

Lantana on Bastrop

Staff Memo



To:	Shannon Mattingly – Planning and Development Services Director
From:	Planning & Development Services – Shavon Caldwell, Planner
Date:	January 14, 2020
Re:	Lantana on Bastrop LIHTC Resolution, December 20 th Application

Summary and Background

The Lantana on Bastrop was initially reviewed at the October 28th Committee on Workforce Housing meeting. At that time the Committee stated that compliance with criteria 8 of the City’s Low-Income Housing Tax Credit policy could not be determined without specific support services identified. Committee members asked the applicant to identify the specific services that would be incorporated into the project at the time of the local resolution. Following that meeting, the applicant identified the specific resident support services that will be incorporated into the project, identified local providers that may be used to provide local support services, and added a private shuttle to their proposal in order to meet criteria #6.

At the November 19th City Council meeting, Councilmembers voted to postpone consideration of Resolution 2019-238R to allow the Council Committee on Workforce Housing to meet and review the project with the applicant. In particular, Councilmembers voted to postpone in order to review and provide feedback on the proposed residential support services.

At the November 25th Council Committee on Workforce Housing meeting, Councilmembers requested that the applicant 1) identify the specific local service provider(s) that will implement each residential support service and 2) provide additional details such as frequency of service, planned times for service, etc. The Committee also discussed placing a condition on this project that Memorandum(s) of Understanding documenting local support services be submitted prior to issuing building permits or certificates of occupancy.

In response to the November 25th Council Committee on Workforce Housing request, the applicant identified the specific local service providers that will implement residential support services and provided additional details on programming and operations. In addition, the applicant agreed to provide executed Memorandum(s) of Understanding documenting partnerships with local service providers as a condition of approval for future building permits and certificates of occupancy. This requirement has been added to draft Resolution of No Objection as a condition of approval. Please see the attached “**Table 1. Residential Support Services**” for the additional requested details on the project’s proposed residential support services.

On December 3rd, 2019 City Council voted 4,2 to deny the request for a Resolution of No Objection. Since then the applicant has reapplied. The project being proposed under the new application is

identical to the applicant’s former proposal except for the proposed income and rent restrictions. Please see the attached “**Table 2. Proposal 1 Unit Mix**”, “**Table 3. Proposal 2 Unit Mix**” and “**Figure 1. Proposal 1- and 2-Unit Mix Comparison**” for a comparison of the income and rent restrictions proposed under the two applications.

Attachments

Table 1. Residential Support Services

Resident Support Service	Local Service Provider or Resource	Programming & Operations Details	Benefit to Local Community
Shuttle 6x a week to major destinations (grocery, pharmacy, big box retailer) or daily shuttle during the school year to schools not served by district bus system	Star Shuttle – San Marcos	Morning and Evening regularly scheduled services, monitored by property management and adjusted as needed to cater to tenants needs. Future options include Texas State Bobcat Shuttle; daily CARTS service, and other private ride-sharing shuttles, as needed.	Provides affordable & reliable transportation and for the community’s residents who do not have reliable transportation.
12 hours of weekly, organized, on-site services provided to K-12 children by a dedicated service coordinator or third-party entity.	CHR After School Program; San Marcos Public Library – Summer Reading Initiative; On site Resident Services Coordinator	American Sunrise, an award winning after school educational service provider, will also provide supplemental after school instruction.	Provides after school child care and organized activities for working parents and first-generation children at the community to assure safe and productive activities for children.
4 hours of weekly, organized, on-site classes provided to an adult audience by persons skilled or trained in the subject matter being presented	English Language Learners – ESL San Marcos Public Library; San Marcos CISD-GED Information	Other services tailored to community requests and needs may include computer literacy, career placement and training, and legal support services.	Provides comfortable educational services for adults to improve skills, at no cost to residents.
Food pantry consisting of an assortment of non-perishable food items and common household items (i.e. laundry detergent, toiletries, etc.) accessible to residents at least on a monthly basis or upon request by a resident	Hays County Food Bank; On site Resident Services Coordinator	Other food banks located in Buda/Kyle.	Provides food, nutrition, and household item assistance to residents at little to no charge.

