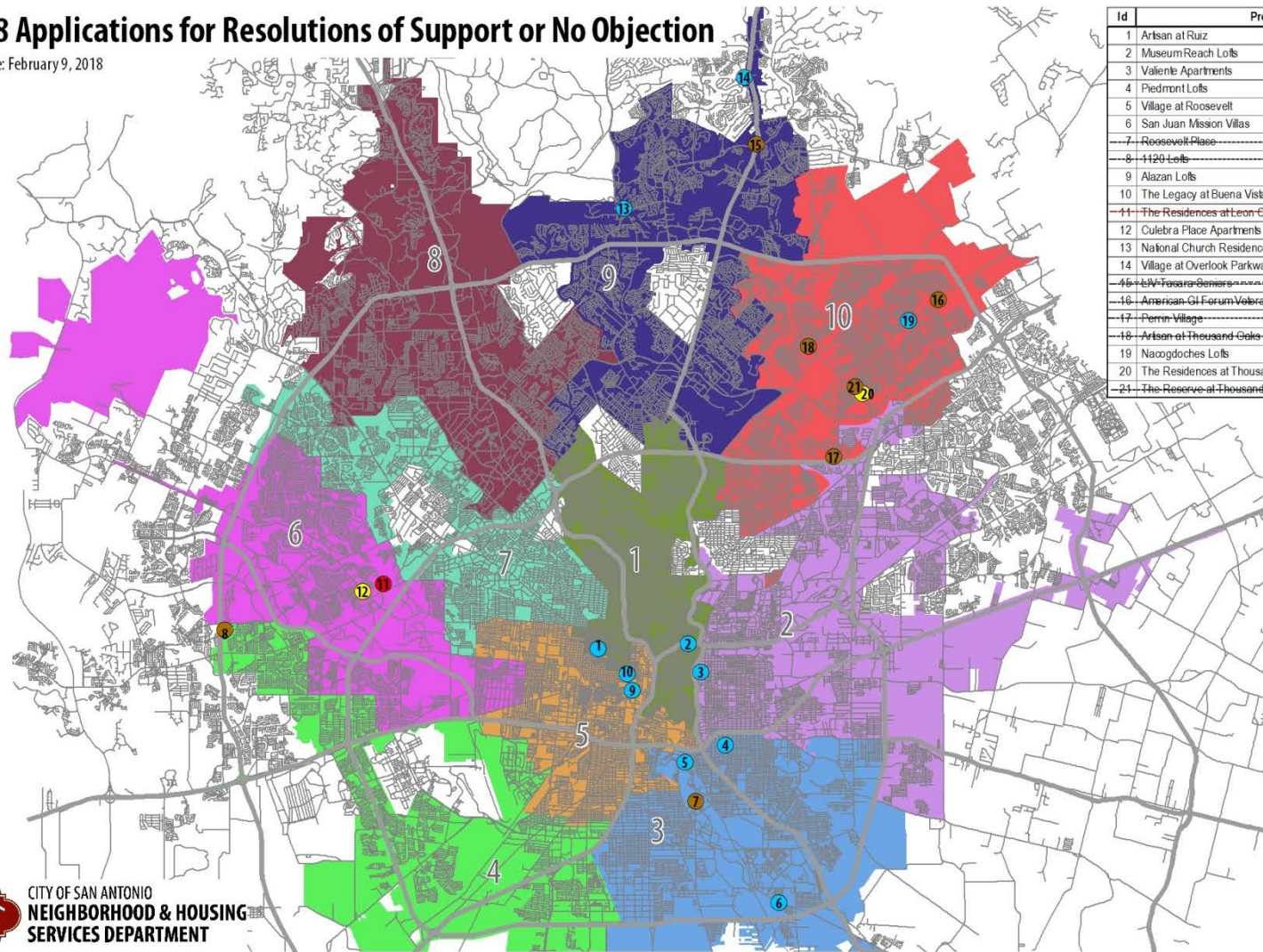




# 2018 Applications for Resolutions of Support or No Objection

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	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



