

THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.

RESOLUTION

OF NO OBJECTION FOR MAJESTIC SA APARTMENTS, LP'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE NON-COMPETITIVE 4% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF MAJESTIC RANCH APARTMENTS, A 288-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 7.

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WHEREAS, Majestic SA Apartments, LP (the "Applicant") has proposed a 288-unit affordable multi-family rental housing development named Majestic Ranch Apartments (the "Development"), to be located at 4847 Callaghan Road in Council District 7 in the City of San Antonio, Texas (the "City"); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2018 or 2019 non-competitive 4% Housing Tax Credits for the Development (the "Application"); and

WHEREAS, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

WHEREAS, in accordance with 10 TAC §11.3 (e) and §11.4(c)(1), the City acknowledges that the Development is proposed to be located in a census tract that has more than 20% Housing Tax Credit Units per total households as established by the 5-year American Community Survey; and

WHEREAS, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

WHEREAS, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

WHEREAS, upon said hearing and after due consideration of the information provided by the Applicant and public comment, the City Council shall provide a Resolution of No Objection as required by the TDHCA 2018 or 2019 Housing Tax Credit Application for the Development;
NOW THEREFORE:

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

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071; Texas Administrative Code §10.204(4), §11.3 (e) and §11.4 (c)(1), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.6707(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application; and
- (v) The proposed Development is consistent with the City's obligation to affirmatively further fair housing.

SECTION 2. The City hereby confirms that it does not object to the Applicant's Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed Majestic Ranch Apartments (the "Development"), to be located at 4847 Callaghan Road in Council District 7 in the City of San Antonio, Texas and the City Council hereby votes specifically to allow the construction of the Development pursuant to 10 TAC §11.3(e) and §11.4(c)(1) – TDHCA Qualified Allocation Plan.

SECTION 3. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 4. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 20th day of June, 2019.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney