



City of San Antonio

Agenda Memorandum

File Number:14-513

Agenda Item Number: 29.

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: 7

SUBJECT:

Resolution of No Objection to the Eckhert Village 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 Eckhert Village project.

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 city limits 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.

Eckhert Village is a proposed 80 unit affordable housing development located on 14 acres at the NE corner of Bandera Rd and Eckhert Rd, in City Council District 7. Eckhert Village will have a mix of 1 to 4- bedroom units to assist persons at or below 60% Area Median Income with no market rate units. Eckhert Village is within .5 miles of access to public transportation, within 1 mile of Leon Creek Greenway and French Creek Park, however current zoning (I-1) and existing land use plans do not allow for multi-family rental housing. If awarded Tax Credits, the development intends to apply for HOME loan assistance from the City in the amount of \$1.20M.

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 Eckhert Village project.