

# **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)

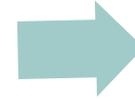
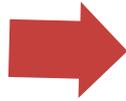
# City's Role



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

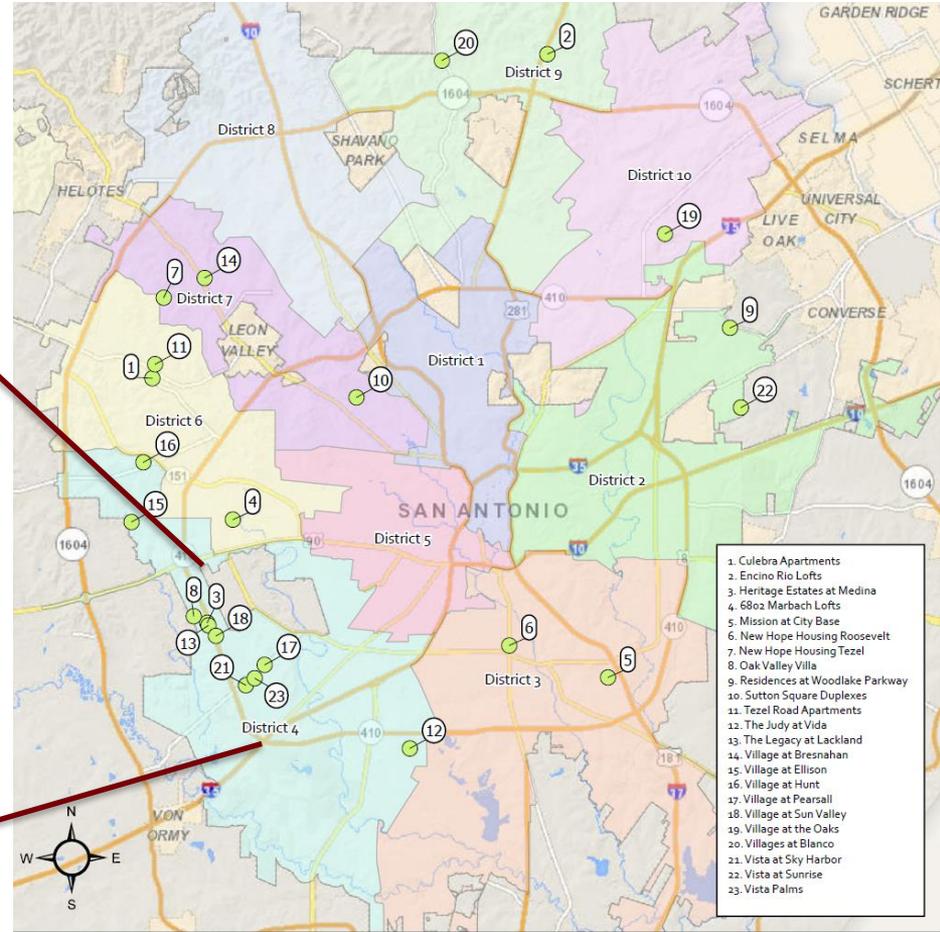
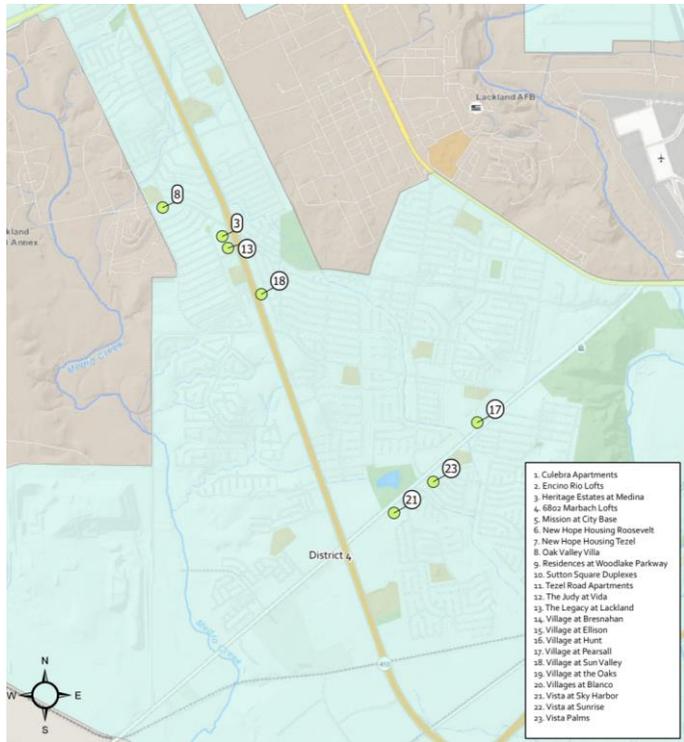
# 2025 Applicants

- 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

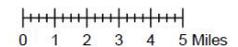
# 2025 Applicants

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



# 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

