



City of San Antonio

Legislation Details (With Text)

File #: 16-1310

Type: Procedural

In control: City Council A Session

On agenda: 2/18/2016

Title: Consideration of Resolutions in Support for the following six multi-family rental housing development projects by applicants seeking Housing Tax Credits with the Texas Department of Housing and Community Affairs for Low Income Housing Projects: [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map Projects City Wide, 2. Easterling Culebra - DRAFT Resolution of Support, 3. Emerald Forest - DRAFT Resolution of Support, 4. Laurel Glen - DRAFT Resolution of Support, 5. Northwest Apts - DRAFT Resolution of Support, 6. Thousand Oaks - DRAFT Resolution of Support, 7. Wheatley Phase II - DRAFT Resolution of Support

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Department of Planning and Community Development

DEPARTMENT HEAD: John M. Dugan

COUNCIL DISTRICTS IMPACTED: 2, 6, 7, and 10

SUBJECT:

Resolution of Support for six Applicants Seeking Texas Department of Housing and Community Affairs Housing Tax Credits

SUMMARY:

An item recommending a “Resolution of Support” for six multi-family rental housing development projects applying for housing tax credits from the Texas Department of Housing and Community Affairs.

BACKGROUND INFORMATION:

The Texas Department of Housing and Community Affairs (TDHCA) in the administration of its Housing Tax Credit (HTC) Program awards competitive application points for a resolution(s) from a Governing Body of a municipality on the following basis:

(A) Within a municipality, the application will receive:

- seventeen (17) points for a resolution from the Governing Body of that municipality expressly setting forth that the municipality supports the application or development; or
- fourteen (14) points for a resolution from the Governing Body of that municipality expressly setting forth that the municipality has no objection to the application or development.

(B) Within the extraterritorial jurisdiction of a municipality, the Application may receive:

- eight and one-half (8.5) points for a resolution from the Governing Body of that municipality expressly setting forth that the municipality supports the Application or Development; or
- seven (7) points for a resolution from the Governing Body of that municipality expressly setting forth that the municipality has no objection to the Application or Development.

The Housing Committee considered and approved this recommendation on January 27, 2016.

ISSUE:

Utilizing the City Council adopted evaluation criteria and TDHCA's 2016 Qualified Allocation Plan (QAP), staff developed an application process and schedule. On December 4, 2015, the City issued a request for applications for multi-family rental housing development projects seeking a San Antonio City Council Resolution of Support or No Objection in connection with the Texas Department of Housing and Community Affairs Housing Tax Credit program. Applications were due on January 5, 2016 and must score at least 85 points of the City of San Antonio 165 point scoring system to receive a staff recommendation for a Resolution of Support. Applicants scoring less than 85 points will receive a staff recommendation for a Resolution of No Objection, provided the applicant received at least six experience points under "I. General Partner and Property Manager Experience" of the application.

A total of 17 applications were submitted with scores ranging from 85 points to 128 points. Two projects were located in the Extraterritorial Jurisdiction (ETJ) and it is staff practice to not recommend a Resolution of Support for projects in the ETJ. Nine applicants withdrew their applications and therefore, a total of six projects are being recommended for a Resolution of Support:

- A. East Meadows (Wheatley Family Phase 2) is located at 1411 N. Walters, to be known as 1223 N. Walters, San Antonio, Texas 78202, in Council District 2. This project is being developed by McCormack Baron Salazar, Inc. and San Antonio Housing Authority. The 117-unit development will assist 62 households at 60% or below of area median income. This project scored 128 points.
- B. Thousand Oaks Apartments is located at 3500 & 3763 Thousand Oaks, San Antonio, Texas 78247, in Council District 10. This project is being developed by Housing and Community Services, Inc. (dba Prospera Housing Community Services). The 120-unit development will

exclusively assist households at 60% or below of area median income. This project scored 103 points.

- C. Northwest Apartments is located at approximately 8000 Old Tezel Road, San Antonio, Texas 78250, in Council District 7. This project is being developed by The NRP Group LLC. The 117-unit development will assist 104 households at 60% or below of area median income. This project scored 98 points.
- D. Easterling Culebra Apartments is located at approximately 9936 Culebra Rd, San Antonio, Texas 78251, in Council District 6. This project is being developed by The NRP Group LLC. The 118-unit development will assist 104 households at 60% or below of area median income. This project scored 97 points.
- E. Senior Villas at Emerald Forest is located at approximately 495 feet north of N. Loop 1604 East on Emerald Forest Drive, San Antonio, Texas 78259, in Council District 10. This project is being developed by Franklin Development Properties, Ltd. The 130-unit development will exclusively assist households at 60% or below of area median income. This project scored 90 points.
- F. Laurel Glen is located at 11043 North Loop 1604, San Antonio, Texas 78254, in Council District 7. This project is being developed by 1604 Laurel Glen, Ltd. The 88-unit development will assist 82 households at 60% or below of area median income. This project scored 86 points.

ALTERNATIVES:

Not providing the opportunity for multi-family rental housing development projects to seek a San Antonio City Council Resolution of Support would adversely impact the developer's application with the Texas Department of Housing and Community Affairs Housing Tax Credit program and may deem the affordable housing development financially infeasible.

FISCAL IMPACT:

There is no fiscal impact to the City's Budget with this staff recommendation.

RECOMMENDATION:

The Housing Committee recommends issuance of Resolutions of Support for the six multi-family rental housing development projects listed herein seeking housing tax credits from the Texas Department of Housing and Community Affairs.