



January 31, 2024

Notice is hereby given of a Work Session of Nacogdoches City Council to be held on the above date in the City Council Chambers of City Hall, 202 E. Pilar Street, Nacogdoches, Texas, beginning at 5:30 p.m. for the purpose of considering the following agenda items.

Some City Council Members may attend via videoconference but a quorum of the City Council and the Presiding Officer will be present at the above-stated physical location. The meeting will be streamed live at: <https://www.nactx.us/21> There will be an opportunity for the public to comment on agenda items either by teleconference or in person in Council Chambers.

Members of the public who wish to submit comments on a listed agenda item by telephone must contact the City Secretary's office by email at lewisr@nactx.us or by calling (936) 559-2506 and providing their name, telephone number and relevant agenda item upon which they wish to speak. All requests to make comments must be received by 12:00 p.m. on Wednesday, January 31, 2024. For all timely requests received, staff will call the submitted phone numbers directly during the meeting when the corresponding item comes up for comment. NOTE: The incoming phone call from City staff will be an unfamiliar number.

**PLEASE LIMIT PRESENTATIONS TO THREE MINUTES
(UNLESS PRIOR APPROVAL IS OBTAINED)**

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. OPEN FORUM. Open Forum is an opportunity for citizens to address the City Council about items listed on the agenda, as well as on matters that are not specifically listed on the agenda. Alternatively, a citizen may address the City Council about an agenda item when the item comes up for consideration during the meeting. In order to address the City Council, please complete the Public Comment Form and submit it to the City Secretary prior to the start of the meeting. In accordance with the Texas Open Meetings Act, the City Council will not discuss, deliberate, or make any decisions on items not listed on the agenda. Comments are limited to 3 minutes per person.
4. WORK SESSION. Items included under Work Session are intended to provide opportunities for City Council to study and discuss various issues, and gather and analyze information. Council will not take formal action on matters presented at a work session, but may direct staff to place items relating to the matter on future agendas for formal consideration.
 - A. Receive a report, hold a discussion and give staff direction regarding Low Income Housing Tax Credit (LIHTC).
5. ADJOURN.



Rhonda Lewis
Deputy City Secretary



This agenda is posted as required under G. C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact Attorney General of Texas at 1-800-252-8011; City Secretary at (936) 559-2506 or visit City of Nacogdoches web site at www.nactx.us.

CERTIFICATION

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on January 26, 2024, at 5:00 p.m. and remained posted until the meeting convened.

Rhonda Lewis, Deputy City Secretary

2024 Housing Tax Credit Process

What is a Housing Tax Credit?

- Created in 1986
- Federal incentive for investors to provide affordable housing
- Dollar for dollar credit on federal income tax
- Claimed over 10 years
- Gives state housing agencies \$8 billion annually to allocate
- Administered by the Texas Department of Housing and Community Affairs – TDHCA.
- Not Section 8

How do the Credits Work?

- Qualified basis of \$1 million
- Part of the 9% LIHTC program
- $9\% \times \$1 \text{ million} = \$90,000$ per year for 10 years, or \$900,000
- Subsidy reduces the debt required for the project
- Rent required to make the property financially viable are lower than market

Housing Tax Credits Explained

- Qualified allocation plan
- Regions defined
- Competitive scoring
 - ❧ Amenities
 - ❧ Income and rent levels
 - ❧ Proximity to jobs
 - ❧ Location in a recent disaster area
 - ❧ Resolution of support from city

Point System

- Opportunity index
 - Within a census tract with a poverty rate of less than 20%. This tract is at 14%.
 - Within 5 miles of a grocery store, pharmacy, hospital, Head Start, library, park, university or community college, recreation facility
 - Low crime rate
 - With a high percentage of educated adults
 - Meals on Wheels service area
 - School with A or B rating
 - Economically distressed area, no HTC development within 15 years
 - Near jobs
 - Federal disaster area

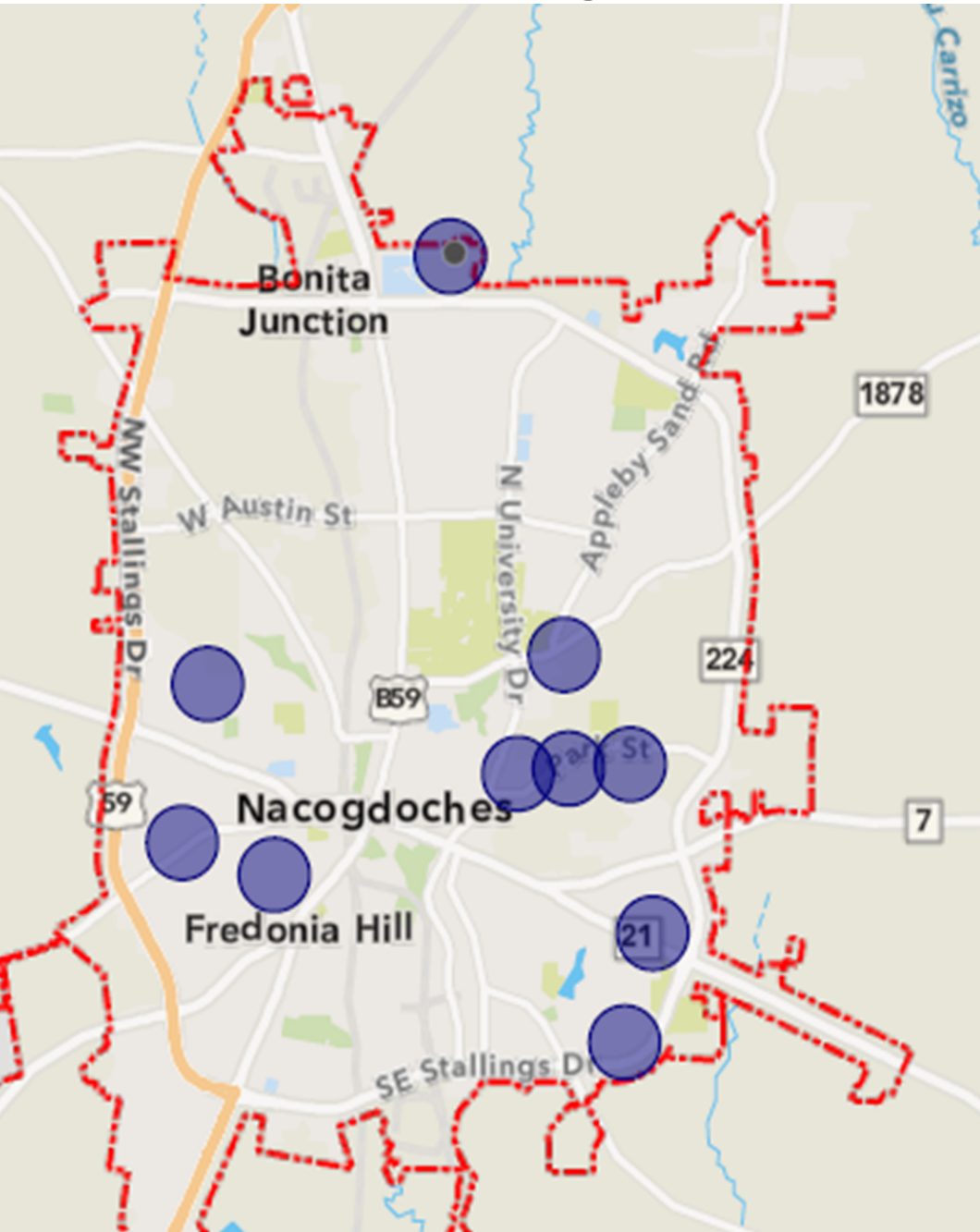
Point System

- Local government support
- Development funding (<\$250)
- State representative support
- Community service organization support
- Property owner association support
- Financial feasibility
- Cost of development
- Pre application participation

Census Data

	Texas	Nacogdoches (city)	Lufkin
Median household income in 2022	\$73,035	\$37,612	\$57,938
% At or Below Poverty Level (2022)	14.0%	30.9%	18.0%
Median Gross Rent (2022)	\$1,251	\$873	\$962

Existing Tax Credit Properties



Cordova Rental Units	Various	1993
Commonwealth I & II	Northway Drive	1996 & 1999
Cypress Ridge	Logan Circle	2000
Cardinal Village	Cardinal Street	2002
Spring Hill	East Main Street	2002
Senior Village	Harris Street	2006
Vista Pines	Park Street	2006
Park Estates	Pruitt Hill	2007
Pine Lake Estates	Durst Street	2013
Tower Village	Tower & Park	2013

