



City of San Antonio

Agenda Memorandum

File Number:14-510

Agenda Item Number: 26.

Agenda Date: 3/20/2014

In Control: City Council A Session

DEPARTMENT: Department of Planning and Community Development

DEPARTMENT HEAD: John M. Dugan

COUNCIL DISTRICTS IMPACTED: City Wide

SUBJECT:

Resolution of No Objection to the Vista Point at Wilde Pine Affordable Rental Housing Development

SUMMARY:

A Resolution stating no objection to the applicants request for City Council Support toward their 9% Low Income Housing Tax Credit application submitted to the Texas Department of Housing and Community Affairs for the Vista Point at Wilde Pine.

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. Throughout the State of Texas, tax credits 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. Applicants are scored and ranked within their region or set-aside and in accordance with rules and laws outlined in the State's Qualified Allocation Plan (QAP).

ISSUE:

In an effort to be competitive within the TDHCA application process, the City has received a request for a resolution of support from the City for a development located in the Extraterritorial Jurisdiction (ETJ) of San Antonio. City of San Antonio Planning and Community Development staff reviewed the proposed development and is providing recommendations based on existing zoning or land use/community plans, access

to public transportation within .5 miles of the proposed development, and access to parks and/or other community facilities within 1 mile of the proposed development.

Vista Point at Wilde Pine is a proposed 120 unit affordable housing development located on 10 acres between Alamo Ranch Parkway and Wild Pine near the intersection of Loop 1604 and State Highway 151 in the ETJ of San Antonio. Vista Point at Wilde Pine will have a mix of 1 to 3-bedroom units available for residents at a range of income levels: 30%, 50%, and 60% of the Area Median Income with no market rate units. Vista Point at Wilde Pine does not have a zoning requirement due to being located in the ETJ. While the project meets suburban land use density requirements and is located within 1 mile from Culebra Creek Park, the property is not located near any access to public transportation. If awarded Tax Credits, the development does not intend to request HOME loan assistance.

ALTERNATIVES:

City Council may elect issue a resolution of no objection, issue a resolution of support, or not elect to approve a resolution.

FISCAL IMPACT:

This proposed action will have no impact on the General Fund budget.

RECOMMENDATION:

Staff recommends a resolution stating no objection to the applicants request for City Council Support toward their 9% Low Income Housing Tax Credit application submitted to the Texas Department of Housing and Community Affairs for the Vista Point at Wilde Pine.