



MEMO

TO: City of San Marcos Workforce Housing Committee
FROM: Julia Cleary – Planning and Development Services Department
DATE: June 22, 2026
RE: **Cooperation Agreement with the Texas Housing Foundation**

The City has received a request from the Texas Housing Foundation (THF) to establish a Cooperation Agreement in order to operate within the San Marcos city limits. The request is related to (and is being considered concurrently with) a requested amendment to the Resolution of No Objection (RONO) to a Low-Income Housing Tax Credit (LIHTC) project for the existing 336-unit Riverstone multifamily development at 2005 Crystal River Parkway (LIHTC-19-01(A)) which the THF are proposing to purchase.

The Texas Housing Foundation is based in Marble Falls and is considered a Regional Housing Authority under Chapter 392 of the Texas Local Government Code. Hays County is one of the participating counties and is represented on the Board of Directors. The Hays County Commissioners Court approved participation in the regional housing authority by resolution in June 2023. Nevertheless, per Section 392.017(d) of the Texas Local Government Code, a regional housing authority may not undertake a housing project in a municipality unless a resolution is adopted by the City Council. The resolution must:

1. Declare a need for the regional housing authority to exercise its powers in the municipality; and
2. Authorize a cooperation agreement under Section 392.059.

A separate resolution shall be required from the San Marcos Housing Authority – per staff’s understanding this has not been approved at this time.

Attachments

- Draft Cooperation Agreement with Texas Housing Foundation
- Narrative provided by the Texas Housing Foundation
- Applicable excerpts from Chapter 392 of the Texas Local Government Code