



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

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

Comprehensive Plan Committee – January 25, 2018

Item 18-1130

Presented by: Richard Keith, Assistant Director, NHSD



This item is for consideration of **Resolutions of Support for 19 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



# 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 a Resolution of Support; others eligible for a Resolution of No Objection
- 21 applications received, 2 have withdrawn
- 19 projects recommended for Resolutions of Support



# 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

## New in 2018:

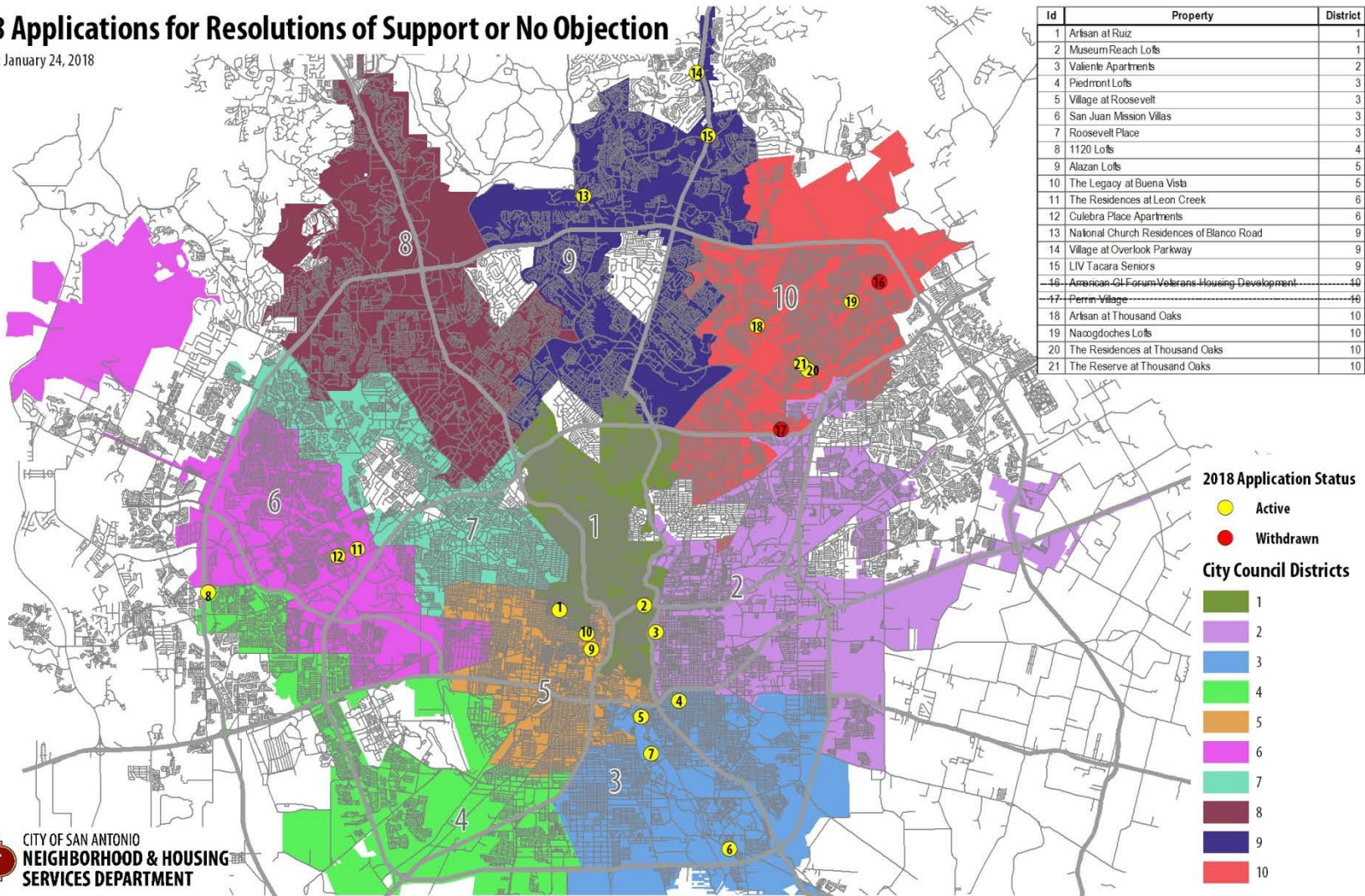
- Up to 10 points awarded for public engagement:
  - ✓ 5 points for sending letters to stakeholders
  - ✓ 5 points for hosting a public meeting





# 2018 Applications for Resolutions of Support or No Objection

Map Date: January 24, 2018



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# Summary of Applications

- 21 applications were received
- Scores ranged from 70 to 98 points
- 9 applications were inside 410 Loop, 9 between 410 and 1604, and 3 applications were outside Loop 1604
- 2 Applications were withdrawn by the applicant
- 6 projects are Senior living developments
- 9 projects are in a TIRZ; 3 of these are also in a Neighborhood Improvements Bond area