Resident Support Service	Local Service Provider or Resource	Programming & Operations Details	Benefit to Local Community
Annual health fair provided by a health care professional	Communicare Health Centers; Alligator Dental; Aqua Springs Dental; Heart to Heart Hospice	Other local healthcare providers to be determined.	Provides education on healthcare, dental, hospice services and options available to community residents.
Notary Services during regular business hours	On site staff	Provided gratis to residents.	Provides convenient notary services at no cost to residents.
Twice monthly arts, crafts, and other recreational activities	On site Resident Services Coordinator, through CHR arts and crafts programming, per both San Marcos and TDHCA requirements.	Provided to all residents as part of Supportive Services, and will include gardening instruction at the project's community garden.	Provides creative, affordable, fun recreational options to residents.
A part-time resident services coordinator with a dedicated on-site office or a contract with a third-party to provide the equivalent of 15 hours minimum weekly	On site Resident Services Coordinator, through direction of CHR, per TDHCA requirements.	Will monitor and implement community related events and services.	Provides a free advocate with extensive experience in affordable childcare, healthcare, transportation, and nutrition options for the community's residents.

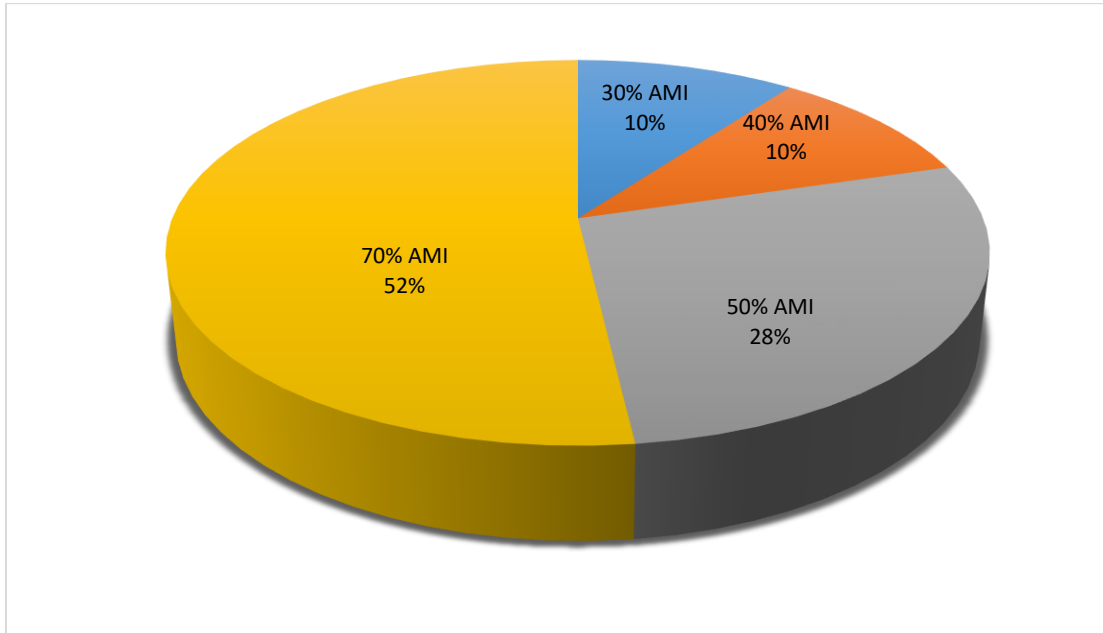
Table 2. September 25th Denied Application-Proposed Unit Mix

LANTANA ON BASTROP - SAN MARCOS, TX September 25, 2019 Application				
# of Bedrooms	# of Bathrooms	% of AMI	# of Units	Max Rent
1-BR	1-BA	30%	16	\$532
1-BR	1-BA	40%	12	\$710
1-BR	1-BA	50%	20	\$887
1-BR	1-BA	70%	42	\$1,242
2-BR	2-BA	30%	4	\$639
2-BR	2-BA	40%	4	\$852
2-BR	2-BA	50%	16	\$1,065
2-BR	2-BA	70%	26	\$1,491
3-BR	2-BA	30%	2	\$738
3-BR	2-BA	40%	6	\$984
3-BR	2-BA	50%	26	\$1,230
3-BR	2-BA	70%	42	\$1,722
Total Units			216	

