



City of San Antonio

Legislation Details (With Text)

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In control: City Council A Session
On agenda: 2/8/2018
Title: Nacogdoches Lofts, located at Nacogdoches and Spring Farm roads in Council District 10
Sponsors:
Indexes:
Code sections:
Attachments: 1. Draft Resolution, 2. Draft Resolution, 3. Draft Resolution, 4. Draft Resolution, 5. Draft Resolution, 6. Draft Resolution, 7. Draft Resolution, 8. Draft Resolution, 9. Draft Resolution, 10. Draft Resolution, 11. Draft Resolution, 12. Draft Resolution, 13. Draft Resolution, 14. Draft Resolution, 15. Draft Resolution, 16. Draft Resolution, 17. Draft Resolution, 18. Resolution 2018-02-08-0011R

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 with the Texas Department of Housing and Community Affairs for the 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 2018 competitive 9% Housing Tax Credit program. Applicants for the following 16 projects are recommended to receive a Resolution of Support:

- Artisan at Ruiz, located at Elmendorf and Ruiz streets in Council District 1
- Museum Reach Lofts, located at 1500 N Saint Mary's St in Council District 1
- Valiente Apartments, located at 314 Nolan St in Council District 2
- Piedmont Lofts, located at 826 E Highland Blvd in Council District 3

- Village at Roosevelt, located at 1507 Roosevelt Ave in Council District 3
- San Juan Mission Villas, located at 9159 S Presa St in Council District 3
- Roosevelt Place, located at 2800 Roosevelt Ave in Council District 3
- Alazan Lofts, located at Colorado and El Paso streets in Council District 5
- Legacy at Buena Vista, located at 1409 Buena Vista St in Council District 5
- Residences at Leon Creek, located at the 7300 block of Joe Newton St in Council District 6
- Culebra Place Apartments, located at 7796 Culebra Rd in Council District 6
- National Church Residences of Blanco Road, located at 19480 Blanco Rd in Council District 9
- Village at Overlook Parkway, located at US 281 North and Overlook Pkwy in Council District 9
- LIV Tacara Seniors, located at Stone Oak Pkwy and US 281 N in Council District 9
- *WITHDRAWN* -- Artisan at Thousand Oaks, located at 3500 Thousand Oaks Dr in Council District 10 (*updated February 2, 2018*)
- Nacogdoches Lofts, located at Nacogdoches and Spring Farm roads in Council District 10
- Reserve at Thousand Oaks, located at the 4500 block of Thousand Oaks Dr in Council District 10

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. Four applicants withdrew their applications from consideration and one will be considered at a future Council meeting; therefore, a total of 16 projects are being recommended for a Resolution of Support. Applicants for the following 17 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.	Artisan at Ruiz Elmendorf & Ruiz S.	D1	Franklin Development Properties, Ltd.	102/102	75
2.	Museum Reach Lofts 1500 N. St. Mary's	D1	ACG St. Mary's Place (Alamo Community Group)	120/120	87
3.	Valiente Apartments 314 Nolan St.	D2	Versa Development, LLC	115/120	78
4.	Piedmont Lofts 826 E. Highland Blvd.	D3	NRP Lone Star Development LLC	80/90	79
5.	Village at Roosevelt 1507 Roosevelt Ave.	D3	Prospera Housing Community Services	63/74	71
6.	San Juan Mission Villas 9159 S. Presa St.	D3	Brownstone Affordable Housing, Ltd.	77/96	80
7.	Roosevelt Place 2800 Roosevelt Ave.	D3	ACG Roosevelt (Alamo Community Group)	160/160	82
8.	(withdrawn)				
9.	Alazan Lofts Colorado & El Paso St.	D5	NRP Group/San Antonio Housing Authority	72/85	98
10.	The Legacy at Buena Vista 1409 Buena Vista St.	D5	The Legacy at Buena Vista, LP (Atlantic Pacific Communities)	91/96	80
11.	The Residences at Leon Creek 7300 Block of Joe Newton St.	D6	Brownstone Affordable Housing, Ltd.	96/120	79
12.	Culebra Place Apartments 7796 Culebra Rd.	D6	Culebra Affordable Housing, LP (Cesar Chavez Foundation & Rufino Contreras Affordable Housing, Inc.)	120/140	82
13.	National Church Residences of Blanco Road 19480 Blanco Rd.	D9	National Church Residences	95/100	70
14.	Village at Overlook Parkway US 281 North & Overlook Pkwy.	D9	Franklin Development Properties, Ltd.	84/146	72
15.	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
16.	(withdrawn)				
17.	(withdrawn)				

18.	<i>Withdrawn</i> - Artisan at Thousand Oaks 3500 Thousand Oaks Dr. (<i>updated February 2, 2018</i>)	D10	Franklin Development Properties, Ltd.	102/102	72
19.	Nacogdoches Lofts Nacogdoches Rd. & Spring Farm St.	D10	NRP Lone Star Development LLC	93/110	82
20.	The Residences at Thousand Oaks 4500 Block of Thousand Oaks Dr.	D10	Brownstone Affordable Housing, Ltd.	109/132	89
21.	The Reserve at Thousand Oaks 4500 Thousand Oaks Dr.	D10	SA The Reserve at Thousand Oaks, LP (Atlantic Pacific Communities)	76/82	78

The Residences at Thousand Oaks will not be considered as part of today's action. This application will be considered by City Council separately on February 15.

ALTERNATIVES:

The City Council may elect not to issue Resolutions of Support to one or more of the recommended applicants, 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:

This authorizes 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 for the 2018 program. There is no impact to the FY 2018 Adopted Budget with this action.

RECOMMENDATION:

Staff recommends City Council approval to issue Resolutions of Support for the multifamily rental housing development projects listed in the Summary section of this memo seeking housing tax credits from the Texas Department of Housing and Community Affairs. The Residences at Thousand Oaks will be brought forth for City Council consideration on February 15, 2018.