

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 SAGE LOFTS, LTD'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE NON-COMPETITIVE 4% HOUSING TAX CREDITS PROGRAM FOR THE CONSTRUCTION OF SAGE LOFTS, A 336-UNIT AFFORDABLE MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED AT APPROXIMATELY 7193 OLD TALLEY ROAD IN SAN ANTONIO'S EXTRA TERRITORIAL JURISDICTION; ALLOWING THE CONSTRUCTION OF THE DEVELOPMENT TO BE LOCATED WITHIN ONE LINEAR MILE OR LESS FROM ANOTHER DEVELOPMENT; AND ACKNOWLEDGING THE DEVELOPMENT WILL RESULT IN MORE THAN 20% OF TOTAL HOUSING UNITS IN THE PROPOSED CENSUS TRACT BEING SUPPORTED BY HOUSING TAX CREDITS.

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WHEREAS, Sage Apartments, Ltd. (the "Applicant") has proposed a 336-unit affordable multi-family rental housing development called Sage Lofts (the "Development"), to be located at 7193 Old Talley Road in San Antonio's ETJ, (the "City"); and

WHEREAS, the Applicant has submitted an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2025 or 2026 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, 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, pursuant to section 11.3 (d) of the Texas Department of Housing and Community Affairs' 2024 Qualified Allocation Plan ("QAP"), an Application that proposes the New Construction or Adaptive Reuse of a development that is located one linear mile or less measured by a straight line on a map from the closest point on each development from another development that:

- (A) serves the same type of household as the proposed Development, regardless of

- whether the Development serves families, elderly individuals, or another type of household; and
- (B) has received an allocation of Housing Tax Credits or private activity bonds for any New Construction at any time during the three-year period preceding the date the Application Round begins; and
 - (C) has not been withdrawn or terminated from the Housing Tax Credit Program; and
 - (D) does not meet one of the other exceptions listed in §11.3(d)(2)(A) – (F) of the QAP, shall be considered ineligible, unless the Governing Body of the appropriate municipality or county where the Development is to be located has by vote specifically allowed the construction of a new Development located within one linear mile or less from a Development described above; and

WHEREAS, the City finds that it is necessary to waive the “three year, one mile rule” in order to increase the amount of affordable housing within the area in which both Developments will be located; 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, 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 2024 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 and Texas Administrative Code §11.204(4), 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, §2306.67071(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.

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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 336-unit affordable multi-family rental housing development called Sage Lofts (the “Development”), to be located at 7193 Old Talley Road in San Antonio’s ETJ.

SECTION 3. The City hereby finds that the Development is located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New Construction within the last three years.

SECTION 4. The City hereby confirms that the City Council hereby has voted specifically to allow the construction of the Development pursuant to 10 TAC §11.3 (e) and §11.4 (c)(1) – TDHCA Qualified Allocation Plan and to authorize an allocation of Housing Tax Credits for the Development.

SECTION 5. 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 6. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 21st day of November, 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney