

City of San Antonio



AGENDA

City Council A Session

Municipal Plaza Building
114 W. Commerce Street
San Antonio, Texas 78205

Thursday, February 13, 2025

9:00 AM

Municipal Plaza Building

The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

9:00AM: Call to Order

Members of the public can comment on items on the agenda. To sign up to speak visit www.saspeakup.com. Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Individuals signing up for public comment may register for VIA bus fare or parking validation at www.saspeakup.com. VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

To view the Live meeting please view our [Live Stream](#)

During the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas

Government Code.

ACCESS STATEMENT

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-2098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253.

For additional information on any item on this agenda, please visit www.sanantonio.gov or call (210) 207-7080.

16.

2025-02-13-0014R

Resolution of Support for Judy at VIDA, LP's application for 2025 Competitive 9% Housing Tax Credits from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of The Judy at VIDA, a 90 unit affordable housing development, located at SW Corner of Zarzamora St & Mitra Way and acknowledgment that more than 20% of the total housing in the Census Tract is supported by HTC. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

THE CITY COUNCIL MAY RECESS FOR LUNCH AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

Printed on: 07/01/2025 12:50 AM



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 1

Agenda Date: February 13, 2025

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Resolution of Support for a multifamily rental housing developer, Judy at VIDA, LP, seeking 2025 Competitive 9% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for a project called The Judy at VIDA and acknowledgment that more than 20% of the total housing in the Census Tract is supported by HTC.

SUMMARY:

Consideration of an application for a Resolution of Support for Judy at VIDA, LP's application for 2025 Competitive 9% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) and acknowledgment that more than 20% of the total housing in the Census Tract is supported by HTC.

On December 2, 2024, the City issued a Request for Applications to developers seeking a Resolution of Support or a Resolution of No Objection for applications to TDHCA for the Competitive 9% Housing Tax Credit (HTC) Program. Resolutions are recommended in accordance with the Council approved policy. Twenty-three applications were submitted.

BACKGROUND INFORMATION:

The TDHCA Housing Tax Credit (HTC) Program allocates federal tax credits to encourage the construction and rehabilitation of affordable multifamily housing. This program is known federally as the Low-Income Housing Tax Credit Program (LIHTC). There are two types of Tax Credits: Competitive (9%) and Non-Competitive (4%). The 9% Program is allocated through an annual competitive process in which developments are evaluated and scored according to the TDHCA's established criteria. An application will receive points if it receives a Resolution of Support or a Resolution of No Objection from the City Council of the municipality where the project is located.

On November 18, 2021, City Council adopted an updated 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. Developers submitting 2025 Competitive 9% HTC applications to TDHCA must score at least 75 points on their City application to be recommended for a Resolution of Support by staff. Developers must score at least 60 points for a Resolution of No Objection, including four from the ownership/management experience category. Applications for the 2025 Competitive 9% HTC are due to TDHCA no later than February 28, 2025. Final awards are expected to be made by TDHCA in July 2025.

On December 2, 2024, Neighborhood & Housing Services Department (NHSD) issued a call for applications to applicants that intend to pursue the 9% tax credit for their development. Applications were due on January 13, 2025. NHSD received 23 applications for a Resolution of Support from City Council to include in their TDHCA 2025 Competitive 9% HTC application. As of January 21st, four applicants have withdrawn their request.

TDHCA will not award HTCs to a development if certain conditions exist unless the municipality specifically waives the requirement in the Resolution of Support. Example conditions include if a development is located within one mile of another awarded within the last three years, if more than 20% of the total housing in the census tract is supported by HTCs, and if the development is in a census tract with a poverty rate that exceeds 40% of the population. These conditions are taken into consideration in the City Council approved evaluation criteria. Four developments required waiver language in their resolutions.

ISSUE:

The City received 23 applications for a Resolution of Support or Resolution of No Objection from City Council to include in applications to TDHCA's 2025 Competitive 9% HTC round. Applications with a score of at least 75 points are eligible to be recommended for a Resolution of Support and those earning between 60 and 74 points may be recommended to receive a Resolution of No Objection. The final scores ranged from 75 to 98 points.

All of the proposed developments would help achieve the Strategic Housing Implementation Plan (SHIP)'s rental housing production goals for households with incomes at or below 30% area median income (AMI), 50% AMI, and 60% AMI.

