

THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.

AN ORDINANCE

AUTHORIZING THE CITY'S CRITERIA FOR EVALUATING APPLICATIONS SEEKING U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FUNDING ASSISTANCE AND OTHER CITY ASSISTANCE IN SUPPORT OF MULTIFAMILY RENTAL HOUSING DEVELOPMENT PROJECTS.

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WHEREAS, the U.S. Department of Housing and Urban Development (HUD), pursuant to the Housing and Community Development Act of 1974, as amended (Public Law 93-383), provides cities with annual grant support to enable the rehabilitation and development of affordable housing in their urban communities so as to improve conditions for low and moderate income citizens; and

WHEREAS, the City of San Antonio (the "City") through its Office of Grants Monitoring and Administration allocates a portion of the federal resources to a Multifamily Rental Housing Development Set-aside to provide assistance to affordable rental housing developments; and

WHEREAS, the City releases a Request for Applications (RFAs) to solicit developers seeking such assistance, and said applications are currently evaluated based on borrower/developer qualifications, background, and experience, as well as market demand for the project and the financial feasibility of the project; and

WHEREAS, the Texas Department of Housing and Community Affairs (TDHCA) administers the allocation of low-income housing tax credits (LIHTCs) to these developers/applicants; and

WHEREAS, TDHCA has implemented an annual Qualified Allocation Plan (QAP) to provide incentives for projects in High Opportunity Areas (HOAs), which are areas with relatively low poverty rates, higher median incomes, and schools with higher overall performance; and

WHEREAS, applicants for TDHCA Housing Tax Credits (HTC) require City Council resolutions of support or of no objection; and

WHEREAS, as a result of the new TDHCA requirements, it is necessary to add to the City's current criteria specific Site Selection and Transit Amenities criteria in the evaluation of Multifamily Rental Housing Development Set-aside projects; and

WHEREAS, it is the City Council's intention to authorize the City's criteria for evaluating applications for Multifamily Rental Housing Development Set-aside projects; **NOW THEREFORE**:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City of San Antonio hereby authorizes the following criteria for evaluating applications seeking U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME) funding assistance and other City assistance in support of Multifamily Rental Housing Development Set-aside projects:

- Provide preference to a project that is located within one quarter (1/4) mile of a bus stop or station;
- Provide preference to a project that is located within a 20 minute bus commute of a major employment center;
- Provide preference to a project that is located within a census tract that has a poverty rate below fifteen percent (15%) for individuals based on poverty rate data from the most recent American Community Survey (**Attachment I**);
- Provide preference to a project that is located in a census tract with a median income in the top quartile of the median household income for the San Antonio MSA;
- Provide preference to a project that is located in the attendance zones of (1) an elementary school, and (2) either a middle school or high school that has a Met Standard rating and has achieved a 77 or greater on index 1 of the performance index, related to student achievement, by the Texas Education Agency.

SECTION 2. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this _____ day of _____, 2014.

M A Y O R
Julián Castro

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Robert F. Greenblum, City Attorney