

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL MEMORANDUM**

AGENDA ITEM NO. 26

**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 authorization for the Artisan at Willow Springs Development

**DATE:** August 5, 2004

**Summary and recommendation**

The District 2 Council Representative is requesting a resolution of support for the Artisan at Willow Springs Apartments. This housing development is located in District 2.

Due to there being no letter of support from the community on file for this project, staff does not recommend approval of this Resolution.

**Background**

Franklin Development is proposing to construct a 248-unit garden style apartment community (Artisan at Willow Springs) located at Gemblar and KONO Road in City Council District 2.

The project profile is as follows:

- Artisan at Willow Springs
- 500 Block of Gemblar Road
- 248-unit Multi-family development
- 100% of the units will be affordable at 60% and below area median income

Total Project cost is \$21.4 million:

- |                  |                    |
|------------------|--------------------|
| • Tax Credit     | 6.2 million        |
| • Mortgage       | 13.6 million       |
| • Owner's Equity | <u>1.6 million</u> |
| Total Cost       | \$21.4 million     |

Artisan at Willow Springs is located .88 linear miles from the San Miguel Apartments, located on Binz Engleman Rd. just south of Ft. Sam Houston, a development that has received an allocation of housing tax credits for new construction.

In order to protect against over saturation of low-income housing in communities, 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 has received an allocation of housing tax credits for new construction during the three-year period preceding the date the application round begins.

### **Policy Analysis**

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 no community support letter on file for this development. The developer has indicated there is support from the United Homeowners Improvement Association, however staff has not received a letter of support from this organization.
- The City Council Representative from the District is supporting this development.
- The School District was contacted by the developer (as required), and staff has not received negative comments.
- Section VI of the Housing Master Plan encourages mixed-income housing development inside Loop 410 and affordable housing outside Loop 410. This project is 100% affordable, but is located in a mix income community.
- Given the City's housing client base, there is a demand for this facility in the City.

It should be noted that the State does not require comments from the community. However, the City requires the neighborhood to be notified by the Developer in time to respond so their position can be considered by staff and the City Council.

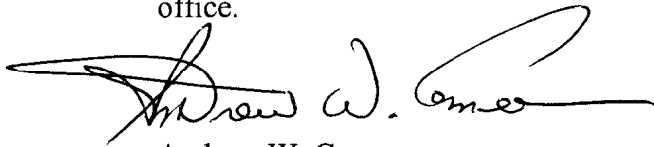
The developer of the Project has prepared an application to the State of Texas for Low-Income Housing Tax Credits to receive assistance in financing the Project. Tax Credit or Bond projects must meet certain criteria required by the Texas Department of Housing and Community Affairs. The State of Texas has a policy against funding low-income developments within one (1) linear mile or less of an existing development that has received an allocation of housing tax credits for new construction during the three-year period preceding the date the application round began.

### **Fiscal Impact**

There is no fiscal impact with this Resolution. The developer is not seeking City funding support for this project.

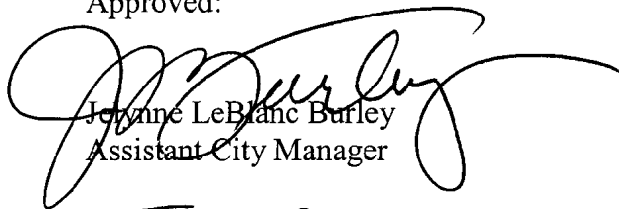
**Coordination**

This item was coordinated with the Office of the City Attorney and the District 2 City Council office.

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Andrew W. Cameron  
Director

Approved:

A handwritten signature in black ink, appearing to read "Joanne LeBlanc Burley". The signature is cursive and somewhat stylized, with a large loop at the beginning.

Joanne LeBlanc Burley  
Assistant City Manager

A handwritten signature in black ink, appearing to read "Terry M. Brechtel". The signature is cursive and somewhat stylized, with a large loop at the beginning.

Terry M. Brechtel  
City Manager

**CITY OF SAN ANTONIO**  
**OFFICE OF THE CITY COUNCIL**  
INTERDEPARTMENTAL CORRESPONDENCE SHEET

**TO:** Mayor and Councilmembers

**FROM:** Joel Williams, Councilmember, District 2

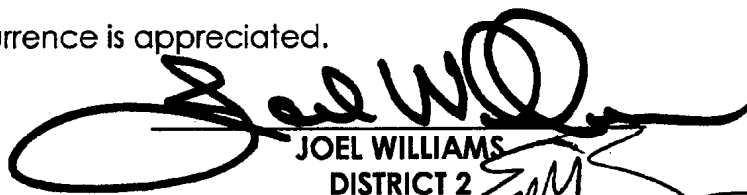
**COPIES TO:** Terry Brechtel, City Manager; Yolanda Ledesma, City Clerk;  
Andrew Martin, City Attorney; Gayle McDaniel, Assistant to City  
Council, File

**SUBJECT:** Resolution of support for The Artisan at Willow Springs

DATE: July 23, 2004

The Artisan at Willow Springs will be an asset to District 2 and the City of San Antonio. This project will bring 248 units to the residents of District 2 and will work in harmony with neighbors and businesses in the area. The Artisan at Willow Springs is within United Homeowners Improvement Association. The association is in support of the project. The Texas Department of Housing and Community Affairs requires that the City Council vote to specifically allow the construction of a new development within one (1) linear mile of an existing development under the same program.

Your concurrence is appreciated.

  
JOEL WILLIAMS  
DISTRICT 2

  
EDWARD GARZA, MAYOR

  
ROGER FLORES, DISTRICT 1

  
RON SEGOVIA, DISTRICT 3

  
RICHARD PEREZ, DISTRICT 4

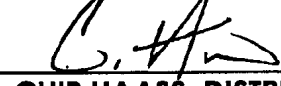
  
PATTI RADLE, DISTRICT 5

  
ENRIQUE BARRERA, DISTRICT 6

  
JULIAN CASTRO, DISTRICT 7

  
ART HALL, DISTRICT 8

  
CAROL SCHUBERT, DISTRICT 9

  
CHIP HAASS, DISTRICT 10

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