



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 5

Agenda Date: January 19, 2023

In Control: Planning and Community Development Committee

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Consideration of a Resolution of No Objection for Lincoln Avenue Capital's application to the Texas Department of Housing and Community Affairs for the Non-Competitive 4% Housing Tax Credits program.

SUMMARY:

Lincoln Avenue Capital is seeking a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs for the Non-Competitive 4% Housing Tax Credits program for the development of Ellison Apartments, a 308-unit affordable multi-family rental housing development located at the Northwest Corner of Ellison Boulevard Holm Road and Old Pearsall Road, in Council District 4.

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. Housing Tax Credits 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 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.

To qualify for a Resolution of No Objection, the application must earn at least 60 out of 100 points from the City's scoring criteria outlined in the Housing Tax Credit Policy adopted by City Council on November 18, 2021.

ISSUE:

Lincoln Avenue Capital is applying to the Texas Department of Housing and Community Affairs (TDHCA) for the Non-Competitive 4% Housing Tax Credits (HTC) program for the construction of Ellison Apartments, a 308-unit affordable multi-family rental housing development located at the Northwest Corner of Ellison Boulevard Holm Road and Old Pearsall Road, in Council District 4.

The applicant has provided the Council Office with all pertinent information per the Housing Tax Credit 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 Owner/General Partner/Property 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 no public engagement points on their application. However, the applicant plans to hold a community meeting no later than February 2023.

The value of the TDHCA tax credit award to the Ellison Apartments would be approximately \$31.2 million over a ten-year period. The total cost for this development will be approximately \$73 million. All 308 units will be rent restricted to 60% and below of area median income as defined by TDHCA's Rent and Income Limit tool using HUD data (e.g., a family of three will have a maximum income of \$44,820).

The 4% HTC application is anticipated to be considered by the TDHCA Governing Board in May 2023. If approved, the estimated start date will be in July 2024 and the estimated completion is July 2025.

This development would help achieve the Strategic Housing Implementation Plan (SHIP)'s rental housing production goals for families with incomes at 30% area median income (AMI) and 60% AMI.

The development is projected to contain the following unit mix:

Unit Mix	Number of Units	Monthly Rent	AMI Served
One Bedroom	75	\$410	10 units at 30% and below
		\$877	65 units at 60% and below
Two Bedroom	114	\$487	19 units at 30% and below
		\$1,047	95 units at 60% and below
Three Bedroom	119	\$558	18 units at 30% and below
		\$1,205	101 units at 60% and below

FISCAL IMPACT:

There is no fiscal impact to the FY 2023 general fund.

ALTERNATIVES:

The Planning and Community Development Committee may elect not to forward this item to City Council which would adversely impact the ability of the developer to proceed.

RECOMMENDATION:

Staff recommends forwarding this item to the full City Council for approval of a Resolution of No Objection.