# 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.	<del>The Residences at Leon Creek 7300 Block of Joe Newton St.</del>	<del>D6</del>	<del>Brownstone Affordable Housing, Ltd.</del>	<del>96/120</del>	<del>79</del>
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.	<del>LIV Tacara Seniors NW Corner of Stone Oak Pkwy &amp; US 281 N.</del>	<del>D9</del>	<del>LIV Tacara Seniors, LP (Mission DG, Ltd. &amp; San Antonio Housing Trust)</del>	<del>108/172</del>	<del>72</del>
16.	American GI Forum National Veterans Outreach Program Housing Development 15702 Nacogdoches Rd.	D10	Veterans Housing Development JV	136/136	83



# 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



# 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



# 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









Stonehill  
AT PIPERS CREEK  
APARTMENTS

Pipers Creek St

# 20. The Residences at Thousand Oaks

**Developer:** Brownstone Affordable Housing Ltd.

**Address:** 4500 Block of Thousand Oaks Dr.

Council District	Affordable Units/ Total Units	Score (out of 100)
10	109/132	70 or above

- Includes development of vacant land
- No residential displacement
- Located in the Northeast Corridor Revitalization Area and TIRZ
- No public meeting held or scheduled



Thousand Oaks



## Staff Recommendation

Staff recommends City Council approval of the **Resolutions of Support for the 2 multifamily rental housing development projects** seeking housing tax credits from TDHCA.



