



Grant Moody
Commissioner Precinct 3

September 12, 2024

Texas Department of Housing and Community Development - Multifamily Finance Division
Teresa Morales, Director of Multifamily Bonds
P.O. Box 13941, Austin, Texas 78711-3941

Re: Letter of Opposition Against Creek Bend Apartment Development

Ms. Morales,

I am sending this letter to share my concerns with the 4% tax credit project proposed by Pedcor development of Creek Bend Apartments, to be constructed at Borgfeld Rd and North Hwy 281. Though inside the San Antonio city limits and City Council already passed the resolution of support for this development, I felt that it is important to communicate the multitude of concerns we have received from nearby residents who live in unincorporated Bexar County. I also share the concerns of my neighbors in the County over continued growth that is taxing our limited resources (especially water), crowding our schools, and creating greater traffic burdens in an already stressed area.

Given the existing challenge to provide electricity, sewer, and water services to this rapidly growing area, I am concerned that the ability to provide constituents with adequate utilities will be further challenged with the Creek Bend Apartments. We have learned that this is a two-phase project which will include nearly, or more than 700 apartment units when completed. Comal ISD is already experiencing overpopulated schools in this area and will seriously struggle to support the influx of additional students an apartment complex of this size would bring. Not to mention the additional tax burdens to build more schools and provide school resource officers to those schools. Couple these difficulties with the probability that road infrastructure will likely need further expansion to support the additional vehicles and traffic an additional apartment complex would bring, and the result is definitely cause for alarm.

I believe strongly that leaders in our community should work together on responsible growth initiatives in the areas where the city of San Antonio continues to expand right up to the city limits so that we do not place additional stress on our limited resources, infrastructure, and schools. I oppose the Creek Bend Apartment project and have asked members of our State legislature that moving forward, our offices work to have better communication and coordination around these types of projects. In fact, my office has been engaged with State officials on filing legislation to expand the notification requirements beyond the current distances which simply do not reach enough of the residents and businesses that will be impacted by a development of this size. We cannot simply continue to grow our population, stress our resources and expect taxpayers to foot the bill.

Thank you for the opportunity to submit comments in opposition to this project.

Respectfully,


Grant Moody
Bexar County Commissioner, Precinct 3