

# **9% Competitive Housing Tax Credits Resolutions of Support**

**Planning and Land Development Committee  
Agenda Item #6  
February 8, 2021**



**CITY OF SAN ANTONIO  
NEIGHBORHOOD & HOUSING  
SERVICES DEPARTMENT**

**Verónica R. Soto, FAICP, Director**

# Housing Tax Credits (HTC) Background

Primary funding source for the development and preservation of affordable housing

- Non-Competitive 4%.
- **Competitive 9%**



# City's Role

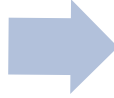


Vista at Everest, Atlantic Pacific Companies (2020  
9% HTC recipient)

- **City resolutions provide points on TDHCA applications:**
  - Resolution of Support -17 points
  - Resolution of No Objection- 14 points
  - Contributing Most- 2 points
- **Provide waivers for development**
  - 1 Mile, 3 Year Waiver
  - 20% Housing Units Supported by HTC's
  - 40% Poverty Rate Waiver
- **Letters**
  - Contributing Most- 4 points
  - City \$500 Contribution- 1 point
- City adopted policy for guiding resolutions in October 2019



# HTC Application Process



## NHSD Application

- Collects project information
- Basis for resolution recommendation

**Nov 2020-Jan 2021**

## City Council

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

**February 2021**

## TDHCA

- Reviews full applications
- Awards Housing Tax Credits

**March- July 2021**



# 2021 Applicants

**15** Applications Received

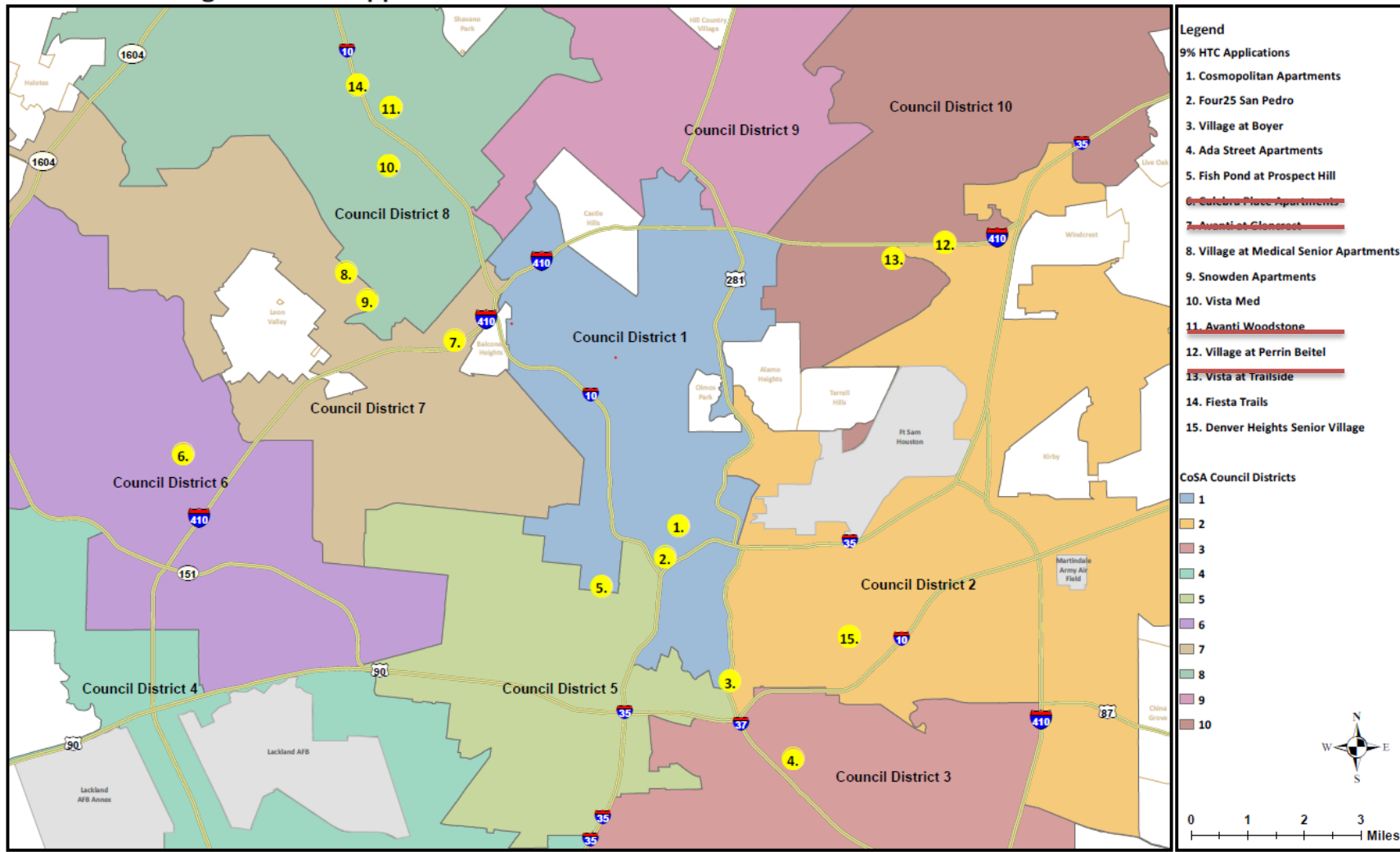
**4** Withdrawn

**11** recommended for Resolutions of Support

**8** Council Districts (None in Council Districts 4 & 9)



# 2021 9% Housing Tax Credit Applications



# 2021 Applicants

Map #	Project Name	Council District	Developer	Affordable Units/ Total Units	NHSD Staff Score
