

HOUSING TAX CREDIT RESOLUTION APPLICATION

Updated: June, 2019

Case #: LIHTC-____-____



CONTACT INFORMATION

Applicant's Name	Mark Tolley	Property Owner	The George Barnum Estate By: Lisa Barnum
Company	Mission DG, LTD	Company	See Seller's Broker info
Applicant's Mailing Address	454 Soledad, STE 200 San Antonio, TX 78205	Owner's Mailing Address	26125 Mesa Oak Dr. San Antonio, TX 78255
Applicant's Phone #	210.354.3705	Owner's Phone #	Seller's Broker Contact Info: Stransky Properties, Stephen Stransky 210.254.7700
Applicant's Email	mark@missiondg.com	Owner's Email	stephen@stranskyproperties.com

PROPERTY INFORMATION

Subject Property Address: Site unaddressed. Legal Description: A0474 Cyrus Wickson Survey, Tract 1, Acres 9.90

Tax ID #: R 18914 Existing Zoning: ETJ

Legal Description: Lot _____ Block _____ Subdivision _____

Existing Use: Vacant Proposed Use: Residential - Multifamily

DESCRIPTION OF REQUEST

Project Name: The Lantana on Bastrop

Briefly Describe the Proposal (reason for choosing location, target population, property amenities or services, energy efficient components etc.): A 216-unit Class-A mixed income multifamily community for qualifying households with incomes at 30%, 40%, 50%, and 70% AMI. Located directly across from San Marcos High School and within close proximity to the Amazon facility, the development will provide well-appointed units and attractive amenities - such as a resort-style pool, resident supportive services, business center, fitness center, energy efficient appliances and fixtures, open concept floor plans, etc. - at rent levels attainable to a diverse range of income groups.

Type of Housing Tax Credit Resolution:

☒ 4% Housing Tax Credit or ☐ 9% Housing Tax Credit

DESCRIPTION OF UNITS

UNIT TYPE	MARKET RATE UNITS	AFFORDABLE UNITS	TOTAL
Number of Units	0	216	216
Percentage of Total Units	0%	100%	100%

How many units are available to each income bracket listed below (i.e. rent level of tenants)?

0 – 30% AMI	31 – 50% AMI	51 – 60% AMI	61 – 80% AMI	Market Rate	Total Units
22	82	0	112	0	216

Describe the unit mix:

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
0	90	50	76	0	216

How Many Accessible Units are Included: 72 ground-level accessible units, 5% of project's units (11 units) being ADA-compliant as per TDHCA requirements

Criteria

Applications must meet at least 6 of the 9 criteria below, including criteria #1, in order to receive a staff recommendation for a resolution of support. Please Indicate which of the criteria your project is consistent with and explain. Use additional pages if necessary.

Criteria	Explanation
<input checked="" type="checkbox"/> 1. No exemption from local taxes is requested	Will be met subject to approval of staff's recommendations to the City's Affordable Housing Policy on 10/15/2019
<input checked="" type="checkbox"/> 2. The project addresses a housing need identified in the City's Housing Policy or the City's current consolidated plan for HUD programs	The project provides affordable rental housing to residents with incomes at 30%, 40%, 50%, and 70% of the Area Median Income.
<input checked="" type="checkbox"/> 3. The project is located within a high or medium intensity zone on the City's Preferred Scenario Map	Located within the East Village (medium intensity) zone
<input checked="" type="checkbox"/> 4. The project is not proposed to develop under a legacy district on the City's current zoning map	Currently located within the San Marcos ETJ, upon annexation, the project will be situated within a Character District (East Village) and rezoned as CD-4. CD-4 is intended to accommodate a variety of residential options including multifamily.
<input checked="" type="checkbox"/> 5. The project is located within half a mile (.5) walking distance from services such as grocery, medical facilities, and schools.	The project is located directly across from San Marcos High School (approximately 0.1 miles walking distance). It is also approximately 0.5 miles walking distance from the Dollar General situated at the corner of Old Bastrop Rd. and Guadalupe.
<input type="checkbox"/> 6. The project is located within one quarter mile (.25) walking distance of a proposed or existing bus stop on a current or planned transit route.	
<input type="checkbox"/> 7. The project is renovating or redeveloping an existing multifamily complex or under-performing development.	
<input checked="" type="checkbox"/> 8. The project is mixed income and provides at least 20% market rate units.	Will be met subject to approval of staff's recommendations to the City's Affordable Housing Policy on 10/15/2019.
<input checked="" type="checkbox"/> 9. The project incorporates wraparound support services that provide flexible voluntary social, economic, or education benefits to the residents.	Resident supportive services and community programming/activities will be provided for the community's residents.

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$750

Technology Fee \$12

TOTAL COST \$762

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, The George Barnum Estate (owner) acknowledge that I am the rightful owner of the property located at the north corner of Old Bastrop Rd. and Rattler Rd (address). Being a 9.91 acre tract of land, located in the C. Wickson Roberts Survey, Abstract No. 474, Hays County, Texas, et. al.

I hereby authorize Mission DG, LTD, by Mark Tolley, its General Partner (agent name) to file this application for Housing Tax Credit Resolution (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: _____

Date: _____

Printed Name: _____

Signature of Agent: _____

Date: 9/18/19

Printed Name: _____

Mark Tolley