

A RESOLUTION 2004-08-07

ALLOWING THE DEVELOPMENT AND CONSTRUCTION OF THE VILLAS OF COSTA BISCAYA PROJECT LOCATED IN THE 5400 BLOCK OF EISENHAUER ROAD, IN COUNCIL DISTRICT 2, IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS' REQUIREMENT FOR A DEVELOPMENT WHICH IS LOCATED WITHIN ONE (1) LINEAR MILE OF AN EXISTING DEVELOPMENT THAT SERVES THE SAME TYPE OF HOUSEHOLD

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WHEREAS, the Villas at Costa Biscaya is a 150 unit Multi-Family Development (the "Project"), proposed to be developed in the 5400 block of Eisenhower Road in Council District 2; and

WHEREAS, the Project is located within one (1) linear mile or less from a development (Bently Place) that serves the same type of household as the Project ; 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 Villas of Costa Biscaya Project (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, Tax Credit or Bond projects must meet certain criteria required by the Texas Department of Housing and Community Affairs; and

WHEREAS, the developer of the Project held a public hearing on January 8, 2004 as required by the Texas Department of Housing and Community Affairs; 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 that serves the same type of household unless allowed by vote of the local government; and

WHEREAS, the Texas Department of Housing and Community Affairs requires City Council allowance of the construction of a new development within one (1) linear mile or less of an existing development that serves the same type of household; and

WHEREAS, City staff has determined that the Project has community support, and support from District 2 City Council Representative; that the developer has contacted the NEISD School District and received no negative comment; that the Project is consistent with section VI of the Housing Master Plan, which encourages mixed-income housing development inside Loop 410 and affordable housing outside Loop 410; and that there is a demand for the multi-family development in the proposed location; and

WHEREAS, it is now the desire of City to allow the construction and development of the Villas of Costa Biscaya; **NOW THEREFORE:**

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

The City of San Antonio hereby allows the construction and development of the Villas of Costa Biscaya Multi-Family Development.

PASSED AND APPROVED this 26th day of February, 2004.

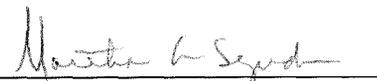

M A Y O R

EDWARD D. GARZA

ATTEST:


City Clerk

APPROVED AS TO FORM


City Attorney