1	Cosmopolitan Apartments	1	Loopy Limited	105/105	82
2	Four25 San Pedro	1	Franklin Development	80/80	84
3	Village at Boyer	2	Prospera	86/86	92
4	Ada Street Apartments	3	NRP	80/80	79
5	Fish Pond at Prospect Hill	5	FishPond Living	55/55	79
6	Culebra Place Apartments	6	Chavez Foundation	120/120	83
7	Avanti Glencrest	7	Madhouse	72/90	81
8	Village at Medical Sr. Apart.	7	Prospera	80/80	96 7

# 2021 Applicants

Map #	Project Name	Council District	Developer	Affordable Units/ Total Units	NHSD Staff Score
9	Snowden Apartments	7	SAHA	135/135	86
10	Vista Med	8	Atlantic Pacific Companies	68/68	84
11	Avanti Woodstone	8	Madhouse	72/90	84
12	Village at Perrin Beitel	10	Prospera	80/92	96
13	Vista at Trailside	10	Atlantic Pacific Companies	80/80	90
14	Fiesta Trails	8	NRP	74/74	84
15	Denver Heights Sr. Village	2	SuperUrban Realty	84/96	93





# Project Summary

**14** New Construction

**1** Rehabilitation

**9** General Multifamily

**6** Senior Housing

**5** Applicants awarded public engagement points

**11** Applicants did not seek public engagement points



# Staff Recommendation

Development	CD	Resolution of Support	1 Mile, 3 YR Waiver	Contributing Most to CRP	CT ≥40% Poverty
Cosmopolitan Apartments	1	✓		✓	
Four25 San Pedro	1	✓	✓	✓	
Denver Heights Senior Village	2	✓		✓	
Village at Boyer	2	✓	✓	✓	
Ada Street Apartments	3	✓		✓	
Fish Pond at Prospect Hill	5	✓		✓	✓
Village at Medical Senior Apartments	7	✓			
Snowden Apartments	7	✓			
Fiesta Trails	8	✓			
Vista Med	8	✓			
Village at Perrin Beitel Apartments	10	✓		✓	



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