



City of San Antonio

Legislation Details (With Text)

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In control: Comprehensive Plan Committee

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Title: Consideration of Resolutions of Support for multifamily rental housing development projects by applicants seeking competitive 9% Housing Tax Credits with the Texas Department of Housing and Community Affairs [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, NHSD]

Sponsors:

Indexes:

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Attachments: 1. Presentation

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Neighborhood and Housing Services Department

DEPARTMENT HEAD: Verónica R. Soto, AICP

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Consideration of Resolutions of Support for multifamily rental housing development projects by applicants seeking competitive 9% Housing Tax Credits from the Texas Department of Housing and Community Affairs for 2018 program.

SUMMARY:

The City issued a Request for Applications to developers seeking a Resolution of Support or No Objection for applications to the Texas Department of Housing and Community Affairs for the competitive 9% Housing Tax Credit program. Applicants for the following 20 projects are recommended to receive a Resolution of Support:

- Piedmont Lofts, located at 826 E Highland Blvd in Council District 3
- National Church Residences of Blanco Road, located at 19480 Blanco Rd in Council District 9
- Perrin Village, located at 2611 NE Loop 410 in Council District 10
- Village at Roosevelt, located at 1507 Roosevelt Ave in Council District 3
- Alazan Lofts, located at Colorado and El Paso streets in Council District 5
- Village at Overlook Parkway, located at US 281 North and Overlook Pkwy in Council District 9

- Artisan at Thousand Oaks, located at 3500 Thousand Oaks Dr in Council District 10
- Artisan at Ruiz, located at Elmendorf and Ruiz streets in Council District 1
- 1120 Lofts, located at 1120 W Loop 1604 North in Council District 4
- LIV Tacara Seniors, located at Stone Oak Pkwy and US 281 N in Council District 9
- Nacogdoches Lofts, located at Nacogdoches and Spring Farm roads in Council District 10
- Residences at Leon Creek, located at the 7300 block of Joe Newton St in Council District 6
- Legacy at Buena Vista, located at 1409 Buena Vista St in Council District 5
- Residences at Thousand Oaks, located at the 4500 block of Thousand Oaks Dr in Council District 10
- San Juan Mission Villas, located at 9159 S Presa St in Council District 3
- Reserve at Thousand Oaks, located at the 4500 block of Thousand Oaks Dr in Council District 10
- Valiente Apartments, located at 314 Nolan St in Council District 2
- Roosevelt Place, located at 2800 Roosevelt Ave in Council District 3
- Culebra Place Apartments, located at 7796 Culebra Rd in Council District 6
- Museum Reach Lofts, located at 1500 N Saint Mary's St in Council District 1

BACKGROUND INFORMATION:

The Texas Department of Housing and Community Affairs' (TDHCA) Housing Tax Credit (HTC) program is one of the primary means of directing private capital toward the development and preservation of affordable rental housing for low-income households in the state of Texas. HTCs are awarded to eligible participants to offset a portion of their federal tax liability in exchange for the production or preservation of affordable rental housing. There are two types of HTCs: competitive 9% and non-competitive 4%. The non-competitive 4% HTC program is available year round whereas the competitive 9% HTC program has a single annual application period. For the 2018 competitive application period, TDHCA requires applicants to submit completed applications, along with supporting documents, no later than March 1, 2018.

The HTC program awards competitive application points for a resolution(s) from a Governing Body of a municipality showing local government support on the following basis:

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.

ISSUE:

Using the City Council adopted evaluation criteria and TDHCA's 2018 Qualified Allocation Plan (QAP), staff developed an application process and schedule. The City issued a Request for Applications (RFA) on December 15, 2017 for multifamily 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

(TDHCA) Housing Tax Credit program. Applications were due on January 10, 2018 and were required to score at least 70 points in the City’s 100-point scoring system to be recommended for a Resolution of Support. Applicants earning between 50 and 69 points may receive a Resolution of No Objection, provided the applicant received at least 7 experience points in the “Owner/General Partner/Property Management Experience” section of the application.

A total of 21 applications were submitted with scores ranging from 70 points to 98 points, each located inside the city limits. One applicant withdrew their application from consideration; therefore, a total of 20 projects are being recommended for a Resolution of Support. Applicants for the following 20 projects earned 70 or more points and are recommended to receive Resolutions of Support:

	Project Name	Council District	Applicant	Affordable Units/Total Units	Score (out of 100)
1.	Piedmont Lofts 826 E. Highland Blvd.	D3	NRP Lone Star Development LLC	80/90	79
2.	National Church Residences of Blanco Road 19480 Blanco Rd.	D9	National Church Residences	95/100	70
3.	Perrin Village 2611 NE Loop 410	D10	Prospera Housing Community Services	81/96	74
4.	Village at Roosevelt 1507 Roosevelt Ave.	D3	Prospera Housing Community Services	63/74	71
5.	Alazan Lofts Colorado & El Paso St.	D5	NRP Group/San Antonio Housing Authority	72/85	98
6.	Village at Overlook Parkway US 281 North & Overlook Pkwy.	D9	Franklin Development Properties, Ltd.	84/146	72
7.	Artisan at Thousand Oaks 3500 Thousand Oaks Dr.	D10	Franklin Development Properties, Ltd.	100/102	72
8.	Artisan at Ruiz Elmendorf & Ruiz S.	D1	Franklin Development Properties, Ltd.	102/102	75
9.	1120 Lofts 1120 W. Loop 1604 N.	D4	NRP Lone Star Development LLC	99/113	70
10.	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
11.	Nacogdoches Lofts Nacogdoches Rd. & Spring Farm St.	D10	NRP Lone Star Development LLC	93/110	82
12.	The Residences at Leon Creek 7300 Block of Joe Newton St.	D6	Brownstone Affordable Housing, Ltd.	96/120	79
13.	The Legacy at Buena Vista 1409 Buena Vista St.	D5	The Legacy at Buena Vista, LP (Atlantic Pacific Communities)	91/96	80
14.	The Residences at Thousand Oaks 4500 Block of Thousand Oaks Dr.	D10	Brownstone Affordable Housing, Ltd.	109/132	89
15.	San Juan Mission Villas 9159 S. Presa St.	D3	Brownstone Affordable Housing, Ltd.	77/96	80
16.	The Reserve at Thousand Oaks 4500 Thousand Oaks Dr.	D10	SA The Reserve at Thousand Oaks, LP (Atlantic Pacific Communities)	76/82	78
17.	Valiente Apartments 314 Nolan St.	D2	Versa Development, LLC	115/120	78

18.	Roosevelt Place 2800 Roosevelt Ave.	D3	ACG Roosevelt (Alamo Community Group)	160/160	82
19.	Culebra Place Apartments 7796 Culebra Rd.	D6	Culebra Affordable Housing, LP (Cesar Chavez Foundation & Rufino Contreras Affordable Housing, Inc.	120/140	82
20.	Museum Reach Lofts 1500 N. St. Mary's	D1	ACG St. Mary's Place (Alamo Community Group)	120/120	87

ALTERNATIVES:

The Comprehensive Plan Committee may elect not to forward one or more applications to City Council for consideration for Resolutions of Support, which would adversely impact the developers' applications with TDHCA's Housing Tax Credit program and may deem the affordable housing developments financially infeasible.

FISCAL IMPACT:

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

RECOMMENDATION:

Staff recommends forwarding for City Council consideration the 20 multifamily rental housing development projects listed herein seeking Resolutions of Support as part of their housing tax credit applications to the Texas Department of Housing and Community Affairs.