# 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.	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



# 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.	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



<b>Developer:</b> Franklin Development Properties, Ltd.		
<b>Address:</b> Elmendorf & Ruiz streets		
<b>Council District</b>	<b>Affordable Units/ Total Units</b>	<b>Score (out of 100)</b>
1	102/102	75

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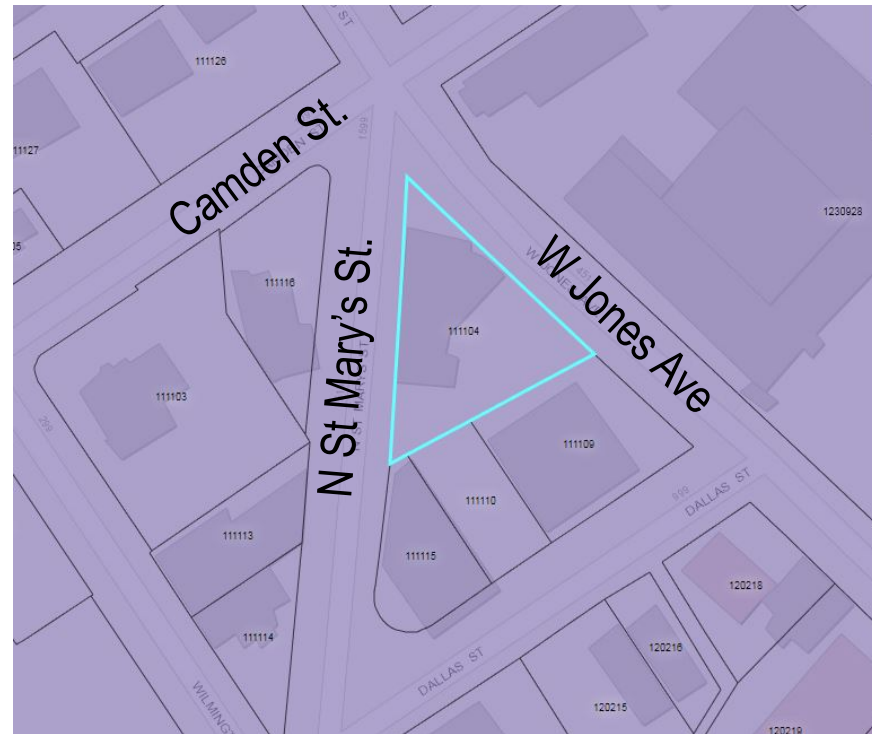
## 2. Museum Reach Lofts

**Developer:** Alamo Community Group

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

Council District	Affordable Units/ Total Units	Score (out of 100)
1	120/120	87

- Includes redevelopment of small commercial structure
- No residential displacement
- Located in SA Tomorrow Regional Center (Downtown)
- Public meeting held 1/22 @ 6pm



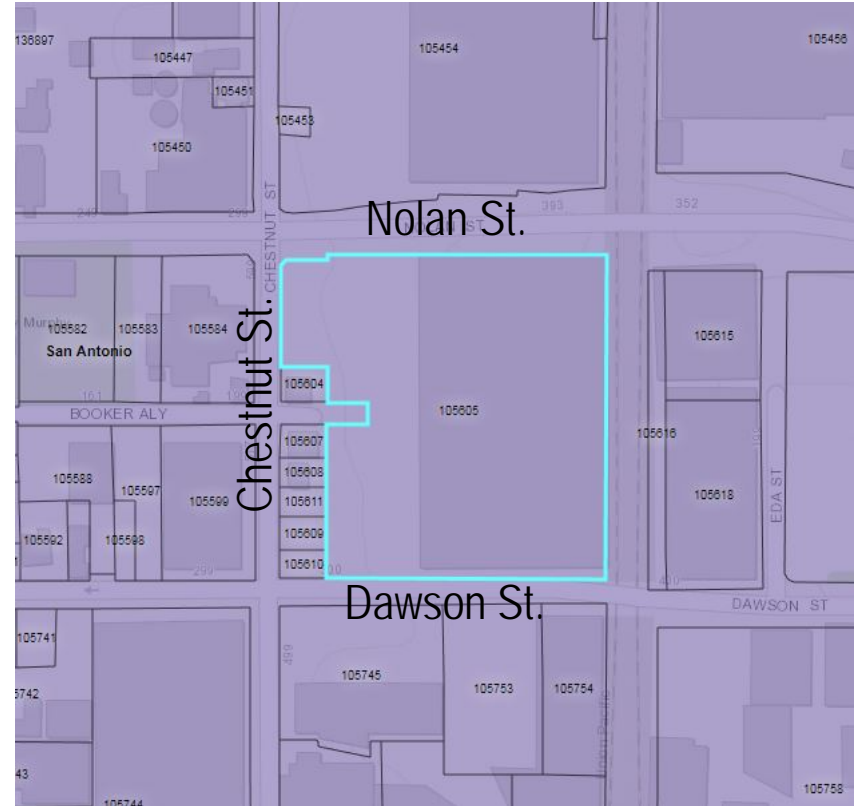
### 3. Valiente Apartments

**Developer:** Versa Development, LLC

Address: 314 Nolan St.