# Backup Slides



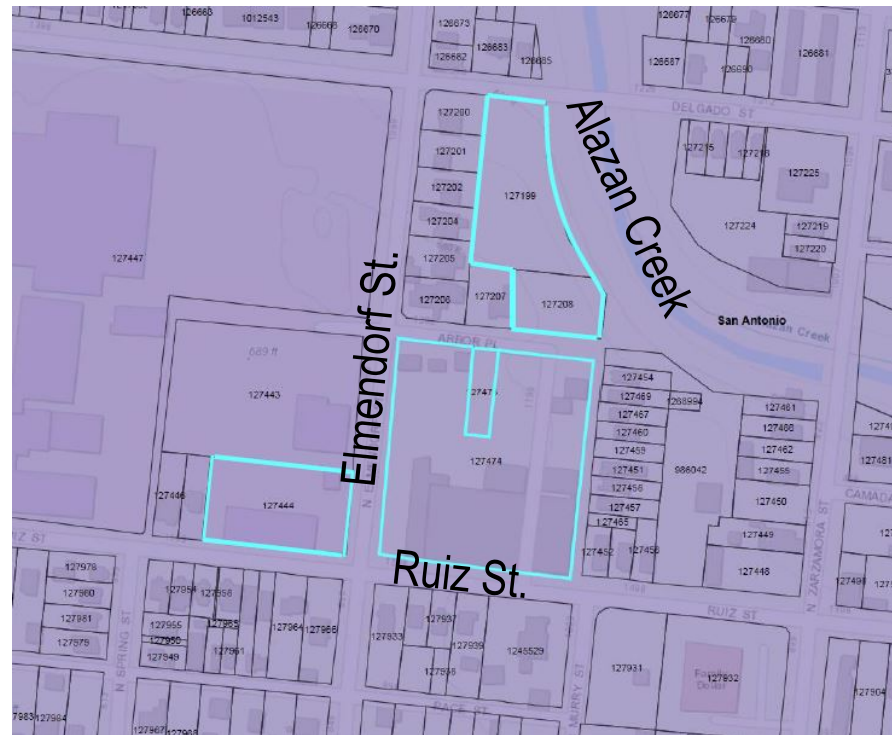
# 1. Artisan at Ruiz

**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



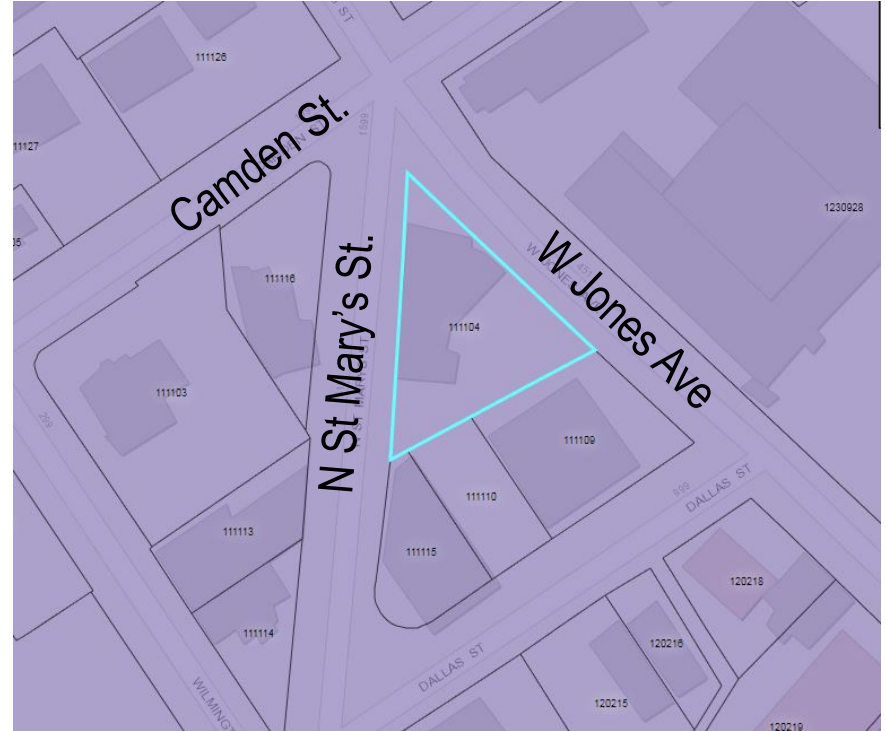
## 2. Museum Reach Lofts

**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



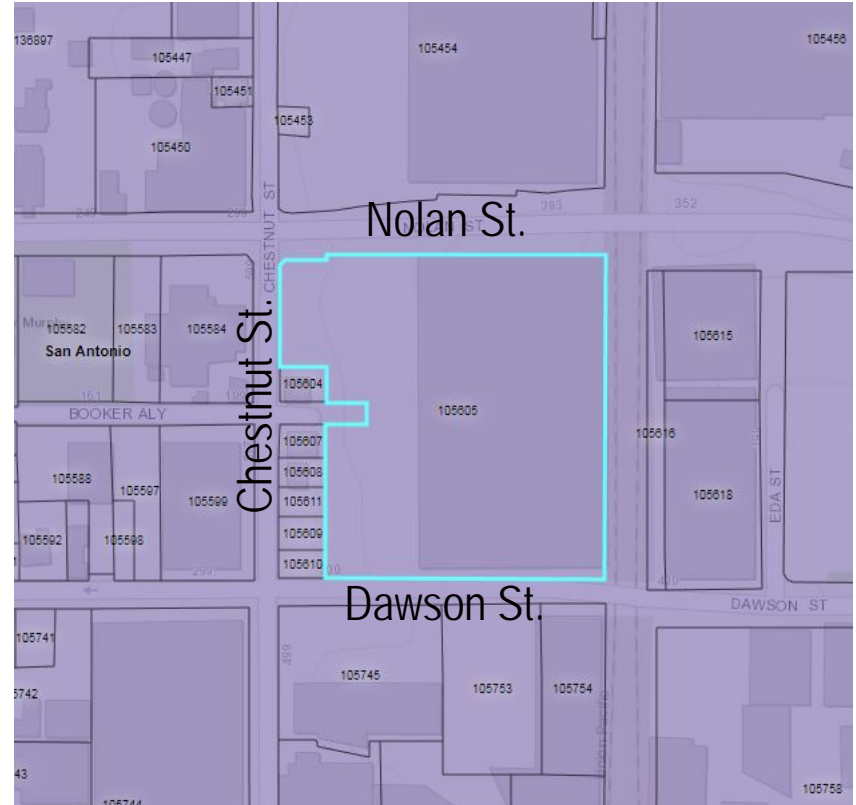
