

A RESOLUTION
2004-24-19

SUBSTITUTING RESOLUTION NO. 2004-08-07, PASSED AND APPROVED ON FEBRUARY 26, 2004, TO GRANT APPROVAL FOR THE VILLAS OF COSTA BISCAYA PROJECT IN COUNCIL DISTRICT 2 AS A 250 UNIT PROJECT INSTEAD OF A 150 UNIT PROJECT, AS NECESSARY TO SATISFY STATE REQUIREMENT FOR LOW-INCOME HOUSING TAX CREDITS.

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WHEREAS, Resolution No. 2004-08-07, passed and approved on February 26, 2004, approved the Villas at Costa Biscaya as 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 profile for the proposed development would be for either 150 units or 250 units; 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 250 units in 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 substitute Resolution No. 2004-08-07, passed and approved on February 26, 2004, for a Resolution allowing the construction and development of 250 units in the Villas of Costa Biscaya Project; **NOW THEREFORE:**

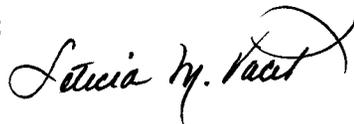
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

The City of San Antonio hereby substitutes Resolution No. 2004-08-07 and resolves to allow the construction and development of 250 units in the Villas of Costa Biscaya Multi-Family Development.

PASSED AND APPROVED this 24th day of June, 2004.

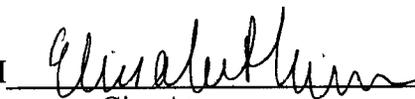

MAYOR
EDWARD D. GARZA

ATTEST:



City Clerk

APPROVED AS TO FORM


City Attorney