Comprehensive Plan Goals

- **A variety of safe, high-quality residential areas that meet the needs of Nacogdoches residents.**
- **High-quality development that respects community character and the natural environment and does not overburden public services and infrastructure**
- **A variety of quality housing options that are appropriately available to new and current residents of Nacogdoches and affordable at all income levels.**
- **Housing and neighborhood design that successfully addresses the needs of an aging population while taking advantage of amenities attractive to retirees.**
- **Neighborhoods that are protected through diligent enforcement of appropriate ordinances, regulations and incentives.**
- **Sensible growth in Nacogdoches that takes advantage of proximity to services and amenities and minimizes the strain on tax revenue.**

2024 Applications

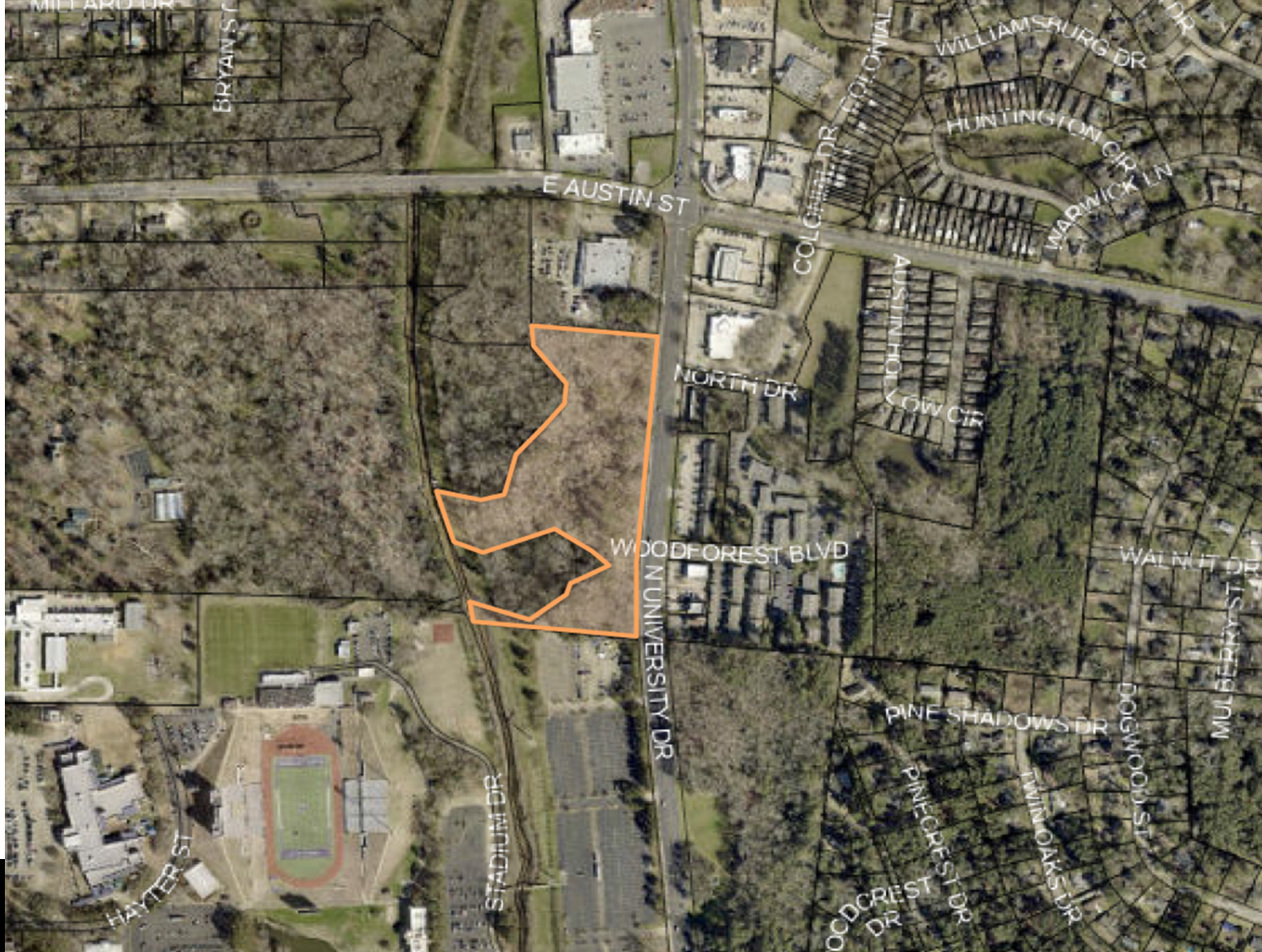
Name	Ridgebrook Senior Village	Pine Creek Senior Village	Elm Grove Apartments	Garden Walk of Nacogdoches
Address	SEC of N. University & NE Stallings Dr.	SEC of SE Stallings Drive and E. Main Street	N. University – Btw Commuter Lot and USPS	3279 N. University
Non-Profit	Yes	Yes	No	No
Low income units	70	60	68	58
Total units	70	60	68	58
Target	Elderly	Elderly	General	General
Current zoning	B-2	B-2	B-2	B-2



