

RESOLUTION 2020-02-13-0010R

**OF SUPPORT FOR HAYS STREET LOFTS, L.P.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2020 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF HAYS STREET LOFTS, A 132-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 2; ALLOWING THE CONSTRUCTION OF THE DEVELOPMENT TO BE LOCATED WITHIN ONE LINEAR MILE OR LESS FROM ANOTHER DEVELOPMENT; AND IDENTIFYING THE DEVELOPMENT AS CONTRIBUTING MORE THAN ANY OTHER DEVELOPMENT TO THE CONCERTED REVITALIZATION WITHIN THE TAX INCREMENT REINVESTMENT ZONE NO. 11- INNER CITY.**

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**WHEREAS,** Hays Street Lofts, L.P. (the "Applicant") has proposed a 132-unit affordable multi-family rental housing development named Hays Street Lofts (the "Development"), to be located at 715 Chestnut Street in Council District 2 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 2020 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 supports the proposed 132-unit affordable multi-family rental housing development named Hays Street Lofts (the "Development"), to be located at 715 Chestnut Street in Council District 2 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 13, 2020, and

**WHEREAS,** pursuant to section 11.3 (d) of the Texas Department of Housing and Community Affairs' 2020 Qualified Allocation Plan ("QAP"), an Application that proposes the New Construction or Adaptive Reuse of a Development that is located one linear mile or less measured by a straight line on a map from the closest point on each development) from another development that:

- (A) serves the same type of household as the proposed Development, regardless of whether the Development serves families, elderly individuals, or another type of household; and
- (B) has received an allocation of Housing Tax Credits or private activity bonds for any New Construction at any time during the three-year period preceding the date the Application Round begins; and
- (C) has not been withdrawn or terminated from the Housing Tax Credit Program; and
- (D) does not meet one of the other exceptions listed in §11.3(d)(2)(A) – (F) of the QAP, shall be considered ineligible, unless the Governing Body of the appropriate municipality or county where the Development is to be located has by vote specifically allowed the construction of a new Development located within one linear mile or less from a Development described above; and

**WHEREAS**, the City finds that it is necessary to waive the “three year, one mile rule” in order to increase the amount of affordable housing within the area in which both Developments will be located; and

**WHEREAS**, City staff has identified that the Development is located within the Tax Increment Reinvestment Zone No. 11 – Inner City (the “Inner City TIRZ”); and

**WHEREAS**, the City finds that this Development contributes more than any other to the concerted revitalization efforts of the City in the Tax Increment Reinvestment Zone No. 11 – Inner City (the “Inner City TIRZ”); **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, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.



**SECTION 2.** The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed 132-unit affordable multi-family rental housing development named Hays Street Lofts (the "Development"), to be located at 715 Chestnut Street in Council District 2 in the City of San Antonio, Texas.

**SECTION 3.** The City hereby finds that the 132-unit affordable multi-family rental housing development named Hays Street Lofts (the "Development"), to be located at 715 Chestnut Street in Council District 2 in the City of San Antonio, Texas is located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New Construction since January 4, 2017.

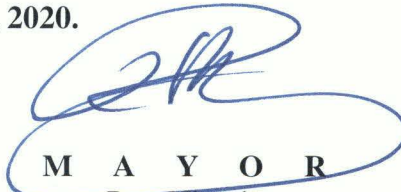
**SECTION 4.** The City Council of the City of San Antonio, Texas has voted to specifically allow the construction of the 132-unit affordable multi-family rental housing development named Hays Street Lofts (the "Development"), to be located at 715 Chestnut Street in Council District 2 in the City of San Antonio, Texas and to authorize an allocation of Housing Tax Credits for the Development.

**SECTION 5.** The City hereby identifies Hays Street Lofts as the Development in the 2020 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the Inner City TIRZ.

**SECTION 6.** For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

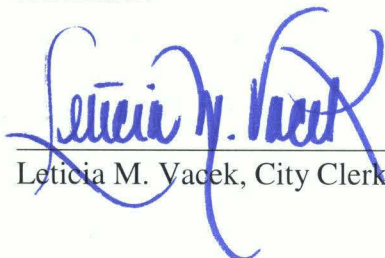
**SECTION 7.** This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this 13<sup>th</sup> day of February, 2020.**



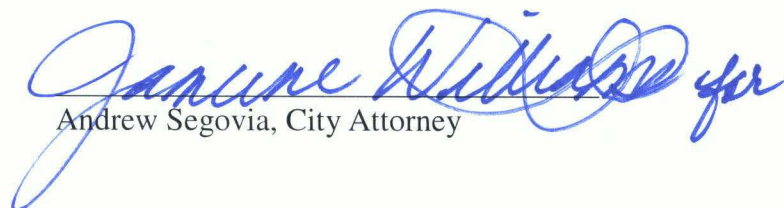
**M A Y O R**  
Ron Nirenberg

**ATTEST:**



\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



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Andrew Segovia, City Attorney



## City of San Antonio

### City Council

February 13, 2020

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**Item: 27D**

**File Number: 20-1790**

**Enactment Number:**

**2020-02-13-0010R**

Hays Street Lofts, at 715 Chestnut St. in Council District 2

Councilmember Adriana Rocha Garcia made a motion to approve. Councilmember Jada Andrews-Sullivan seconded the motion. The motion passed by the following vote:

**Aye:** 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,  
Gonzales, Cabello Havrda, Sandoval, Courage and Perry

**Absent:** 1 Pelaez