

AGENDA ITEM NO. 79

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT**

TO: Mayor and City Council

THROUGH: Terry M. Brechtel, City Manager

FROM: Andrew W. Cameron, Director, Housing & Community Development

COPIES: Jelynn LeBlanc Burley; File

SUBJECT: Resolution of support for the Villas at Costa Biscaya Housing Development

DATE: June 24, 2004

Summary And Recommendation:

This Resolution substitutes Resolution No. 0004-08-07, passed and approved on February 26, 2004, to grant approval for the Villas at Costa Biscaya Project as a 250 unit project instead of a 150 unit project, as necessary to satisfy state requirement for Low-Income Housing Tax Credits. This housing development is located in Council District 2.

Staff recommends approval.

Background Information:

The developer of the above named project is applying to the State for Low-Income Housing Tax Credits to help finance construction. The Villas at Costa Biscaya is proposed to be developed at 5400 Eisenhower Road between Midcrown and Raybon. This development is located within City Council District 2. In order to safeguard against over building low-income housing in communities, the State has a policy against funding low-income developments that are within one mile of an existing low-income development unless authorized by the municipality. The project profile for the proposed development is as follows; and as proposed would be for either 150 or 250 units:

Villas at Costa Biscaya:

5400 block of Eisenhower Rd – District 2

80% of units will be affordable

located .99 miles from closest affordable housing development (Bently Place)

supported by the neighborhood Association for the area:

Park Village Neighborhood Association

East Village Neighborhood Association

When reviewing Tax Credit or Bond projects, as a matter of practice, staff looks for the following:

- Community support;

- Consistency with the Housing Master Plan;
- Support from the City Council Representative;
- SAHA plan to provide multi-family support services to the area;
- Determine if the school district was notified (as required);

The staff review of this project determined the following:

- There is community support for the development;
- The City Council Representative from the District is supporting this development;
- The School District was contacted by the developer (as required);
- Consistent with section VI of the Housing Master Plan which encourages mixed-income housing development inside Loop 410 and affordable housing outside Loop 410;
- Given the City's housing client base, there is a demand for this facility in the proposed location.

Consequently, Staff recommends approval of this amendment to the Resolution of support for the Villas at Costa Biscaya Multi-Family Development.

Policy Analysis:

This action is consistent with the State Policy, which requires support from the municipality for any application for low-income housing tax credits that is located within one mile of a similar project.

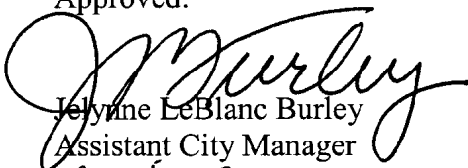
Fiscal Impact:

Approval of this resolution has no fiscal impact to the City. If approved, the application will be considered for funding by the State. Approval of this resolution is not a financial commitment by the City to these or any other projects.




Andrew W. Cameron
Director

Approved:



Jelynn LeBlanc Burley
Assistant City Manager



 Terry M. Brechtel
City Manager