

RESOLUTION **2019-02-14-0009R**

OF NO OBJECTION FOR NRP LONE STAR DEVELOPMENT LLC'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF LUNA FLATS, A 74-UNIT MULTI- FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 1; AND IDENTIFYING THE DEVELOPMENT AS CONTRIBUTING MORE THAN ANY OTHER DEVELOPMENT TO THE CONCERTED REVITALIZATION WITHIN THE NORTH CENTRAL NEIGHBORHOODS COMMUNITY PLAN.

* * * * *

WHEREAS, NRP Lone Star Development LLC (the "Applicant") has proposed a 74 unit affordable multi-family rental housing development named Luna Flats (the "Development"), to be located at 4415 San Pedro Avenue in Council District 1 in the City of San Antonio, Texas (the "City"); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2019 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

WHEREAS, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

WHEREAS, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

WHEREAS, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

WHEREAS, the City, acting through its governing body, hereby confirms that it does not object to the proposed 74 unit affordable multi-family rental housing development named Luna Flats (the "Development"), to be located at 4415 San Pedro Avenue in Council District 1 in the City of San Antonio, Texas and that this formal action has been taken to put on record the opinion expressed by the City on February 14, 2019; and

WHEREAS, City staff has identified that the Development is located within North Central Neighborhoods Community Plan; and

WHEREAS, the City finds that this Development contributes more than any other to the concerted revitalization efforts of the City in North Central Neighborhoods Community Plan; **NOW THEREFORE:**

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

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.6707(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

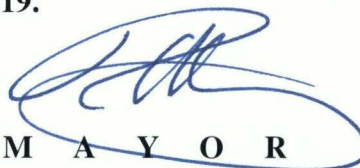
SECTION 2. The City hereby confirms that it does not object to the Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed Luna Flats (the "Development"), to be located at 4415 San Pedro Avenue in Council District 1 in the City of San Antonio, Texas.

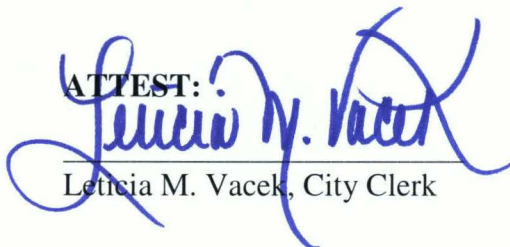
SECTION 3. The City hereby identifies Luna Flats as the Development in the 2019 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the City in the North Central Neighborhoods Community Plan.

SECTION 4. 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 5. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 14th day of February, 2019.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

Agenda Item:	24A (in consent vote: 24A, 24B, 24C, 24D, 24E, 24F, 24G, 24H, 24I, 24J, 24K, 24L)						
Date:	02/14/2019						
Time:	12:54:08 PM						
Vote Type:	Other: Amendment To Staff Recommendation						
Description:	Luna Flats, located at 4415 San Pedro Ave, in Council District 1						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
Art A. Hall	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x			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				