Council District	Affordable Units/ Total Units	Score (out of 100)
2	115/120	78

- Includes redevelopment of large warehouse
- No residential displacement
- Located in ICRIP
- No public meeting held or scheduled



# 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	79

- Includes redevelopment of Moose Lodge #744
- No residential displacement
- Located in ICRIP
- Public meeting held 1/24 @ 6pm



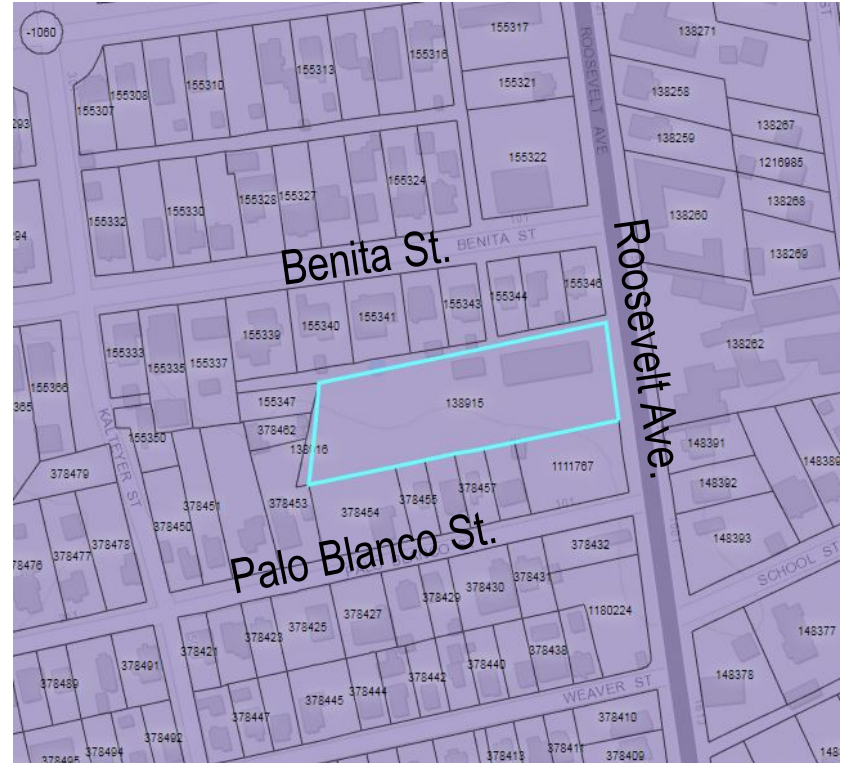
# 5. Village at Roosevelt

**Developer:** Prospera Housing Comm. Services

**Address:** 1507 Roosevelt Ave.

Council District	Affordable Units/ Total Units	Score (out of 100)
3	63/74	71

- Includes redevelopment of vacant commercial structure
- No residential displacement
- Not located in a targeted reinvestment area
- Public meeting held 1/24 @ 6pm



<b>Developer:</b> Brownstone Affordable Housing Ltd.		
<b>Address:</b> 9159 S Presa St.		
<b>Council District</b>	<b>Affordable Units/ Total Units</b>	<b>Score (out of 100)</b>
3	77/96	80

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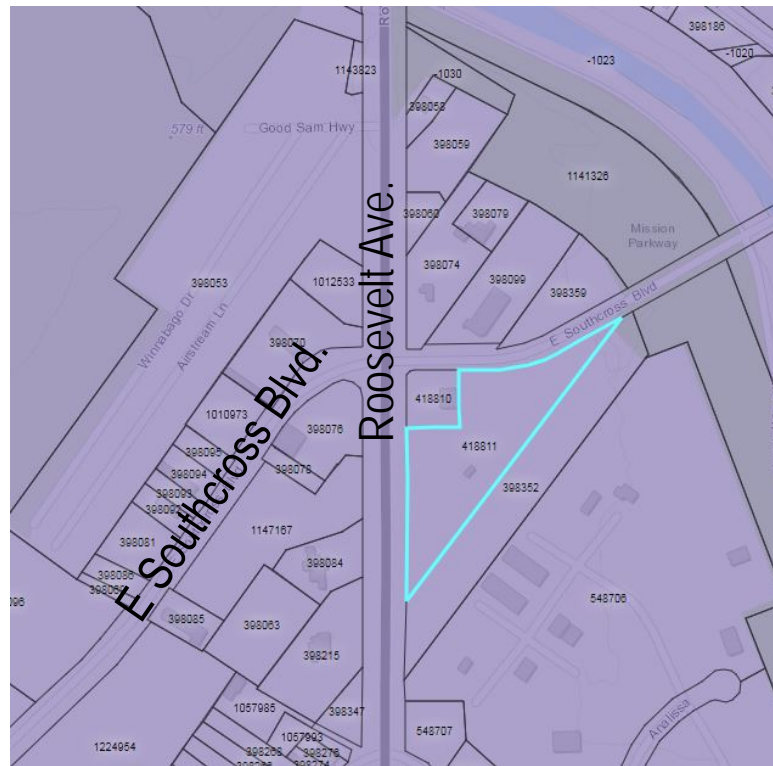
# 7. Roosevelt Place

**Developer:** Alamo Community Group

**Address:** 2800 Roosevelt Ave.

Council District	Affordable Units/ Total Units	Score (out of 100)
3	160/160	82

- Includes development of vacant land
- No residential displacement
- Located in the Roosevelt-Mission Reach Neighborhood Improvement Bond Area & Brooks Regional Center
- Public meeting held 1/21 @ 4pm



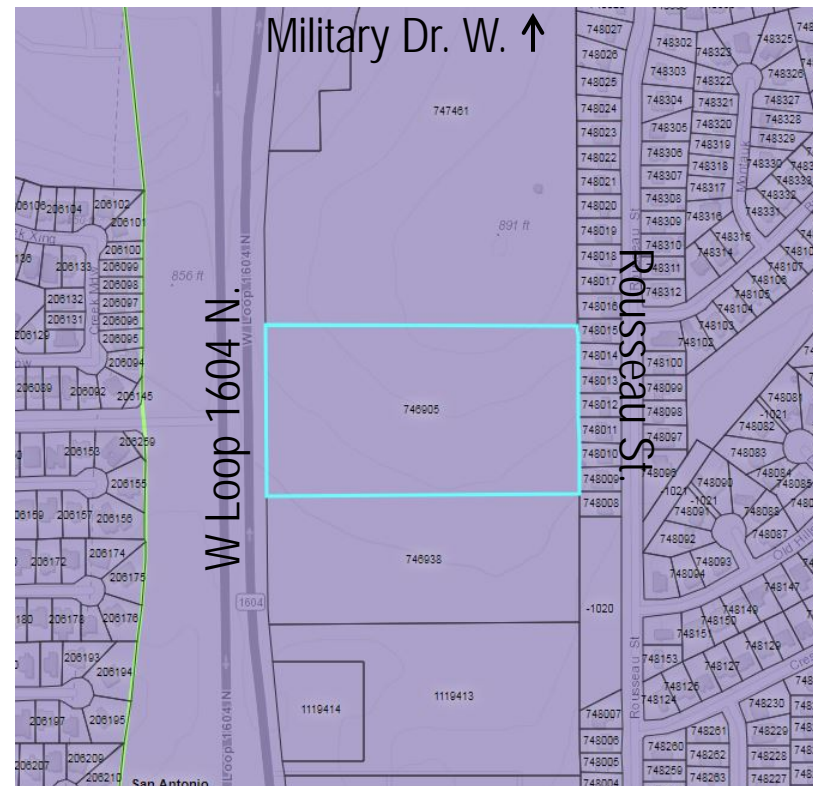
## 8. 1120 Lofts

**Developer:** NRP Lone Star Development

**Address:** 1120 W Loop 1604 N.

Council District	Affordable Units/ Total Units	Score (out of 100)
4	99/113	70

- Includes development of vacant land
- No residential displacement
- Not located in a targeted reinvestment area
- Public meeting held 1/23 @ 5:30pm



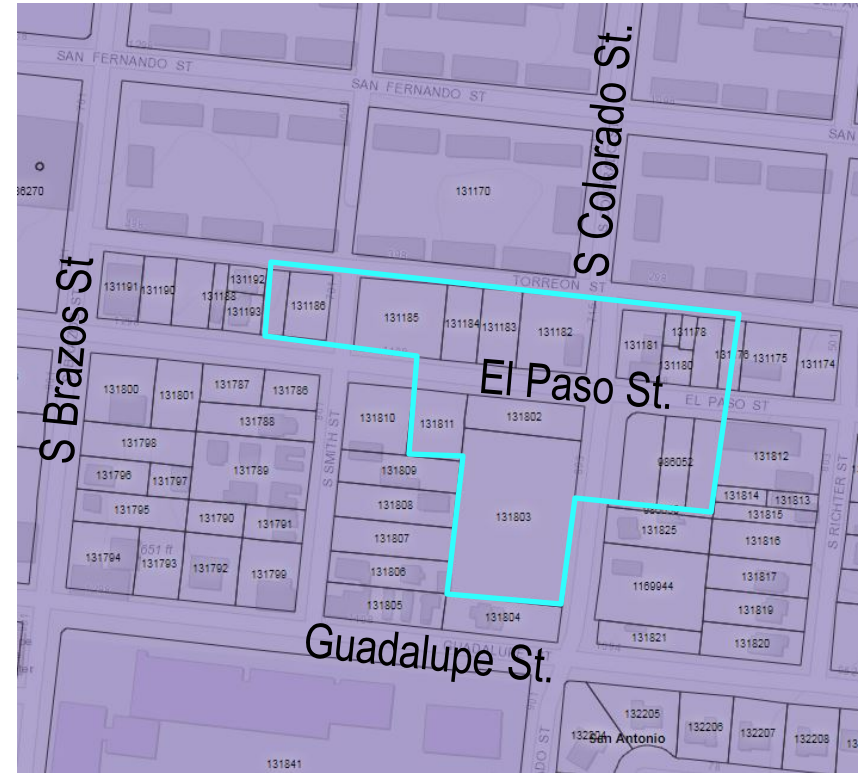
# 9. Alazan Lofts

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

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

Council District	Affordable Units/ Total Units	Score (out of 100)
5	72/85	98

- Includes redevelopment of multiple vacant properties
- No residential displacement
- Located in West Side Neighborhood Improvement Bond Area & Former REnewSA Target Area
- Public meeting held 1/4 @ 6pm



