



City of San Antonio
Neighborhood & Housing Services Department

Item 17-6321

An Ordinance Adopting a Policy for the
Issuance of Resolutions of Support or
No Objection for Applicants Seeking
Housing Tax Credits from TDHCA

City Council 'A' Session – December 7, 2017



This item is for Council consideration of a policy which governs the issuance of Resolutions of Support or No Objection for applicants seeking Housing Tax Credits from the Texas Department of Housing and Community Affairs (TDHCA).



Low Income Housing Tax Credits

3
million

units created
nationwide



4%

(non-competitive)



30% equity

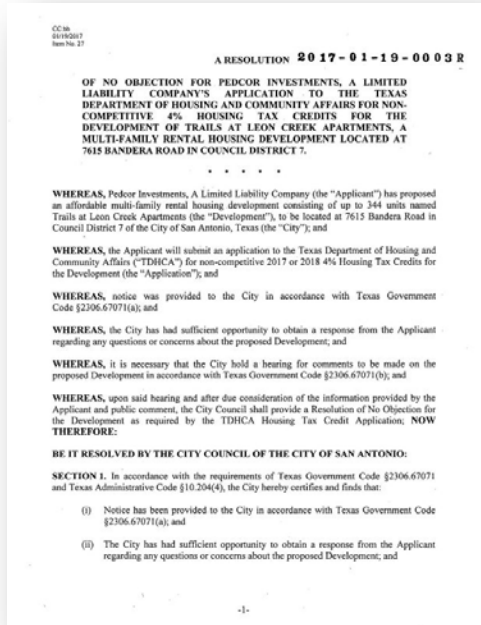
9%

(competitive)



70% equity

Resolutions of Support or No Objection



	Support	No Objection
City	17	14
ETJ	8.5	7



Calendar

12/5/17

2018 QAP
Approved by
Governor

12/7/17

Council
Consideration
of Policy
Guiding
Issuance of
Resolutions

12/11/17

Request for
Applications
(RFA) to be
Released

1/5/18

Developer
Applications
Due to the
City

1/17/18

CPC
Consideration
of 2018
Competitive
Applications

2/8/18

City Council
Consideration
of 2018
Competitive
Applications

3/1/18

Developer
Applications
Due to TDHCA

Summary of Proposed Changes

- Point scale changed from 165 max. points to 100
 - A score of 70 would be required to be recommended for a Resolution of Support (competitive tax credits)
- Proof of coordination with respective City Council member
- Developer-initiated public meeting
- Administrative requirements



Revisions to Draft Policy

Published Draft

- Developer-initiated public meeting required by City
 - Notice of meeting provided to registered Neighborhood Associations
- Minimum transit service hours to receive applicable points: 8am-5pm



Proposed Revisions

- Developer-initiated public meeting incorporated into evaluation criteria (Value: 10 Points out of 100)
 - Notice of meeting provided to registered NAs, Community Orgs, property owners, and planning team members
- Minimum transit service hours to receive applicable points: 6am-7pm



Revisions to Evaluation Criteria

Published Draft

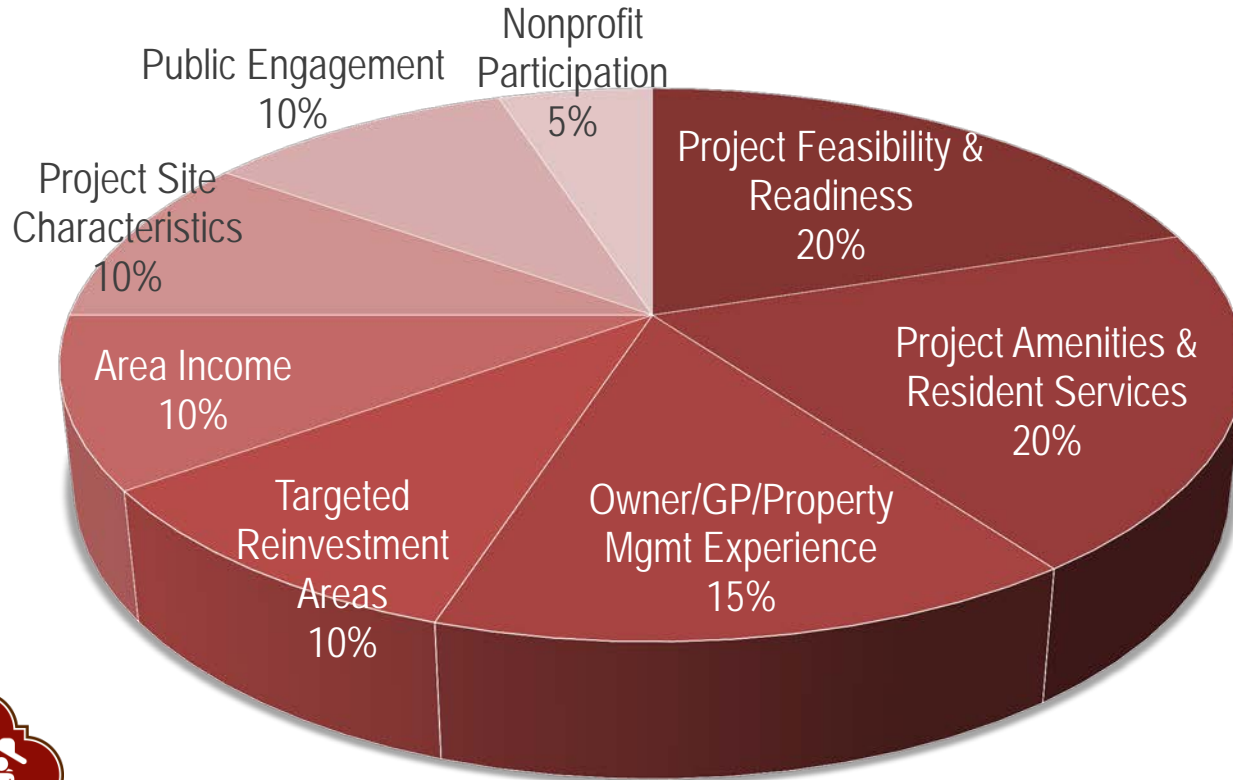
Category	Pts.
Owner/Property Mgr. Experience	15
Nonprofit Organization Participation	10
Targeted Reinvestment Areas	5
Opportunity Area Criteria	15
Project Feasibility	15
Project Site Characteristics	10
Project Amenities & Resident Services	20
Project Readiness	10



Proposed Revisions

Category	Pts.
Owner/GP/Property Mgmt. Experience	15
Nonprofit Organization Participation	5
Targeted Reinvestment Areas	10
Area Income Criteria	10
Project Feasibility & Readiness	20
Project Site Characteristics	10
Project Amenities & Resident Services	20
Public Engagement	10

Evaluation Criteria (Revised)



70
Resolution of
Support

50
Resolution of
No Objection



Developer-Initiated Public Meeting

- To be held on a weeknight within 3 miles of development site
- Minimum 7-day advance notice to Staff, Council office, registered NAs/COs within ½ mile, planning team members, and property owners within 200 feet
- Meeting must occur by January 16th with notice before application submittal
- 10 points on City application



Recommendation

Staff recommends approval of the Ordinance adopting a policy for the issuance of Resolutions of Support or No Objection