Resolutions for 9% Competitive Housing Tax Credits

City Council
Agenda Item #24
February 14, 2019

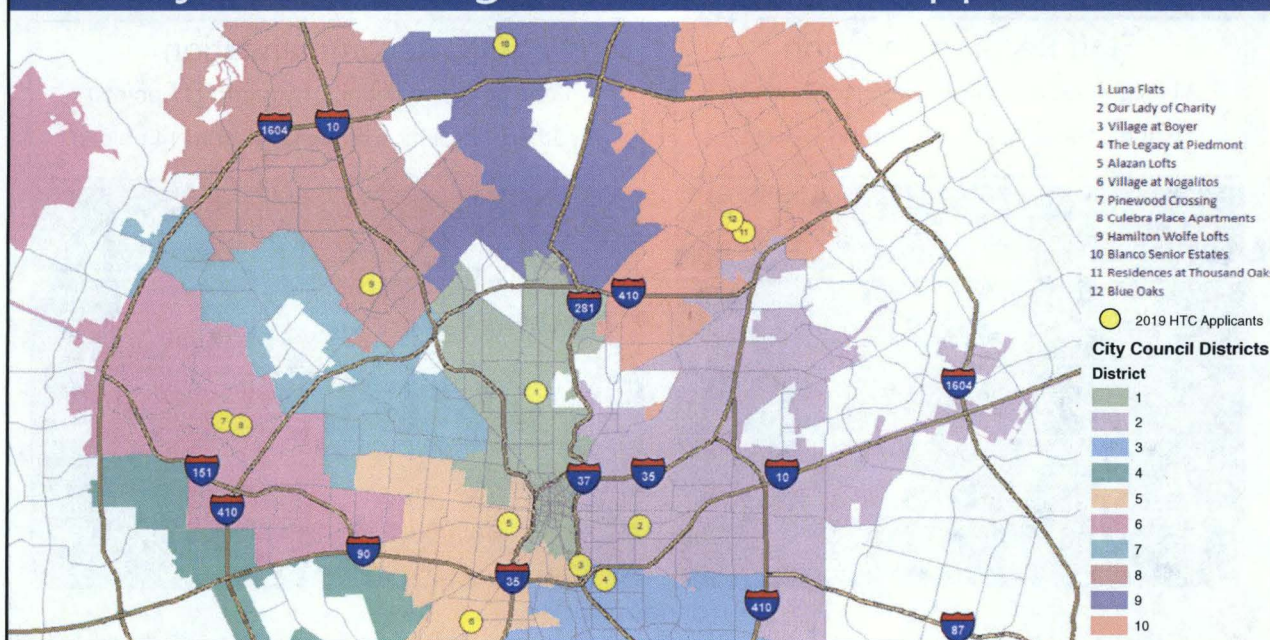


CITY OF SAN ANTONIO
**NEIGHBORHOOD & HOUSING
SERVICES DEPARTMENT**

Peter Zanoni,
Deputy City Manager

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12 Projects Seeking Resolution of Support



Alazan- Apache Courts



Highest priority for Council District 5

Council approved Choice Application in November 2017

9% HTC award would begin transformation process



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Projected Awards: Staff & CPC Recommendations

Staff Recommendation

All receive Resolution of Support (17 points)
Using Council Approved Scoring Process

Expected Rankings	Development Name
1	Our Lady of Charity Apartments
2	Luna Flats
3	Village at Nogalitos
4	Alazan Lofts

CPC Recommendation

Alazan Lofts Resolution of Support (17 points)
All others Resolution of No Objection (14 points)

Expected Rankings	Development Name
1	Our Lady of Charity Apartments
2	Alazan Lofts
3	Luna Flats
4	Village at Nogalitos



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Other Council Endorsed Resolutions

3 Year-1 Mile Waivers

Project Name	Council District
Our Lady of Charity	2
Village at Boyer	2

Resolutions "Contributing Most" (2 points on TDHCA application)

Project Name	Council District
Luna Flats	1
Our Lady of Charity	2
Village at Boyer	2
The Legacy at Piedmont	3
Alazan Lofts	5
Village at Nogalitos	5



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TDHCA Housing Tax Credit Application Process



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Staff & CPC Recommendations for Resolutions

CD	Project	Staff Recommendation				CPC Recommendation			
		Res. of Support	Res. of No Objection	3 Yr- 1 Mile	Contributing Most	Res. of Support	Res. of No Objection	3 Yr- 1 Mile	Contributing Most
1	Luna Flats	✓			✓		✓		✓
2	Our Lady of Charity	✓		✓	✓		✓	✓	✓
	Village at Boyer	✓		✓	✓		✓	✓	✓
3	Legacy at Piedmont	✓			✓		✓		✓
5	Alazan Lofts	✓			✓	✓			✓
	Village at Nogalitos	✓			✓		✓		✓
6	Culebra Place Apartments	✓					✓		
	Pinewood Crossing Apartments	✓					✓		
8	Hamilton Wolfe Lofts	✓					✓		
9	Blanco Senior Estates	✓					✓		
10	Residences at Thousand Oaks	✓					✓		
	Blue Oaks	✓					✓		

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Peter Zandoni,
Deputy City Manager