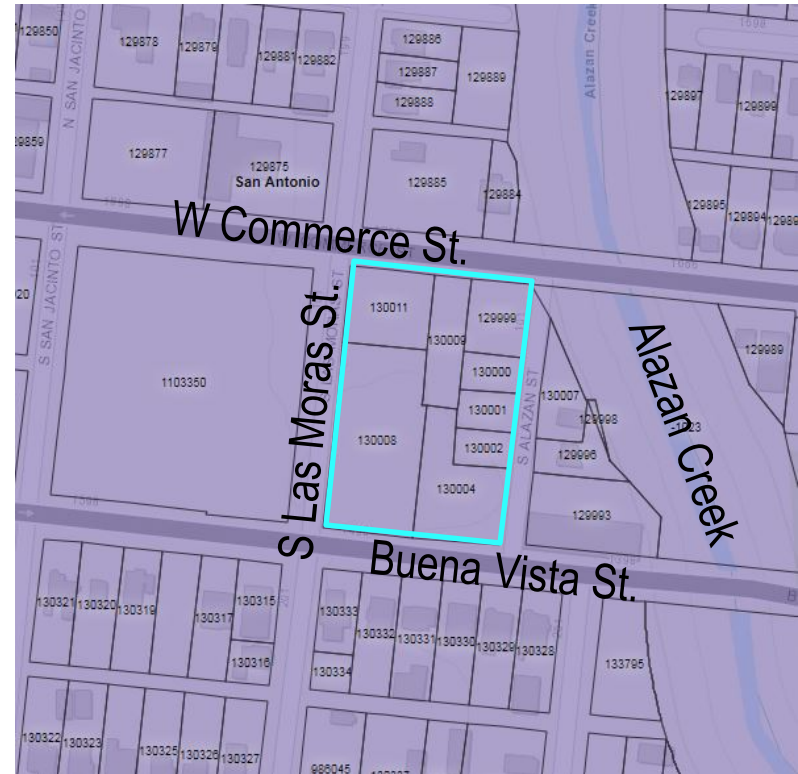
# 10. The Legacy at Buena Vista

**Developer:** Atlantic Pacific Communities

**Address:** 1409 Buena Vista St.

Council District	Affordable Units/ Total Units	Score (out of 100)
5	91/96	80

- Includes development of vacant land
- No residential displacement
- Located in the Near West-Five Points Neighborhood Improvement Bond Area
- Public meeting held 1/18 @ 5:30pm



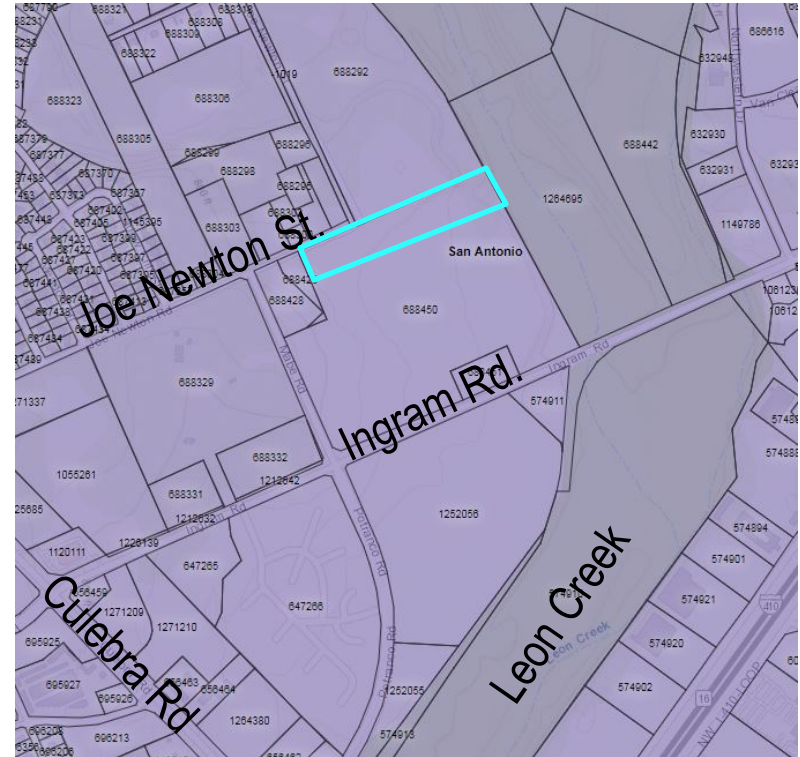
# 11. Residences at Leon Creek

**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	79

- Includes development of vacant land
- No residential displacement
- Not located in a targeted reinvestment area
- No public meeting held or scheduled





