

**CITY OF SAN ANTONIO  
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT  
CITY COUNCIL AGENDA MEMORANDUM**

**TO:** Mayor and City Council

**FROM:** Andrew W. Cameron, Director

**SUBJECT:** Authorization to waive the One Mile Rule for the San Juan Square Multi-Family Apartments Project

**DATE:** March 24, 2005

**SUMMARY AND RECOMMENDATIONS**

This ordinance will authorize the State to consider funding for the construction of the San Juan Square Multi-Family Construction project. If approved, this ordinance will result in waiving the One-Mile Rule established by the State of Texas to prevent clustering of Tax Credits Projects.

Staff Recommends Approval.

**BACKGROUND INFORMATION**

The NRP Group (a local non-profit) in partnership with the San Antonio Housing Authority has made an application to the State of Texas for Low-Income Housing Tax Credits to construct the San Juan Square Apartments located in District 5.

The San Juan Square Development is proposed to be constructed in two phases to replace the San Juan Homes Public Housing Facility. In the first phase, 50 units will be demolished and replaced with the 143 unit Phase I Development. Phase II, planned for 2006, will demolish the remaining 33 units of the San Juan Homes and construct in its place, an additional 138 units.

The proposed project is located within one mile of an existing project that serves similar clients (Las Villas de Merida Apartments, 1700 South Hamilton Street). In order to prevent clustering of similar projects, the State of Texas has a policy against funding low-income developments within one linear mile or less of an existing development serving similar households unless authorized by vote of the local government. If approved, this ordinance will authorize the State Department of Housing and Community Affairs to consider this application for an allocation of Low-Income Housing Tax Credits.

This project is located within one linear mile of a similar development. However, staff supports this project because it is a partnership with the San Antonio Housing Authority to replace existing public housing units. In addition, six market units are proposed as part of this Phase I development.

### **POLICY ANALYSIS**

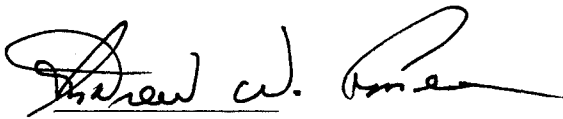
This action is consistent with State policy requiring local government authorization to approve waiving the one mile rule.

### **FISCAL IMPACT**

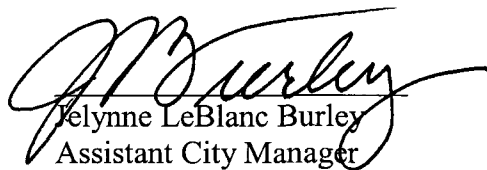
The NRP Group in partnership with the San Antonio Housing Authority has made an application to the State for Tax Credits to support this 143 units multi-family project. At this time, staff is not aware of the intent of the developer regarding City HOME funds. However, approval of this ordinance is not a commitment by the City Council to approve a request by the developer for City HOME funds.

### **COORDINATION**


This item was coordinated with the San Antonio Housing Authority and District 5 City Council Offices.



Andrew W. Cameron  
Housing & Community Development Department



Jelynn LeBlanc Burley  
Assistant City Manager



J. Rolando Bono  
Interim City Manager

CITY OF SAN ANTONIO  
OFFICE OF THE CITY COUNCIL  
COUNCIL CONSIDERATION REQUEST

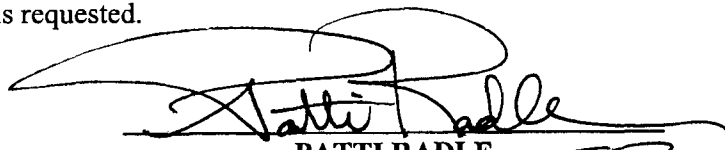
TO: Mayor and Council Members  
FROM: Councilwoman Patti Radle, District 5  
COPIES: J. Rolando Bono, *Interim City Manager*; Andy Martin, *City Attorney*; Leticia M. Vacek, *City Clerk*; Gayle McDaniel, *Assistant to City Council*; File  
SUBJECT: San Juan Square Multi-Family Apartment Project (One-Mile Rule)


DATE: March 10, 2005

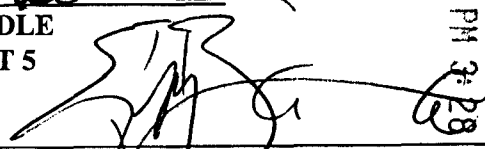
Through this memorandum, I am requesting that an item be placed on the March 24, 2005 City Council agenda to consider an ordinance waiving the One-Mile Rule for the San Juan Square Multi-Family Apartments Project. The One-Mile Rule was established by the State to prevent clustering of Tax Credit Projects. The Texas Department Of Housing And Community Affairs requires City Council authorization of Tax Credit funding for projects within one linear mile or less of an existing development that serves the same type of household. In this case, the application is for new construction of an apartment to replace a housing complex that was demolished. If approved, the project developer's application will be considered for an allocation of Housing Tax Credits from the State.

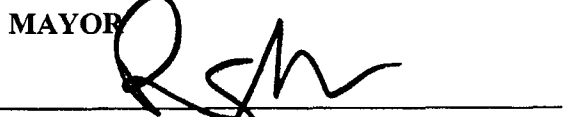
Your concurrence is requested.

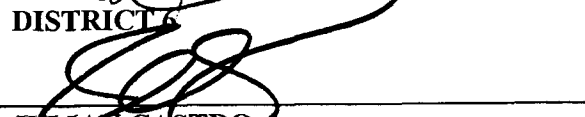
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