# 3. Valiente Apartments

**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





# 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



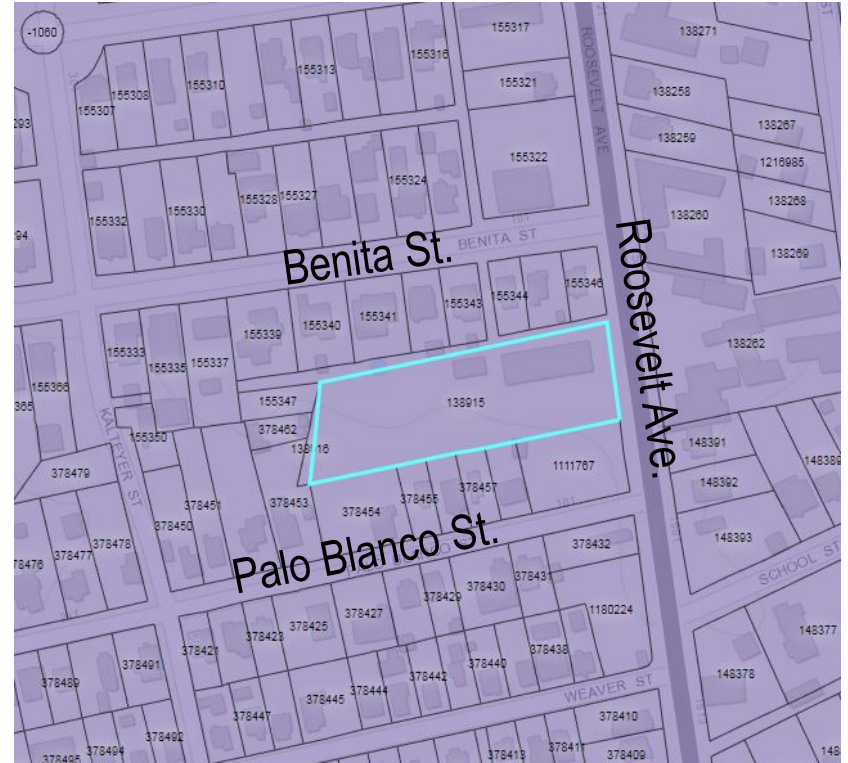
# 5. Village at Roosevelt

**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



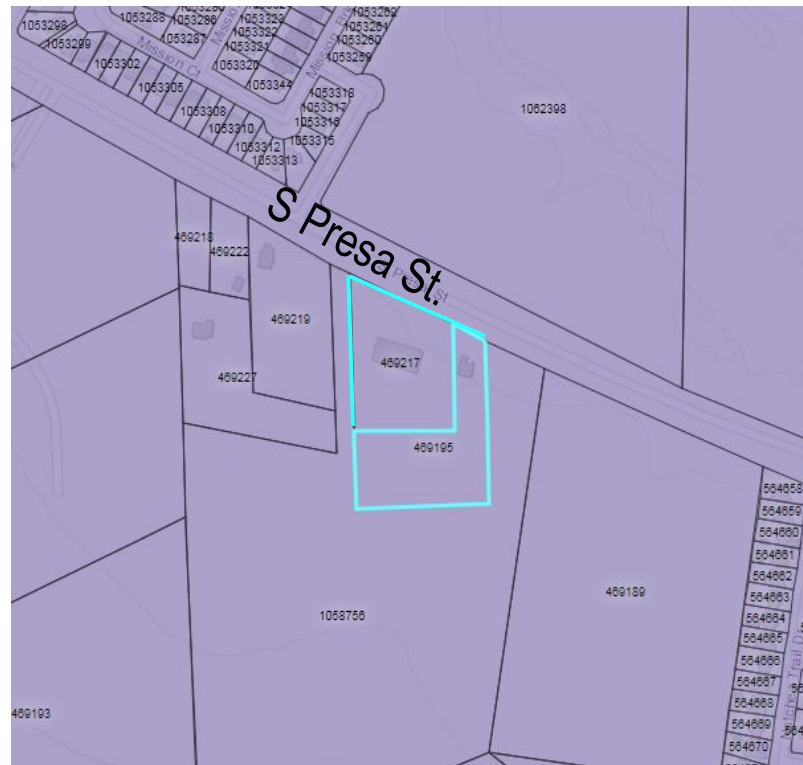
