



AGENDA MEMORANDUM

Action Item for the City Council Meeting of February 16, 2021

DATE: February 16, 2021

TO: Peter Zanoni, City Manager

THRU: Michael Rodriguez, Chief of Staff
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Resolution of Support for 9% Low-income Housing Tax Credits for Palms at Blucher Park

CAPTION:

Approving Resolution of Support for 9% Low-income Housing Tax Credit Application for Palms at Blucher Park.

SUMMARY:

Resolution of Support for the Palms at Blucher Park 9% Low-income Housing Tax Credit development.

BACKGROUND AND FINDINGS:

Applications from developers for 9% Low-income Housing Tax Credits (LIHTC) are due to the Texas Department of Housing and Community Affairs (TDHCA) on March 1, 2021. LIHTCs are administered by the Internal Revenue Service and allocated to states. They are a critical funding tool for multi-family low-income housing projects. Region 10/Urban, which includes Nueces, Aransas, San Patricio, and Victoria counties, is generally awarded one LIHTC project annually. The 9% LIHTC application process is highly competitive. TDHCA awards LIHTC applications 17 points to projects that receive a Resolution of Support. The support is necessary for the project to be competitive in the application process.

Palms at Blucher Park is a 72-unit multi-family development for renters with incomes at or below 60% of the Area Median Income. The development is located at 209, 217, 223, 227 S. Tancanhua and 209 S. Carancahua Street.

ALTERNATIVES:

The alternative is to not approve a Resolution of Support, which would greatly reduce or eliminate the chance that the project would be awarded Low-income Housing Tax Credits.

FISCAL IMPACT:

The fiscal impact is that there will be a \$500 building permit fee waiver.

FUNDING DETAIL:

Fund: NA
Organization/Activity: NA
Mission Element: NA
Project # (CIP Only): NA
Account: NA

RECOMMENDATION:

City staff recommends approval of the Resolution of Support.

LIST OF SUPPORTING DOCUMENTS:

Resolution
PowerPoint Presentation