



PROJECT HIGHLIGHTS

Address:

222 E. Mitchell
San Antonio, TX

Uses:

Multifamily, Workforce
Housing

Size:

228 residential units

Type:

Mixed-Income, LIHTC, His-
toric Adaptive Reuse, Urban
Infill

Complete:

2020

Status:

Under Construction
(66% complete)

FINANCIAL SUMMARY

Development Cost:

\$40.5 MM

Land Cost:

N/A (Ground Lease)

OVERVIEW

Formerly a seminary college for the Archdiocese, the redevelopment of the St. John's Seminary campus will rehabilitate 3 existing historic structures, in addition to the construction of 4 residential buildings, to create a 228-unit, Class-A mixed-income workforce housing community on the Southside of Downtown San Antonio, adjacent to Mission Concepción - a UNESCO World Heritage site. Chapter 380 and Chapter 381 Incentive Agreements were negotiated with the City of San Antonio and Bexar County, The project enjoys ad valorem tax exemption due to the participation of the San Antonio Housing Trust Public Facility Corporation in the partnership structure. With equity funded through Low Income Housing Tax Credits through the TDHCA, 171 of the units are affordable for households earning at or below 60% of the AMI, with the rest market rate.

APARTMENT FEATURES

- 9' Ceilings
- Wood-Style Flooring
- Large Walk-In Closets
- Gourmet Eat-In Kitchens
- Contemporary-Style Cabinetry
- Granite Countertops
- Stainless Steel Appliances
- Kitchen Pantries
- Built-In Microwaves
- Dishwashers
- In-Sink Garbage Disposals
- Upgraded Pendant Lighting
- Brushed Nickel Hardware
- In-Unit Washers & Dryers
- Private Patios/Balconies
- Ceiling Fans
- Curved Shower Rods
- Vanities with Oversized Mirrors
- 2" Wood-Style Blinds

COMMUNITY AMENITIES

- Open Concept Floorplans
- Studio, 1 & 2-Bedroom Layouts
- Historic Units
- Resort-Style Pool
- Poolside Pergola
- Sun Deck
- Clubhouse & Fitness Center
- Leasing Center
- Resident Business Center
- Remote Access Gate
- Mail Center
- Playground
- Bike Racks
- Dog Park & Pet Stations
- Outdoor Lounge
- Landscaped Zen Courtyards
- Sculpture & Fountain Garden
- Hammocks
- Recreation & Event Lawn