

**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 GALM APARTMENTS, LTD'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE NON-COMPETITIVE 4% HOUSING TAX CREDITS PROGRAM FOR THE CONSTRUCTION GALM APARTMENTS, A 324-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED AT APPROXIMATELY 13380 W. FM 471 IN SAN ANTONIO'S EXTRA TERRITORIAL JURISDICTION.**

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**WHEREAS**, Galm Apartments, Ltd. (the "Applicant") has proposed a 324-unit affordable multi-family rental housing development called Galm Apartments (the "Development"), to be located at 13380 W. FM 471 in the City of 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**, 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

- (iii) Applicant regarding any questions or concerns about the proposed Development; and 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.

**SECTION 2.** The City hereby confirms that it does not object to the Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed 324-unit multi-family rental housing development called the Galm Apartments (the “Development”), to be located at 13380 W. FM 471 in the City of San Antonio, Texas’ ETJ.

**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 21<sup>ST</sup> day of November, 2024.**

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbir Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney