



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 4

Agenda Date: January 23, 2025

In Control: Planning and Community Development Committee

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

Briefing and possible action on the construction of La Ventana Apartments by the San Antonio Housing Facility Corporation, a public facility corporation.

SUMMARY:

The San Antonio Housing Facility Corporation (SAHFC) in coordination with Opportunity Home is seeking an ordinance approving the construction of a 272-unit multi-family rental housing development named La Ventana Apartments, located at 2802 Cinema Ridge in Council District 6, which will result in the tax exemption of the property.

BACKGROUND INFORMATION:

Opportunity Home, the City's housing authority, approved and created the San Antonio Housing Facility Corporation (SAHFC), a Texas nonstock, nonprofit public facility corporation, to provide decent, safe, and sanitary housing at affordable prices for residents of San Antonio.

Marcus Equities has proposed a partnership with the SAHFC to construct La Ventana Apartments. The Project is a 272-unit Class A multifamily rental housing development to be constructed at 2802 Cinema Ridge in Council District 6. The Project will include family-size units, specifically a mix of one-, two- and three-bedroom units ranging in size from 722 square feet to 1,163 square feet.

SAHFC's involvement ensures that at least forty percent of units are restricted for rental by residents earning less than 80% of area median income (AMI), and ten percent of the units in the Project will be restricted for residents earning less than 60% of AMI. Rents will be restricted to TDHCA rents adjusted for unit size. Opportunity Home's development policy provides that the proceeds from PFC transactions such as this be used to (1) create new units below 50% AMI (2) preserve and upgrade public housing developments whose residents typically have incomes below 15% AMI (3) provide supportive services for public housing residents and affordable housing residents and (4) fund reserves.

The SAHFC will serve as the general contractor for the Project, acquire the land for the project, and lease it to Marcus Equity who will serve as the developer of the project. This will result in a complete tax exemption of the property and the development of La Ventana as a mixed-income housing project.

The City of San Antonio has adopted the Strategic Housing Implementation Plan, which identifies a need for affordable housing. This development would result in the creation of at least 27 units for families earning at or below 60% AMI, and at least 109 units for families earning at or below at 80% AMI.

ISSUE:

As a result of 2023 legislation, Section 303 of the Texas Local Government Code now requires any public facility corporation governed by non-elected officials to obtain approval from the municipality in which the project is located. Because the SAHFC Board of Directors are not elected officials, the public facility corporation requires approval by the City of San Antonio in order to complete the Project.

FISCAL IMPACT:

This item has no fiscal impact.

ALTERNATIVES:

City Council may elect not to approve an ordinance supporting the construction of La Ventana Apartments by the San Antonio Housing Facility Corporation, a public facility corporation.

RECOMMENDATION:

Staff recommends that the Planning and Community Development Committee forward the request to City Council for approval of an ordinance supporting the construction of La Ventana Apartments by the San Antonio Housing Facility Corporation, a public facility corporation.