

**LIHTC-20-01 Low Income Housing Tax Credit Policy Analysis**  
**Resolution Approved February 4, 2020**

Low Income Housing Tax Credit Criteria for Recommendation of Approval	Resolution 2020-28R (Original Resolution approved 2.4.2020)
1) Projects requesting an exemption from local taxes must provide a minimum 10% units affordable to households at or below 30% AMI, a minimum 10% of these units shall be ADA accessible, 35% of units shall be 3 bedroom or more, and these criteria shall be written in the Land Use Restriction Agreement. When considering a recommendation of support, <i>preference</i> should be given to projects that utilize a local entity for such exemption.	<b>Met</b> -The applicant is requesting a tax exemption and will provide a minimum 22 units affordable to households at or below 30% AMI, 3 units that are ADA accessible and affordable to households at or below 30% AMI, a minimum of 76 three-bedroom units, and shall include these criteria in the Land Use Restriction Agreement. The project will be partnering with the San Marcos Housing Authority for such exemption and is also entering into a Payment In Lieu of Taxes (PILOT) agreement with the City of San Marcos (see attachment).
2) Addresses a housing need identified in this housing policy or in the City's HUD programs	<b>Met</b> -The project will provide 216 affordable units located in close proximity to San Marcos High School and Bowie Elementary as well as the Amazon facility. A mix of unit types and accessible units will be provided.
3) The project is located in a high or medium intensity zone on the Preferred Scenario Map	<b>Met</b> -The project is located in the East Village Medium Intensity Zone.
4) The project is not proposed to develop under a legacy district on the City's current zoning map.	<b>Met</b> -The property is zoned CD-5.
5) The project is located within a ½ mile walking distance to grocery, medical services, and schools.	<b>Not Met</b> -The property is located within ½ mile walking distance to schools but is not located within ½ mile walking distance to a grocery store or medical services.
6) The project is located within ¼ walking distance of a proposed or existing bus stop on a current or planned transit route. If the project is not located within ¼ mile walking distance of a proposed or existing bus stop on a current or planned transit route, a private shuttle service for residents is provided in accordance with TDHCA requirements.	<b>Met</b> - The applicant will provide a private shuttle service for residents in accordance with TDHCA requirements. The property is located on an existing route but the nearest stop is ~0.8 miles away.
7) The project is renovating or redeveloping an existing multifamily complex or under-performing development.	<b>Not Met</b> -The project will be a new development.
8) The project incorporates wraparound support services that meet the needs of the local community, utilize local support services, and exceed the minimum TDHCA amenities requirement.	<b>Met</b> -The project will incorporate resident support services that meet the needs of the local community, utilize local support services and resources, and exceed the minimum TDHCA requirement. The project will partner with Community Housing Resource Partners to provide resident support services and has established relationships with local services and groups in the area to provide the resources that will be implemented at the project.