

Resolutions for 9% Housing Tax Credit Applications

February 13, 2025

Veronica Garcia, Director



What are Housing Tax Credits (HTCs)?

- Also known as Low Income Housing Tax Credits (LIHTC)
- Two kinds: Competitive 9% & Non-Competitive 4%
- Primary funding source for affordable housing development & preservation
- Administered in Texas by the Texas Department of Housing and Community Affairs (TDHCA)
 - TDHCA writes the rules and oversees compliance



Nova Lofts, NRP (2022 9% HTC)

Competitive 9% HTCs

- Applications once a year
- Awards in July
- Expect 2-3 projects this year
- Generally, 10% of units affordable at or below 30% Area Median Income (AMI)
- Highly competitive within Regions
- Cover about 70% of development cost
- Usually less than 100 units



Vista at Everest, Atlantic Pacific Companies
(2020 9% HTC)

City's Role



Four25 San Pedro, Franklin Development
(2023 9% HTC)

- **City resolutions provide points on TDHCA applications:**
 - Resolution of Support- 17 points
 - Resolution of No Objection- 14 points
- **Provide waivers for development**
 - 1 Mile, 3 Year Waiver
 - 20% Housing Units Supported by HTCs
 - 40% Poverty Rate Waiver
- **Letters (Administrative)**
 - Contributing to a Revitalization Plan
 - City \$500 Contribution
- City Council adopted the policy guiding resolutions in November 2021

HTC Application Process



NHSD Application

- Collects project information
- Basis for resolution recommendation

December-January

City Council

- Provide Resolution of Support or No Objection
- No guarantee of success for HTC

February

TDHCA

- Reviews full applications
- Awards Housing Tax Credits

March-July

City & TDHCA 9% Timeline

TDHCA deadlines in green:

City
application
opens
(12/2/24)

Pre-
application
due to
TDHCA
(1/9/25)

City
application
closes
(1/13/25)

PCDC
(1/23/25)

City
Council
issues
Resolutions
(2/13/25)

Full
application
due to
TDHCA
(2/28/25)

Awards
issued
(7/25)

2025 Project Summary



22 New Construction



1 Rehabilitation



15 General population; 8 Older Adult



One regional pre-application submitted outside San Antonio

Deeper Affordability



- **21 projects have at least 10% of the units at 30% AMI**
- **12 projects have additional 30% units**
 - 6 projects have 12% or 13% of the units at 30% AMI
 - 4 projects have between 15% and 17% of the units at 30% AMI
 - 2 projects have at least 20% units at 30% AMI

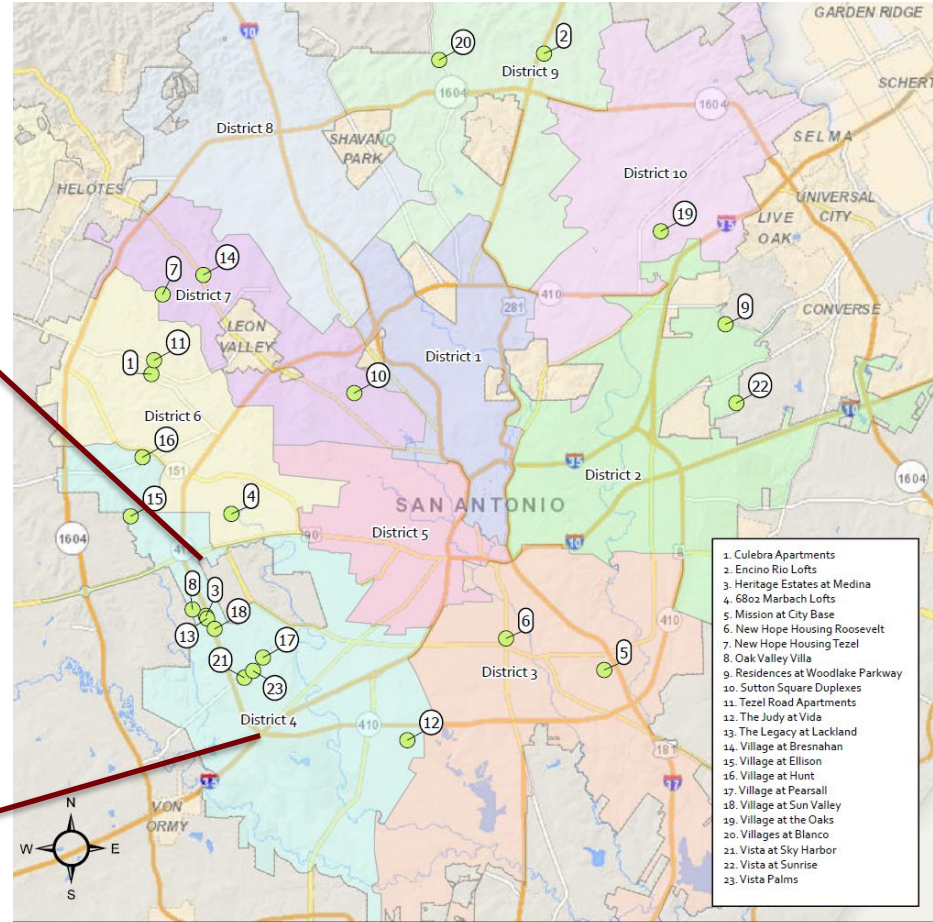
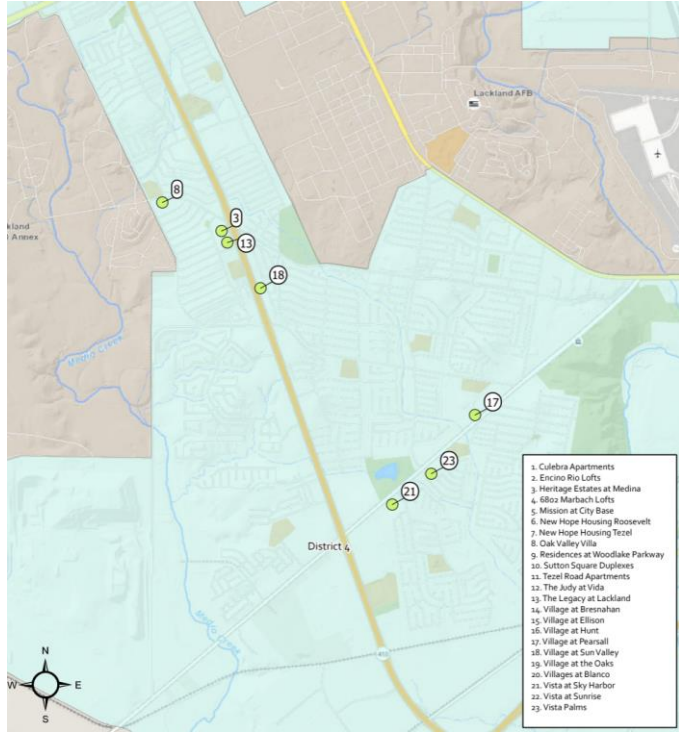
2025 Applicants