# 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	82

- Includes development of vacant land
- No residential displacement
- Not located in a targeted reinvestment area
- No public meeting held or scheduled



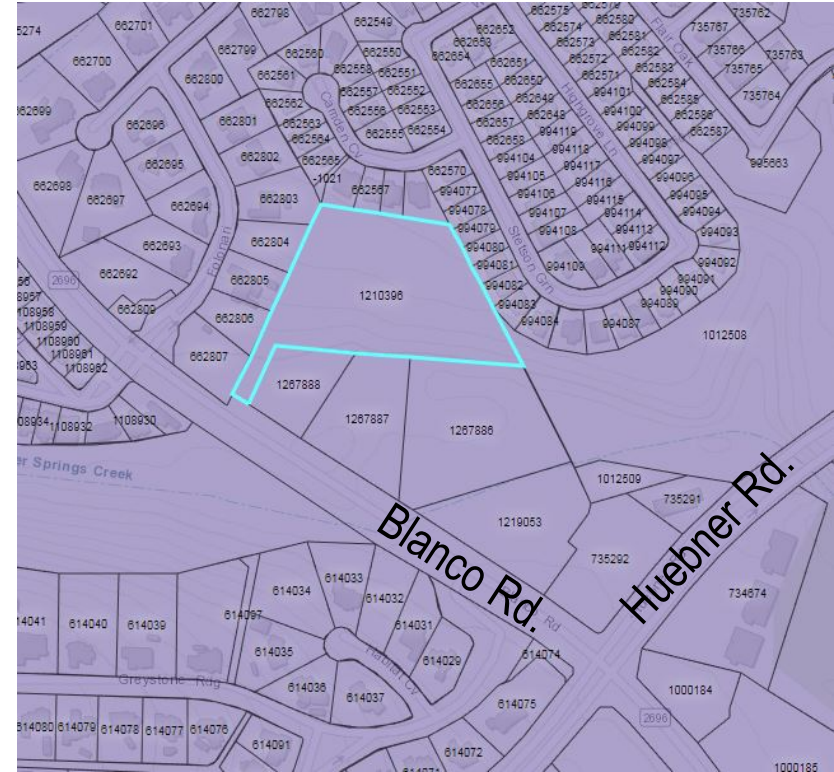
# 13. National Church Residences of Blanco Rd.

**Developer:** National Church Residences

**Address:** 19480 Blanco Rd.

Council District	Affordable Units/ Total Units	Score (out of 100)
9	95/100	70

- Includes development of vacant land
- No residential displacement
- Located in the Stone Oak Regional Center
- No public meeting held or scheduled



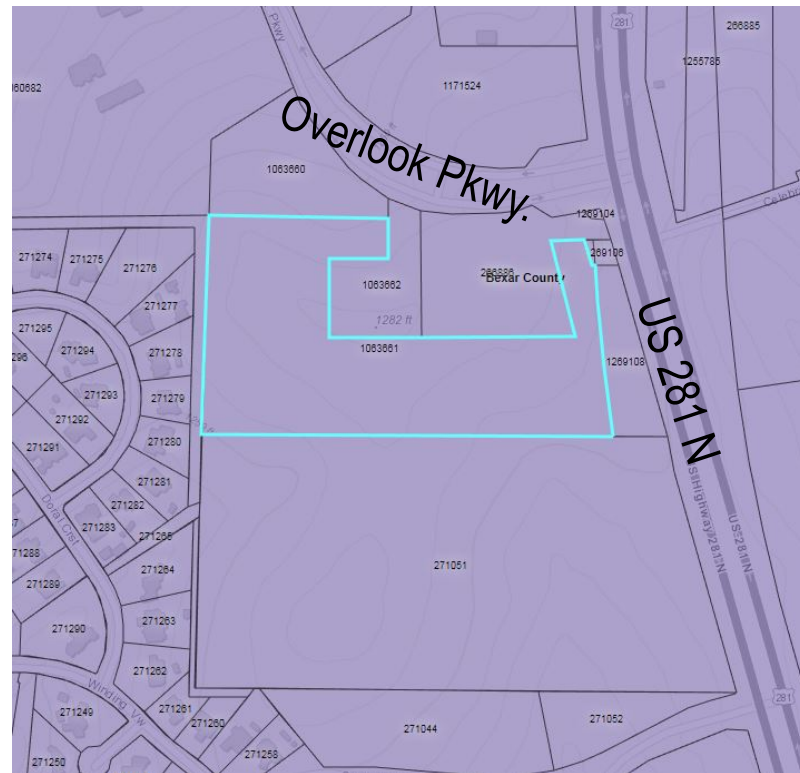
# 14. Village at Overlook Parkway

**Developer:** Franklin Development Properties Ltd.

**Address:** US 281 & Overlook Pkwy.

Council District	Affordable Units/ Total Units	Score (out of 100)
9	84/146	72

- Includes development of vacant land
- No residential displacement
- Not located in a targeted reinvestment area
- Public meeting held 1/22 @ 5:30pm



