



City of San Antonio

Agenda Memorandum

File Number: 15-1138

Agenda Item Number: 26.

Agenda Date: 1/29/2015

In Control: City Council A Session

DEPARTMENT: Department of Planning and Community Development

DEPARTMENT HEAD: John M. Dugan

COUNCIL DISTRICTS IMPACTED: City Wide

SUBJECT:

Evaluation Criteria for Awarding a Resolution of Support or Resolution of No Objection to Applicants Seeking Texas Department of Housing and Community Affairs Housing Tax Credits

SUMMARY:

This item presents for consideration to the City Council criteria for evaluating applications seeking a San Antonio City Council “Resolution of Support” or “Resolution of No Objection” for multi-family rental housing projects applying for federal 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

ISSUE:

Staff has been asked to develop the criteria and an application process and schedule for multi-family rental housing development applications seeking a San Antonio City Council Resolution of Support or Resolution of No Objection in connection with a Texas Department of Housing and Community Affairs Housing Tax Credit program. On December 2, 2014, staff participated in the TDHCA 2015 Qualified Allocation Plan (QAP) roll out and training workshop in Austin, Texas. As a result of its participation in the training, staff is able to confirm that the attached City Council resolution evaluation criteria and scoring does not conflict with TDHCA's more exhaustive criteria.

ALTERNATIVES:

The City Council may elect to revise all or a portion of the proposed criteria.

FISCAL IMPACT:

There is no fiscal impact to the City's General Fund.

RECOMMENDATION:

Staff recommends approval of the attached scoring methodology and process for evaluating developer requests for a City Council Resolution of Support or Resolution of No Objection in support of their TDHCA housing tax credit program application.