

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.

* * * * *

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 21ST day of November, 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbir Racca-Sittre, City Clerk

Andrew Segovia, City Attorney