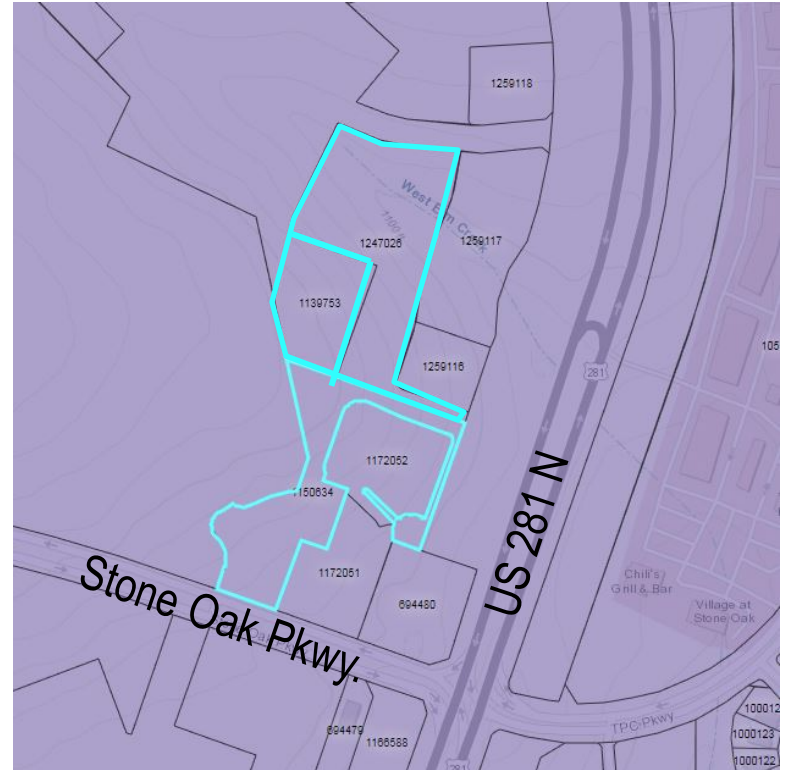
# 15. LIV Tacara Seniors

**Developer:** Mission DG & SA Housing Trust

**Address:** US 281 & Stone Oak Pkwy.

Council District	Affordable Units/ Total Units	Score (out of 100)
9	108/172	72

- Includes development of vacant land
- No residential displacement
- Located in the Stone Oak Regional Center
- Public meeting to be held 1/29 @ 7pm





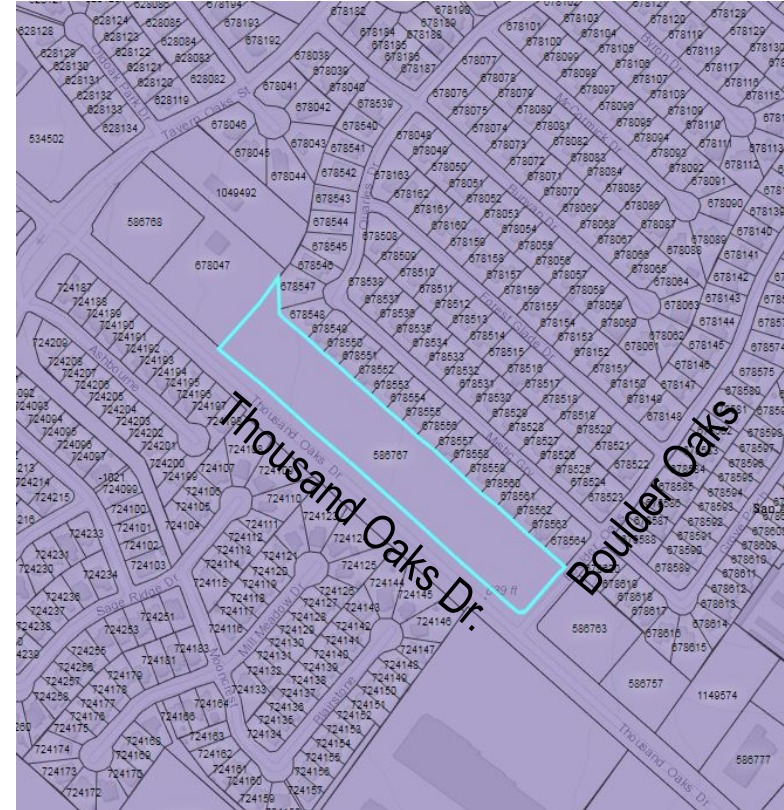
# 18. Artisan at Thousand Oaks

**Developer:** Franklin Development Properties Ltd.

**Address:** 3500 Thousand Oaks Dr.

Council District	Affordable Units/ Total Units	Score (out of 100)
10	102/102	72

- Includes development of vacant land
- No residential displacement
- Not located in a targeted reinvestment area
- Public meeting held 1/23 @ 5:30pm