- 23 Applications Received; 7 Withdrawn
- 16 Recommended for Resolutions of Support

Map #	Development Name	CD	Developer	Already Zoned?	Affordable Units/ Total Units	City Score
1	Culebra Apartments	6	RISE Residential	No	71/84	75
2	Encino Rio Lofts	9	Gyani Capital	Yes	78/78	75
3	Heritage Estates at Medina	4	Generation Housing	No	86/86	85
4	6802 Marbach Lofts	6	NRP	No	78/78	81
5	Mission at City Base	3	Elizabeth Property Group	No	78/78	79
6	New Hope Housing Roosevelt	3	New Hope Housing Inc.	No	85/85	82
7	New Hope Housing Tezel	7	New Hope Housing Inc.	No	78/78	77
8	Oak Valley Villa	4	Chavez Foundation	No	78/78	77
9	Residences at Woodlake Parkway	2	Brownstone Group	No	78/100	68

2025 Applicants

Map #	Development Name	CD	Developer	Already Zoned?	Affordable Units/ Total Units	City Score
10	Sutton Square Duplexes	7	Prospera	Yes	30/30	80
11	Tezel Road Apartments	6	NRP	No	78/78	78
12	The Judy at Vida	4	San Antonio Housing Trust	Yes	90/90	84
13	The Legacy at Lackland	4	Atlantic Pacific Companies	No	78/78	80
14	Village at Bresnahan	7	Prospera	No	78/78	85
15	Village at Ellison	4	Prospera	No	78/78	79
16	Village at Hunt	4	Prospera	No	78/78	85
17	Village at Pearsall	4	Prospera	Yes	78/78	89
18	Village at Sun Valley	4	Prospera	No	78/78	80
19	Village at the Oaks	10	Prospera	Yes	78/78	98
20	Villages at Blanco	9	Elizabeth Property Group	Yes	78/78	75
21	Vista at Sky Harbor	4	Atlantic Pacific Companies	No	78/78	80
22	Vista at Sunrise	2	Atlantic Pacific Companies	No	78/78	81
23	Vista Palms	4	Atlantic Pacific Companies	No	78/78	80



2025 Housing Tax Credit Applications

● 2025 HTC Applications

0 1 2 3 4 5 Miles

One Mile- Three Year Waiver



- TDHCA requires City Council acknowledge & authorize a development to move forward if it is within one linear mile of another development awarded HTCs in the last 3 years that serves the same population.
- Two applicants require this language
 - Village at Pearsall
 - Vista Palms

20% Waiver



- TDHCA requires City Council specifically authorizes a development to move forward if it is in a census tract where 20% or more of the total housing units are HTC funded.
- One Applicant requires this language
 - The Judy at Vida

Staff Recommendation

Staff recommends City Council approval of Resolutions of Support with necessary waiver language, as needed.

Project Name	CD	Resolution of Support	Additional Waiver Language
Culebra Apartments	6	X	
Encino Rio Lofts	9	X	
Heritage Estates at Medina	4	X	
6802 Marbach Lofts	6	X	
New Hope Housing Tezel	7	X	
Tezel Road Apartments	6	X	
The Judy at Vida	4	X	X
The Legacy at Lackland	4	X	
Village at Ellison	4	X	
Village at Pearsall	4	X	X
Village at the Oaks	10	X	
Vista at Sky Harbor	4	X	
Vista at Sunrise	2	X	
Vista Palms	4	X	X

Thank you!

Veronica Garcia, Director

