

RESOLUTION NO. 309

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, SUPPORTING THE APPLICATION FOR LOW INCOME HOUSING TAX CREDITS FOR THE LAS CASITAS APARTMENTS PROJECT.

WHEREAS, the City Council of the City of San Luis is aware of the acute shortage of affordable housing in the community.

WHEREAS, the City Council is aware that the shortage of affordable rental housing suitable for large families is particularly critical.

WHEREAS, the City Council has considered the location, design, appearance, features and amenities of the Las Casitas Project; and

WHEREAS, the City Council has determined that the Las Casitas project will address the most acute housing need in the community.

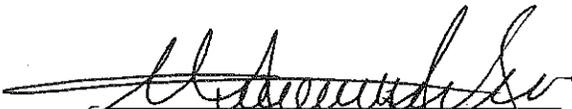
NOW, THEREFORE, BE IT RESOLVED THAT

- 1) The City Council hereby finds that the construction of new low income housing is the only way to alleviate the critical shortage of multifamily housing in the community.
- 2) The City Council of the City of San Luis hereby endorses and supports the Las Casitas Project pending processing of environmental review at the site location and clearance from the proper agency and closure of escrow be finalized.
- 3) The City council hereby determines that the project is located in a designated and active federal empowerment zone and enterprise community, furthers neighborhood preservation and has evidence of strong community support and complies with local housing needs.
- 4) The City Council hereby determines that in providing housing to large low income families the Project conforms with local housing priorities.
- 5) The City Council hereby determines that the Project conforms with the desire of the community for the proposed project site.
- 6) The City Council hereby endorses and supports the filing of an application for a reservation of low income housing tax credits for the Project.

- 7) The City Council hereby determines that inasmuch as substantially all of the residents of the community are at or below the low income level, the Project will serve the needs of all or substantially all of the members of the community and should be deemed a "mixed income" project for tax credit purposes.
- 8) The City Council hereby determines that the site amenities for the project including laundry facilities, outdoor recreation facilities, children's play area, community meeting rooms, convenience to shopping, proximity to public transportation, and proximity to social services, comports with the needs of the community and the needs of prospective tenants and that the project should receive the maximum possible points for site amenities.
- 9) The City Council hereby determines that because many of the tenants for the Las Casitas Project currently live in substandard and nonhabitable mobile homes and other dwellings which violate health, safety and zoning codes, the Las Casitas Project preserves low income housing which will otherwise no longer be available for housing of low income persons and families.
- 10) The City Council hereby determines that the design features of project including low density, perimeter setbacks, ample parking, low lot coverage and ample open space comport with the needs of the community and the needs for prospective tenants and that the Project should receive the maximum possible points for design features.
- 11) The City Council hereby requests and recommends that the project receive all points which relate to the suitability of the project for the community.
- 12) The City Council urges and requests that low income housing tax credits be reserved for the Project.

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CITY OF SAN LUIS

PASSED AND ADOPTED by the Mayor and Council of the City of San Luis, Arizona this 22nd day of May, 1995.


Miguel A. Lopez, Mayor

ATTEST:


Victor M. Stevens, City Manager

APPROVED AS TO FORM:


Bob C. Clarke, City Attorney