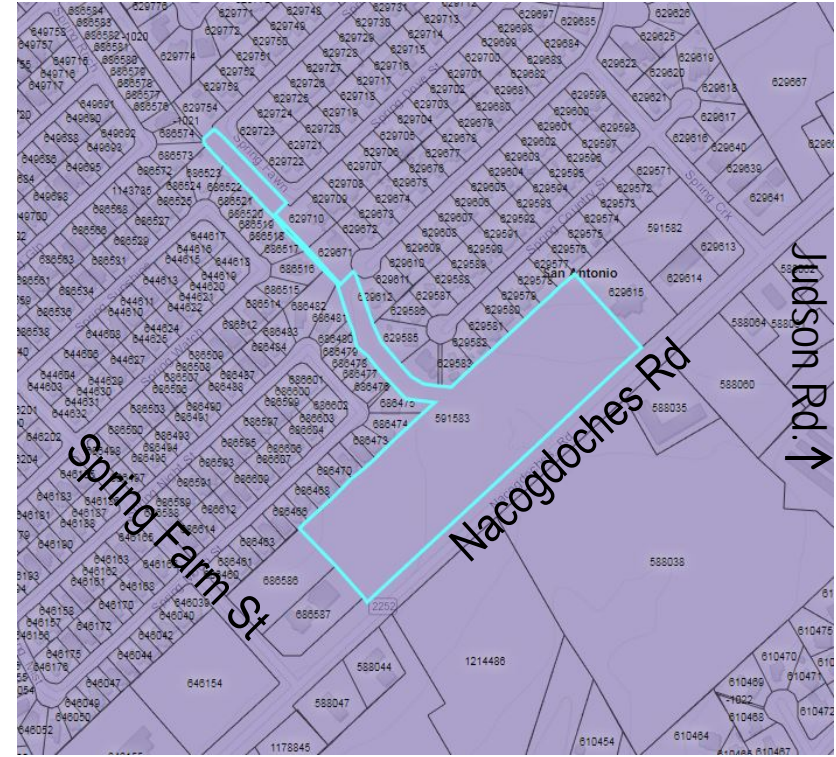
# 19. Nacogdoches Lofts

**Developer:** NRP Lone Star Development

**Address:** Nacogdoches Rd & Spring Farm St.

Council District	Affordable Units/ Total Units	Score (out of 100)
10	93/110	82

- Includes development of vacant land
- No residential displacement
- Not located in a targeted reinvestment area
- Public meeting held 1/18 @ 6pm



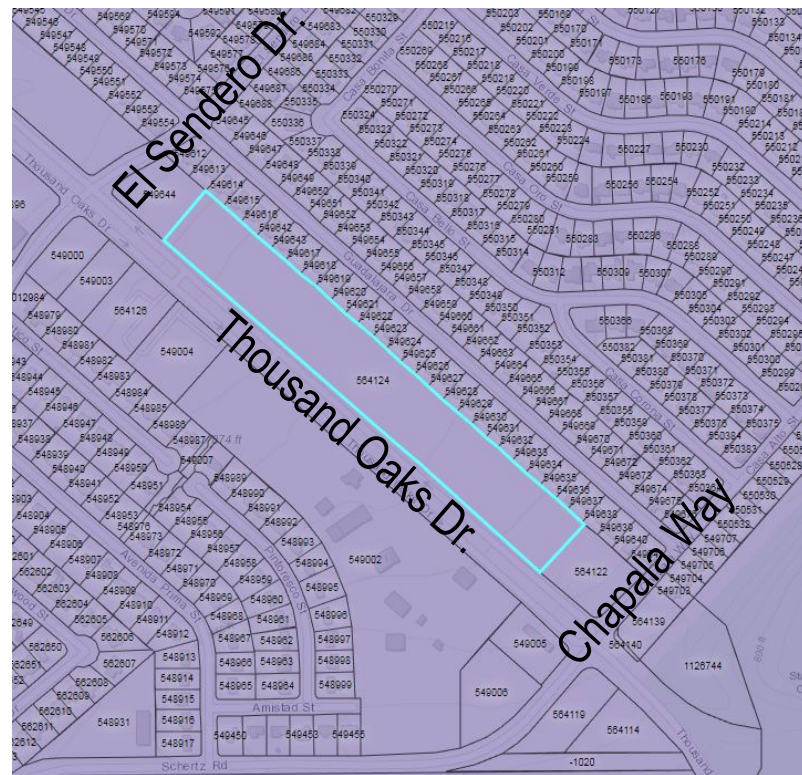
# 20. The Residences at Thousand Oaks

**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	89

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



# 21. The Reserve at Thousand Oaks

**Developer:** Atlantic Pacific Communities

**Address:** 4500 Thousand Oaks Dr.

Council District	Affordable Units/ Total Units	Score (out of 100)
10	76/82	78

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





## Staff Recommendation

Staff recommends forwarding for City Council consideration the **Resolutions of Support for the 19 multifamily rental housing development projects** seeking housing tax credits from TDHCA.

