



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 28

Agenda Date: November 21, 2024

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Consideration of a Resolution of No Objection for Glam Apartments, Ltd's application for 2025 or 2026 Non-Competitive 4% Housing Tax Credits from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of a multi-family rental housing development named Galm Apartments.

SUMMARY:

Galm Apartments, Ltd. is seeking a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2025 or 2026 Non-Competitive 4% Housing Tax Credits (HTC) program for the construction of a 324-unit affordable multi-family rental housing development named Galm Apartments, located at approximately 13380 W FM 471 in San Antonio's Extraterritorial Jurisdiction (ETJ).

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.

The TDHCA administers two HTC programs: a Competitive 9% and a Non-Competitive 4%. This application is for the Non-Competitive 4% HTC Program, which is available year-round and requires a Resolution of No Objection from the local governing body to satisfy requirements of the TDHCA's Uniform Multifamily Rules.

On November 18, 2021, City Council updated the Housing Tax Credit (HTC) Policy for the issuance of Resolutions of Support and Resolutions of No Objection. The policy included an increased focus on deeper affordability, proximity to transit, inclusion of sustainable or green features, and working with local businesses. Under the City's application process, developers submit applications for Resolutions of Support or Resolutions of No Objection to the City on behalf of their affiliated entity that will apply to TDHCA for HTCs.

ISSUE:

Galm Apartments, Ltd is applying for 2025 or 2026 Non-Competitive 4% Housing Tax Credits (HTCs) from the Texas Department of Housing and Community Affairs (TDHCA).

The proposed development is in San Antonio's ETJ. The applicant has provided the closest Council Office and appropriate County Commissioner with all pertinent information per the current HTC Policy.

Any 4% HTC application earning between 60 and 100 points shall be eligible to receive a staff recommendation for a Resolution of No Objection, provided the application receives at least 4 of 7 experience points under the ownership/management experience category. The application received 7 experience points, and 67 points in total and is eligible to receive a Resolution of No Objection.

The applicant received 2 public engagement points on their application.

The value of the TDHCA tax credit award to the Galm Apartments would be approximately \$36.4 million over a ten-year period. The total cost for this development will be approximately \$89.7 million. The deal will have units for families at 30%, 60%, and 70% of the area median income. Of the 324 units, 233 will be rent restricted to 60% and below of area median income as defined by TDHCA's Rent and Income Limit tool (e.g., a family of three will have a maximum income of \$47,820).

The 4% HTC application is anticipated to be considered by the TDHCA Governing Board in June 2025. If approved, the estimated start date will be in July 2025 and the estimated completion is May 2027.

This development would help achieve the Strategic Housing Implementation Plan (SHIP)'s production goals for families with incomes at 30% and 60% area median income (AMI). Galm Apartments is being developed in partnership with Bexar County.

The development is projected to contain the following unit mix:

Unit Mix	Number of Units	Monthly Rent	AMI Served
One Bedroom	12	\$451	1 unit at 30% and below
		\$978	8 units at 60% and below
		\$1,155	3 units at 70% and below
Two Bedroom	139	\$560	14 units at 30% and below
		\$1,169	86 units at 60% and below
		\$1,382	39 units at 70% and below
Three Bedroom	127	\$599	13 units at 30% and below
		\$1,354	78 units at 60% and below
		\$1,600	36 units at 70% and below
Four Bedroom	46	\$648	5 units at 30% and below
		\$1,499	28 units at 60% and below
		\$1,774	13 units at 70% and below

ALTERNATIVES:

City Council may elect not to issue a Resolution of No Objection which would adversely impact the ability of the developer to proceed.

FISCAL IMPACT:

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

RECOMMENDATION:

Staff recommends approval.