

A RESOLUTION **2011-03-10-0008R**

IN SUPPORT OF MONTABELLA SENIOR APARTMENTS FOR LOW INCOME HOUSING TAX CREDIT APPLICATION PROCESS AS REQUIRED BY THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS.

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WHEREAS, the Montabella Senior Apartments Multi-family Housing Construction Project is a ninety (90) unit Multi-family Development (the "Project"), proposed to be developed at the Northwest corner of a tract of land at Lakeview Drive and Foster Road in Council District 2; and

WHEREAS, Montabella Senior, Ltd. intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2011 Housing Tax Credits or Tax-Exempt Bonds, TDHCA HOME funds or Housing Trust Funds for Montabella Senior Apartments (the "Development"); and

WHEREAS, pursuant to § 50.5(a)(8), Texas Administrative Code, we acknowledge that the proposed new construction development is located one (1) linear mile or less from a development that serves the same type of household as the new development and has received an allocation of Housing Tax Credits (including Tax-Exempt Bond Developments) for new construction since December 8, 2006; and

WHEREAS, pursuant to § 50.6 (g), Texas Administrative Code, we acknowledge that the proposed new construction development is located in a census tract that has more than thirty percent (30%) Housing Tax Credit units per total household in the census tract; and

WHEREAS, the proposed development is an additional phase to an existing tax credit development, such as Montabella Pointe Apartments, and the combined unit total for the existing and proposed development, once completed, will be two hundred and thirty-four (234) units, which exceeds the project size limitation of two hundred (200) low-income units unless supported by the local governing body by a resolution; and

WHEREAS, the Project will include dwelling units subsidized through the Texas Department of Housing and Community Affairs Housing Tax Credit Program, which will provide housing opportunities for families with a mixture of incomes; and

WHEREAS, the developer of the Project has prepared an application to the State of Texas for Low-Income Housing Tax Credits to receive assistance in financing the construction of the Project; and

WHEREAS, the State of Texas has a policy against funding low-income developments within one (1) linear mile or less of an existing development or developments that serve the same type of household unless allowed by vote of the local government; and

WHEREAS, it has been determined that the Project has support from the District 2 City Council Representative; that the developer has contacted the Highland Farms Neighborhood Association and other area residents and received no negative comment; and that there is a demand for the multi-family development in the proposed location; and

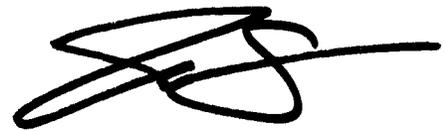
WHEREAS, the City of San Antonio has determined there is a need for additional affordable housing units in the proposed development location and has reviewed a market study which supports this determination; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City of San Antonio hereby allows the development and construction of the Montabella Senior Apartments Multi-family Housing Construction Project.

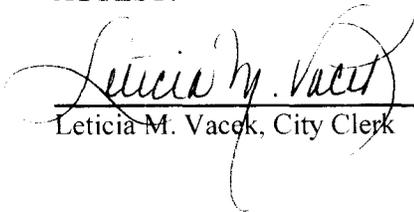
SECTION 2. This Resolution shall become effective immediately upon passage by eight (8) or more affirmative votes of the entire City Council; otherwise, said effective date shall be ten (10) days from the date of passage hereof.

PASSED AND APPROVED this 10th day of March, 2011.



M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



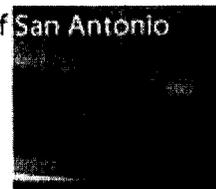
for Michael D. Bernard, City Attorney



Request for

COUNCIL ACTION

City of San Antonio



Agenda Voting Results - 24

Name:	6, 7, 9, 10, 12, 13, 15A, 15B, 16, 17, 18, 21, 22A, 22B, 22C, 24, 25, 26, 27						
Date:	03/10/2011						
Time:	10:03:40 AM						
Vote Type:	Motion to Approve						
Description:	A Resolution supporting the application by Montabella Senior, Ltd. for 2011 Housing Tax Credits, as required by the Texas Department of Housing and Community Affairs. [T.C. Broadnax, Assistant City Manager; Patrick Howard, Interim Director, Planning and Community Development]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				x
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x			x	