

# Multi-Family Rental Housing Development Resolutions of Support or No Objection - APPLICATION



<b>Respondent Information</b>	<b>Cumulative Score: 0</b>
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Applicant is to complete ALL pink shaded areas. Fields marked "Select" contain a pull down menu that holds all possible responses. Point awards will be automatically generated and totaled based on the response in these fields. INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED.

**Project Name:**

**Organization:**

Street Address

Address 2

City, State Zip

**Responsible Officer:**

Title:

Phone:

E-Mail:

**Application Contact:**

Title:

Phone:

E-Mail:

## Project Information

Project Address:	<input type="text"/>	
City, State Zip:	<input type="text"/>	
Census Tract:	<input type="text"/>	
Council District:	<input type="text"/>	Select
Type of project:	<input type="text"/>	Select
Multi-family rental housing:	<input type="text"/>	Select
Total Development Cost:	\$	-
Total Tax Credit Value (10 year):	\$	-
TDHCA LIHTC application number:	<input type="text"/>	
<b>Proposed Schedule:</b>		
TDHCA Governing Board meeting date when app is to be considered:	<input type="text"/>	
Project design completion date:	<input type="text"/>	
Financial closing date:	<input type="text"/>	
Construction start date:	<input type="text"/>	
Construction completion date:	<input type="text"/>	
Project completion date:	<input type="text"/>	

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**Project Name:**

## Submission Checklist

- Signed application.
- Template of Local Government Resolution including language required for project.

Provide only if points are awarded	<ul style="list-style-type: none"> <li><input type="checkbox"/> Map illustrating distance from project to a public park.</li> <li><input type="checkbox"/> Map illustrating distance from project to a bus station or stop.</li> <li><input type="checkbox"/> Map illustrating distance from project to a full scale grocery store.</li> <li><input type="checkbox"/> Map illustrating distance from project to a community, senior or other similar facility.</li> <li><input type="checkbox"/> Map illustrating Distance from project to an Aging &amp; Disability Resource Center.</li> <li><input type="checkbox"/> Map illustrating distance from project to a hospital or a qualifying medical clinic.</li> <li><input type="checkbox"/> Map illustrating length of bus commute to a major employment center.</li> <li><input type="checkbox"/> Map of RenewSA area with project location clearly marked.</li> <li><input type="checkbox"/> Map of ICRIP area with project location clearly marked.</li> </ul>
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## Unit Count

Total Low Income (LI) units (at or below 60% MFI):	<input style="width: 95%;" type="text"/>
Total Other Units:	<input style="width: 95%;" type="text"/>
Total Unit Count:	<input style="width: 95%;" type="text" value="0"/>

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**Project Name:**

## Evaluation Criteria & Scoring

<i>Within the past five (5) years, has the City of San Antonio found application submitted by this agency to contain false or misleading information?</i>	Select	<b>-81</b>
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<b>1 Experience of the Owner/Property Manager - No more than 20 points can be awarded in this category.</b>	<b>Points Awarded: 0</b>
<ul style="list-style-type: none"> <li>A Owner/General Partner/Developer Experience                             <ul style="list-style-type: none"> <li>A 1-2 Multi-family rental housing projects in service more than 3 years.</li> <li>B 1-2 Section 42/142/HOME projects in service more than 3 years.</li> <li>C 3-6 Multi-family rental housing projects in service more than 3 years.</li> <li>D 3-6 Section 42/142/HOME projects in service more than 3 years.</li> <li>E 7 or more Multi-family rental housing projects in service more than 3 years.</li> <li>F 7 or more Section 42/142/HOME projects in service more than 3 years.</li> </ul> </li> <li>B Property Manager Experience                             <ul style="list-style-type: none"> <li>A 1-2 Multi-family rental housing projects managed more than 3 years.</li> <li>B 1-2 Section 42/142/HOME projects in service more than 3 years.</li> <li>C 3 or more Multi-family rental housing projects in service more than 3 years.</li> <li>D 3-6 Section 42/142/HOME projects in service more than 3 years</li> <li>E 7 or more Multi-family rental housing projects in service more than 3 years.</li> <li>F 7 or more Section 42/142/HOME projects in service more than 3 years.</li> </ul> </li> </ul>	Select

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**Project Name:**

<b>2 Nonprofit Organization Participation – 10 points</b>	<b>Select</b>	<b>0</b>
Does the nonprofit organization have controlling interest (e.g., greater than 50 percent ownership in the General Partner) in the project or, If ownership is a limited partnership, the Qualified Nonprofit Organization must be the Managing General Partner, or, If ownership is a limited liability company, the nonprofit organization must be the controlling Managing Member		

<b>3 REnewSA Target Area – 20 points</b>	<b>Select</b>	<b>0</b>
Is the Project located in one of the 5 REnewSA Target Areas? Avenida Guadalupe Edgewood Five Points Harlandale Las Palmas South San/Kindred Wheatley/Eastpointe Not In REnewSA Target Area Follow link for interactive map of REnewSA Target Areas. Attach map with project location clearly marked on the map. <a href="http://www.renewsa.com/ProgramsServices/TargetAreas.aspx">http://www.renewsa.com/ProgramsServices/TargetAreas.aspx</a>		

<b>4 ICRIP – Inner City Reinvestment Infill Area – 16 points</b>	<b>Select</b>	<b>0</b>
Project is located within the City of San Antonio Inner City Reinvestment Infill zone Follow link for interactive map of ICRIP Target Areas. Attach map with project location clearly marked on the map. <a href="https://gis.sanantonio.gov/ICRIP/basicviewer/index.html">https://gis.sanantonio.gov/ICRIP/basicviewer/index.html</a>		

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**Project Name:**

<b>5 TDHCA Housing Opportunity Area (HOA) – Up to 16 points</b>	<b>Select</b>	<b>0</b>
<p>Census Tract Poverty Rate &lt;15% for all individuals</p> <p>A and, Census Tract Quartile MSA Median Income: Top Quartile and Elementary School TEA Rating: Met standard rating and ≥ 77 on index 1 or,</p>		
<p>Census Tract Poverty Rate &lt;15% for all individuals and, Census Tract Quartile MSA Median Income: Second Quartile and</p> <p>B Elementary School TEA Rating: Met standard rating and ≥ 77 on index 1 or,</p>		
<p>Census Tract Poverty Rate &lt;15% for all individuals,</p> <p>C and, Census Tract Quartile MSA Median Income: Top Quartile and Elementary School TEA Rating: N/A or,</p>		
<p>D Census Tract Poverty Rate &lt;15% for all individuals and, Census Tract Quartile MSA Median Income: Top Two Quartiles and</p> <p>Elementary School TEA Rating: N/A</p>		

<b>6 Project Feasibility - No more than 20 points can be awarded in this category</b>	<b>Points Awarded:</b>		<b>0</b>
<p>a Proposed rent schedule consistent with program rent limits on rent restricted units.</p>	<b>Select</b>		
<p>b Appropriate vacancy and collection loss assumptions in the project pro forma are consistent with TDHCA HTC requirements.</p>	<b>Select</b>		
<p>c Reserves in the pro forma are consistent with TDHCA HTC requirements.</p>	<b>Select</b>		
<p>d Completed Market Feasibility Report with conclusions supporting the applicable project pro forma assumptions completed or underway.</p>	<b>Select</b>		

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**Project Name:**

<b>7 Project Site Characteristics - up to 5 points each, no more than 10 points can be awarded in this category</b>	<b>Points Awarded: 0</b>
a Project meets land use density requirements at time of application.	Select
b Project meets City of San Antonio zoning requirements at time of application.	Select

<b>8 Project Transit Amenities - up to 4 points each, no more than 28 points can be awarded in this category</b>	<b>Points Awarded: 0</b>
<i>For each amenity chosen, provide a map (i.e. Google Earth) showing the actual distance between the nearest point of the project and the nearest point of the amenity.</i>	
a Distance from project to a public park	Select
b Distance from project to a bus station or stop	Select
c Distance from project to a full scale grocery store of 25,000 square feet or more where staples, fresh produce and fresh meats are sold	Select
d Distance from project to a community, senior or other similar center, or facility that serves populations similar to those residing in the project	Select
e Distance from project to an Aging & Disability Resource Center	Select
f Distance from project to a hospital or a qualifying medical clinic (a qualifying medical clinic must have a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week and accept Medicare and Medicaid payments)	Select
g Length of bus commute to a major employment center*	Select
<i>* To determine the distance to Major Employment Centers, follow the link below. Major employment centers are defined as areas where employee density exceeds 4200 per square mile.</i>	
<a href="#">Link to: Employee 2012 Density Map</a>	

<b>9 Project Readiness - 5 points each; no more than 10 points can be awarded in this category</b>	<b>Points Awarded: 0</b>
a Applicant has secured site control per TDHCA HTC definition of site control.	Select
b Environmental Report (s) have been completed.	Select

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**Project Name:**

<b>10 Resident Services - 5 points each; no more than 15 points can be awarded in this category</b>	<b>Points Awarded: 0</b>
a The equivalent of one (1) FTE resident service coordinator for every 600 project bedrooms.	Select
b Project provides or has agreements with third party service providers to provide on-site educational, wellness and/or skill building classes.	Select
c Project provides on-site, licensed child care or after school program that operates 20 hours per week.	Select

<b>Certification</b>	<b>Final Score: 0</b>
BY SELECTING "AGREE", I (WE) HEREBY CERTIFY THAT I (WE) UNDERSTAND THAT FALSE STATEMENTS OR INFORMATION ARE FRAUD AND ARE IMMEDIATE GROUNDS FOR DENIAL OF THIS APPLICATION.	Select
BY SELECTING "AGREE", I (WE) UNDERSTAND THAT THE INFORMATION I (WE) PROVIDED, INCLUDING ALL FINANCIAL INFORMATION, IS SUBJECT TO VERIFICATION BY THE CITY OF SAN ANTONIO AND/OR THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.	Select
BY SELECTING "AGREE", I (WE) HEREBY CERTIFY THAT THE STATEMENTS MADE ON THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE.	Select

PENALTY FOR FALSE OR FRAUDULENT STATEMENT: U. S. C. Title 18, Sec. 1001, Provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willingly falsifies...or makes any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

Signature of Certifying Officer:		Upon completion of this application: Print, sign, scan and return this document as a pdf file.
Certifying Officer Print:		
Certifying Officer Title:		
Date of Certification:		

NOTE: Certifying Officer must have documented authority to enter into a contract or to execute an instrument in the name of and on behalf of the organization.

## Narrative: Project Summary

Applicant is to complete ALL pink shaded areas. INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED.

Project Name:	<input type="text"/>
Organization:	<input type="text"/>
Street Address	<input type="text"/>
Address 2	<input type="text"/>
City, State Zip	<input type="text"/>

Provide an executive summary of the project. The response must include the following: a brief history, goals, objectives, project beneficiaries, number of persons/families being served, and community impact or need/problem being addressed. Also describe community support, neighborhood coordination efforts and local partnerships.

In the space below, please provide brief history of the organization (2000 characters maximum).

## Narrative: Project Summary

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Project Name:

In the space below, please describe the project beneficiaries, and the number of persons and/or families being served. (500 characters maximum)