One development is a rehabilitation project, Sutton Square Duplexes. This development would help meet the SHIP preservation goal if it receives an award from TDHCA.

Eight developments propose housing for older adults. At most, one of these developments will receive an award from TDHCA, per the state's rule.

TDHCA will not award HTCs to a proposed development if it is located within one mile of a development awarded within the last three years unless the governing body of the City votes to waive the One-Mile, Three-Year Rule. This impacts three applications: Sutton Square Duplexes, Village at Pearsall, and Vista Palms. Staff recommends these applicants receive Resolutions that waive the one-mile requirement because the applications have met the HTC policy goals adopted by Council and would contribute to meeting the affordable housing needs of our city.

TDHCA will not award HTCs to a proposed development if it is located in a census tract with more than 20% of the total housing supported by HTCs unless the governing body of the City votes to allow the development to move forward with its application. This impacts one application, The Judy at Vida. Staff recommends these applicants receive Resolutions acknowledging the concentration of HTC-supported housing and authorizing them to move forward with applications because they have met the HTC policy goals adopted by Council and would contribute to meeting the affordable housing needs of our city.

One pre-application was submitted to TDHCA that is outside city limits but within our region.

Judy at VIDA, LP's application for The Judy at VIDA, a 90 unit affordable housing development, located at SW Corner of Zarzamora St & Mitra Way in Council District 4 meets the City Council approved requirements to receive a Resolution of Support and acknowledgment that more than 20% of the total housing in the Census Tract is supported by HTC.

ALTERNATIVES:

City Council may elect not to provide the Resolution of Support 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.

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED
ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

A RESOLUTION

IN SUPPORT OF JUDY AT VIDA, LP'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF THE JUDY AT VIDA, A 90-UNIT MULTI- FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 4 AND ACKNOWLEDGING THE DEVELOPMENT WILL RESULT IN MORE THAN 20% OF TOTAL HOUSING UNITS IN THE PROPOSED CENSUS TRACT BEING SUPPORTED BY HOUSING TAX CREDITS.

* * * * *

WHEREAS, Judy at VIDA, LP (the "Applicant") has proposed a 90 unit affordable multi-family rental housing development named The Judy at Vida (the "Development"), to be located at the SW Corner of Zarzamora Street and Mitra Way in the City of San Antonio, Texas (the "City"); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2025 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

WHEREAS, notice of the Application was provided to the City in accordance with Texas Government Code §2306.67071(a); and

WHEREAS, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

WHEREAS, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

WHEREAS, in accordance with 10 TAC §11.3 (e) and §11.4 (c)(1), the City acknowledges that the Development is proposed to be located in a census tract that has more than 20% Housing Tax Credit Units per total households as established by the 5-year American Community Survey; and

WHEREAS, upon said hearing and after due consideration of the information provided by the Applicant and public comment, the City Council shall provide a Resolution of Support as required by the TDHCA 2025 Housing Tax Credit Application for the Development; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice of Judy at VIDA, LP's ("Applicant") application ("Application") to the Texas

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Department of Housing and Community Affairs (“TDHCA”) for the 2025 Competitive 9 % Housing Tax Credits has been provided to the City in accordance with Texas Government Code §2306.67071(a); and

- (ii) The City Council has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed 90 unit affordable multi-family rental housing development named The Judy at Vida, to be located at the SW Corner of Zarzamora Street and Mitra Way in the City of San Antonio, Texas (the “Development”);
- (iii) The City Council has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.6707(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the City Council supports the Applicant’s Application.

SECTION 2. The City hereby confirms that it supports the Applicant’s Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed 90 unit affordable multi-family rental housing development named The Judy at Vida, to be located at the SW Corner of Zarzamora Street and Mitra Way in the City of San Antonio, Texas.

SECTION 3. The City Council acknowledges that the Development is proposed to be located in a census tract that has more than 20% Housing Tax Credit Units per total households as established by the 5-year American Community Survey and the City Council has voted to specifically allow the construction of the Development to be located at the SW Corner of Zarzamora Street and Mitra Way in the City of San Antonio, Texas, and to authorize an allocation of Housing Tax Credits for the Development.

SECTION 4. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 5. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 13th day of February, 2025.

M A Y O R

Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

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