

**A RESOLUTION 2004-27-24**

**ALLOWING THE DEVELOPMENT AND CONSTRUCTION  
OF THE ARTISAN AT WILLOW SPRINGS PROJECT  
LOCATED IN THE 500 BLOCK OF GEMBLER 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 OR LESS OF AN  
EXISTING DEVELOPMENT THAT SERVES THE SAME  
TYPE OF HOUSEHOLD**

\* \* \* \* \*

**WHEREAS**, the Artisan at Willow Springs is a 248 unit Multi-Family Development (the "Project"), proposed to be developed in the 500 block of Gembler Road in Council District 2; and

**WHEREAS**, the Project is located within one (1) linear mile or less from a development (San Miguel Apartments) 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 Artisan at Willow Springs (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 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**, it has been determined that the Project has support from District 2 City Council Representative; that the developer has contacted the San Antonio 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 the desire of the City to allow the construction and development of the Artisan at Willow Springs; **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 construction and development of the Artisan at Willow Springs Multi-Family Development.

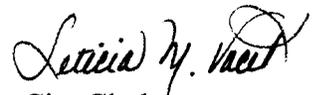
**SECTION 2.** This ordinance shall be effective immediately upon the passage of eight (8) affirmative votes.

**PASSED AND APPROVED** this 5<sup>th</sup> day of August, 2004.



**M A Y O R**  
**EDWARD D. GARZA**

**ATTEST:**

  
City Clerk

**APPROVED AS TO FORM**   
City Attorney