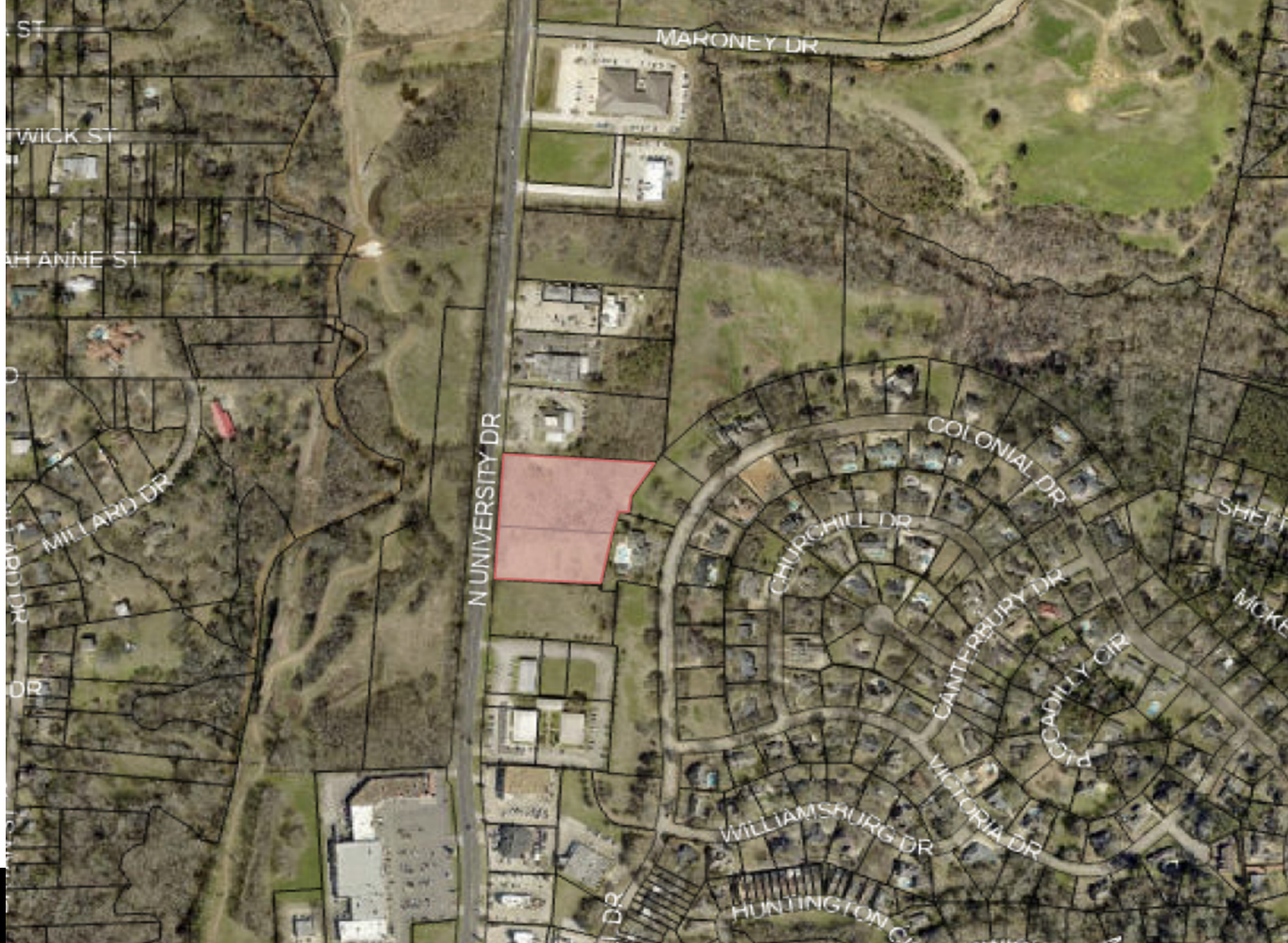
Ridgebrook Senior Village



Pine Creek Senior Village



Elm Grove Apartments



Garden Walk of Nacogdoches

Options for Resolutions?

- Adopt a resolution of support
- Adopt a resolution of no objection
- Adopt a resolution of opposition
- Take no action