# 6. San Juan Mission Villas

**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



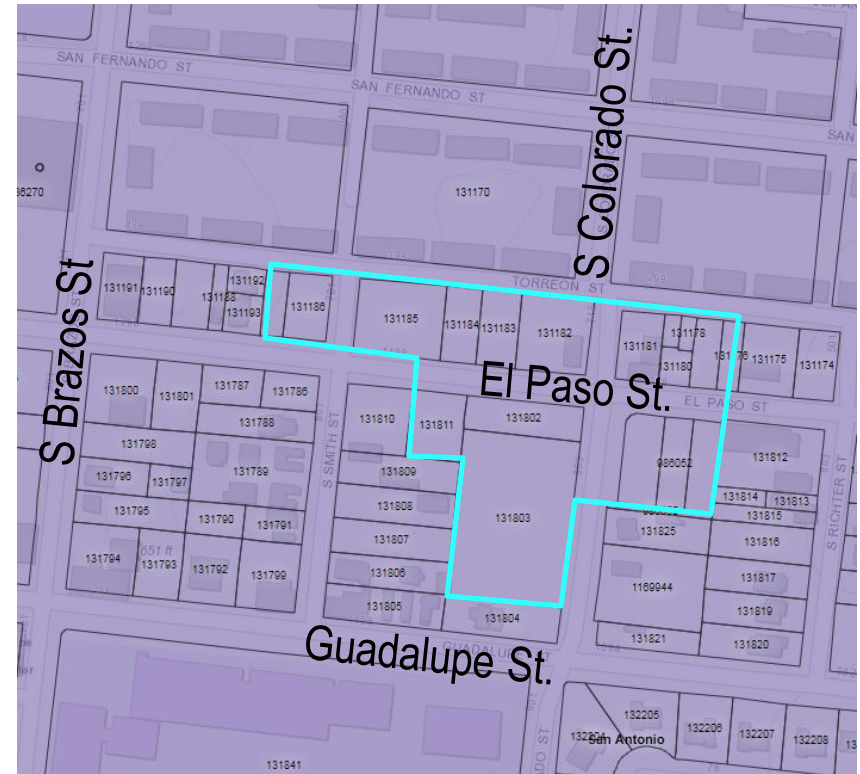
# 9. Alazan Lofts

**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 Westside TIRZ
- Public meeting held 1/4



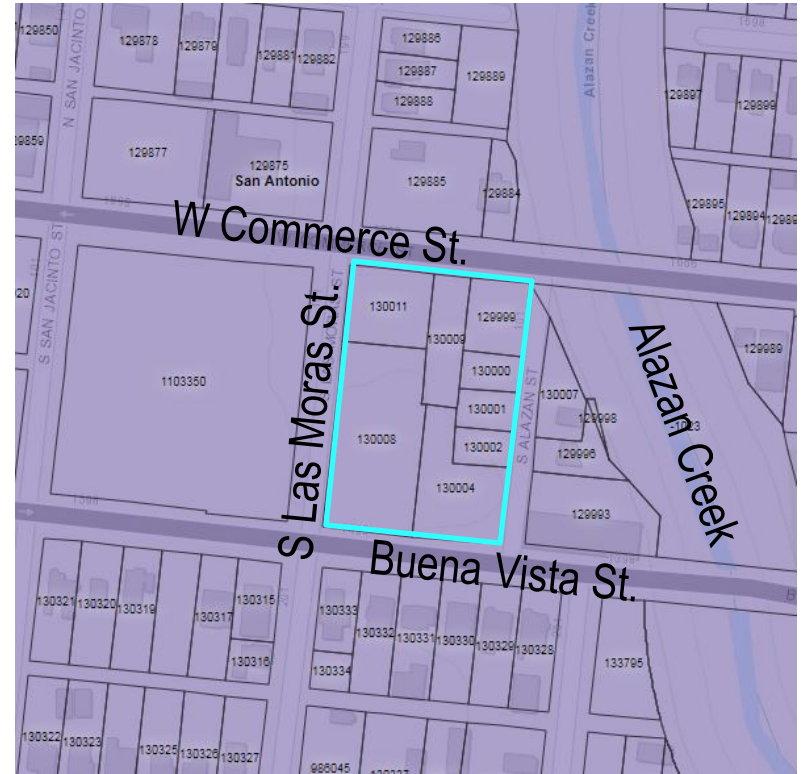
# 10. The Legacy at Buena Vista

