



AGENDA ITEM SUMMARY

Agenda Date	October 14, 2025
Requested Action	APPROVE RESOLUTION NO. 2025-R76; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS SUPPORTING EC TERRACES AT CIBOLO, LLC'S HOUSING TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS AND ACKNOWLEDGING MORE THAN TWICE THE STATE AVERAGE PER CAPITA SUPPORTED BY HOUSING TAX CREDITS OR PRIVATE ACTIVITY BONDS. <i>(Proposed construction or rehabilitation of 150-unit complex located at 518 Fabra Street)</i>
Contact Person	Ben Thatcher, City Manager
Background Information	<p>We have received a request from Evolve Communities, LLC concerning their Texas Department of Housing and Community Affairs application for Housing Tax Credits related to the proposed rehabilitation of the Terraces at Cibolo, a 150-unit affordable senior housing property located at 518 Fabra Street. The goal of this project is to renovate each apartment at an estimated cost of \$47,500 per unit. They also plan to pursue a 50% property tax abatement by working with On Track Ministries as a non-profit CHDO partner.</p> <p>As part of their application, they must provide a resolution from the local governing body recognizing and confirming that the project supports more than twice the average number of units per capita supported by Housing Tax Credits or Private Activity Bonds.</p> <p>For background, the City approved a similar request from Evolve Communities in 2023 for a renovation project at the Trails of River Rd Apartment complex.</p>
Financial Considerations	No direct financial impact
Citizen Input/Board Review	N/A
Legal Review	The City has no liability with approving or denying the resolution request.

Alternative Options	N/A
Supporting Documents	Resolution No. 2025-R76 Request Package

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