DF/bh
04/16/2015
Item #21

A RESOLUTION 2015-04-16-0030R

AUTHORIZING THE AMENDMENT OF RESOLUTION NO. 2015-02-12-0008R FOR THE PALO ALTO APARTMENTS AFFORDABLE MULTI-FAMILY HOUSING DEVELOPMENT PROJECT TO COMPLY WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) 4% HOUSING TAX CREDIT (HTC) AWARD PROGRAM.

* * * * *

WHEREAS, Palo Alto Apartments, Ltd., a Texas limited partnership (the "Applicant"), has proposed a 322 unit affordable rental housing development named Palo Alto Apartments (the "Development"), to be located at the southwest corner of Loop 410 and Highway 16, in the City of San Antonio, Texas (the "City"); and

WHEREAS, the Project will consist of the construction of three hundred eighteen (318) units restricted at sixty percent (60%) area median income (AMI) and four (4) units further restricted at fifty percent (50%) AMI; and

WHEREAS, the Applicant submitted an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 housing tax credits for the Development (the "Application"); and

WHEREAS, the TDHCA's application process requires a Resolution of No Objection from the City that reference rules pursuant to Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and

WHEREAS, Resolution No. 2015-02-12-0008R was passed and approved on February 12, 2015; and

WHEREAS, said Resolution did not comply with the TDHCA 2015 Housing Tax Credit Application for the Development; and

WHEREAS, it is necessary that the City Council amend Resolution No. 2015-02-12-0008R and provide a Resolution of No Objection as required by the TDHCA 2015 Housing Tax Credit Application for the Development; **NOW THEREFORE:**

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

SECTION 1. The City certifies in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

(i) Notice has been provided to the City in accordance with Texas Government Code, §2306.67071(a) and subparagraph (A) of Texas Administrative Code §10.204(4); and

(ii) The City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

(iii) The City has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code §2306.67071(b) and subparagraph (B) of Texas Administrative Code §10.204(4); and

(iv) After due consideration of the information provided by the Applicant and public comment, the City does not object to the proposed Application.

SECTION 2. That as provided for in 10 TAC [§11.3(d) and §11.4(c)(1)], it is hereby acknowledged that the proposed New Construction Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households in the census tract.

SECTION 3. That the City has no objection to the proposed Palo Alto Apartments, and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development.

SECTION 4. That for and on behalf of City Council, the City Clerk is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 5. Resolution No. 2015-02-12-0008R is hereby amended to comply with the TDHCA 4% HTC Award Program; and

SECTION 6. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 16th day of April, 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Hollis Young
for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**21 (in consent vote: 5, 6, 7, 8, 9, 10, 11, 13, 15, 16, 17, 18, 19, 21, 22)**
Date:	04/16/2015
Time:	10:54:33 AM
Vote Type:	Motion to Approve
Description:	A Resolution authorizing the amendment of Resolution No. 2015-02-12-0008R to comply with the Texas Department of Housing and Community Affairs 4% Housing Tax Credit Award Program for the Palo Alto Apartments, an approximately $39.3 million affordable multi-family rental housing development located on the southwest corner of Loop 410 and Highway 16. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1	x					
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				x
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x			x	
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				