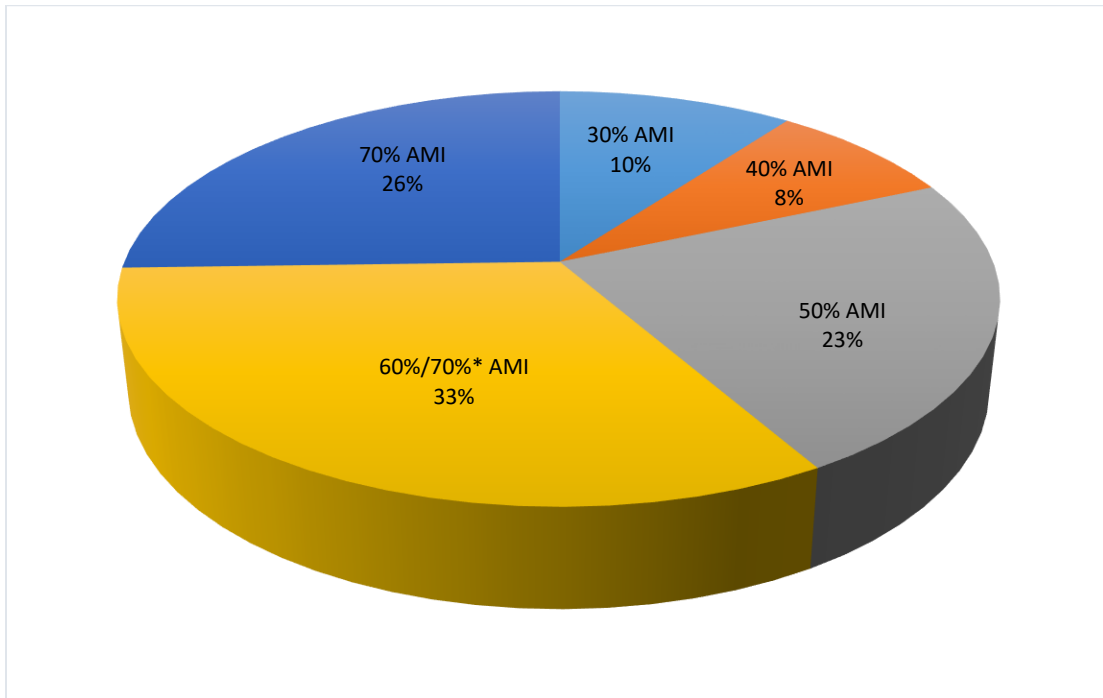
Table 3. December 20th Application-Proposed Unit Mix

LANTANA ON BASTROP - SAN MARCOS, TX				
December 20, 2019 Application				
# of Bedrooms	# of Bathrooms	% of AMI	# of Units	Max Rent
1-BR	1-BA	30%	16	\$532
1-BR	1-BA	40%	10	\$710
1-BR	1-BA	50%	16	\$887
1-BR	1-BA	60%/70%*	27	\$1,065
1-BR	1-BA	70%	21	\$1,242
2-BR	2-BA	30%	4	\$639
2-BR	2-BA	40%	4	\$852
2-BR	2-BA	50%	14	\$1,065
2-BR	2-BA	60%/70%*	15	\$1,278
2-BR	2-BA	70%	13	\$1,491
3-BR	2-BA	30%	2	\$738
3-BR	2-BA	40%	4	\$984
3-BR	2-BA	50%	20	\$1,230
3-BR	2-BA	60%/70%*	29	\$1,476
3-BR	2-BA	70%	21	\$1,722
Total Units			216	

Figure 1. September 25th and December 20th Application Comparison



Proposed Percentage of Total Units by Income Restriction-September 25th Application



Proposed Percentage of Total Units by Income Restriction-December 20th Application