**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



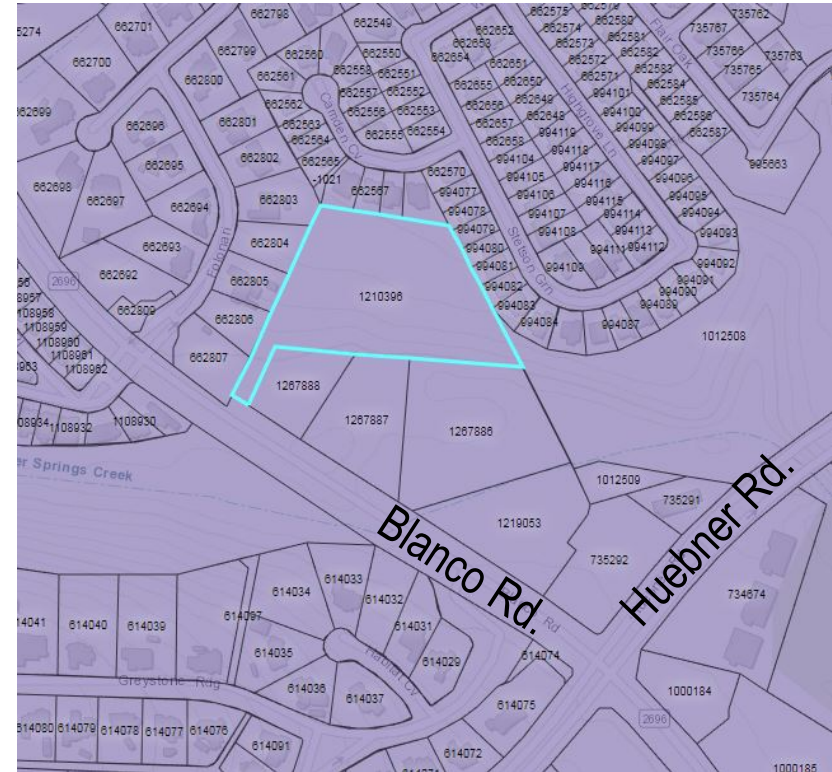
# 13. National Church Residences of Blanco Rd.

**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



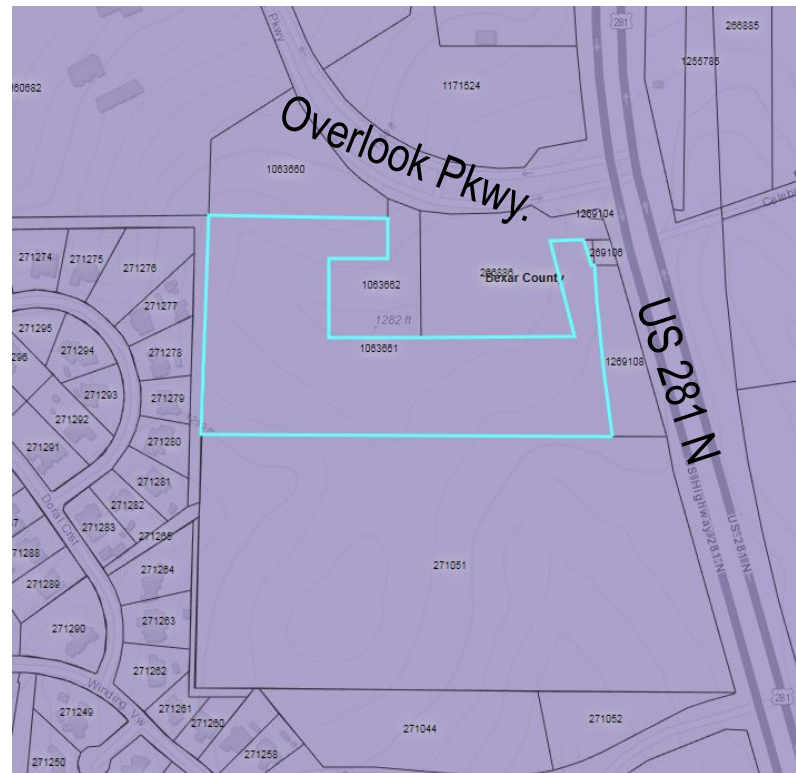
# 14. Village at Overlook Parkway

**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

