



# **Council Committee on Workforce Housing**

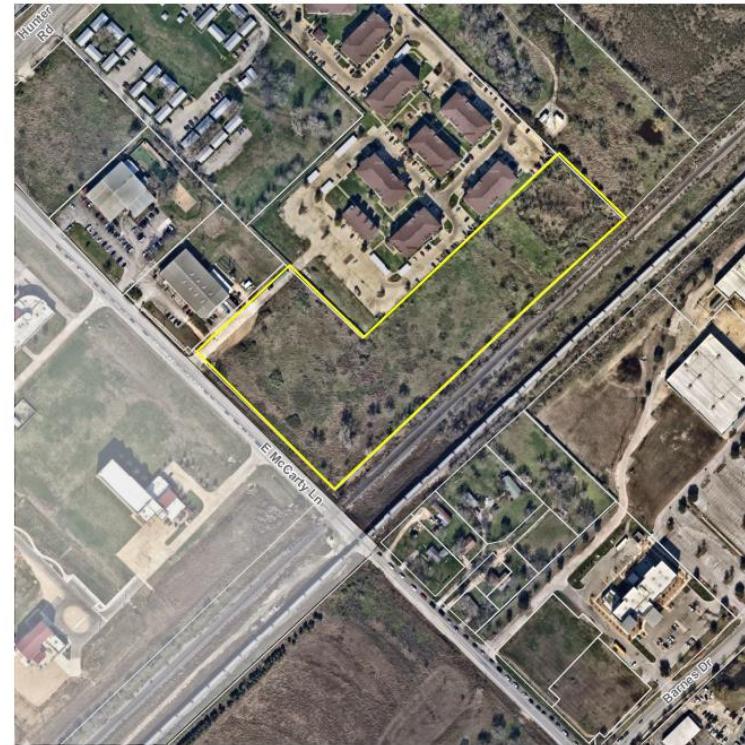
## **LIHTC-24-01(B)**

### **Blanco Basin Amendment**

Hold a Public Hearing and consider a Resolution of the City Council of the City of San Marcos, Texas amending Resolution no. 2024-90R, approved May 21, 2024, Resolution of No Objection to the submission of an application for Low-Income Housing Tax Credits to the Texas Department of Housing and Community Affairs for the proposed Blanco Basin multifamily development, generally located north of the intersection between E. McCarty lane and the Union Pacific Railroad, by allowing changes to the proposed amenities list and to the unit income mix, among other possible amendments; and declaring an effective date.

# Project Summary

- Approximately 8.8 acres
- Located on E McCarty Lane and the railroad tracks, next to the existing Sienna Point apartments.
- Located within City Limits Comprehensive Plan: Medium intensity (Star Park)
- Proposing 222 Units
- Proposing 2 Buildings
- Age restricted development (55+)

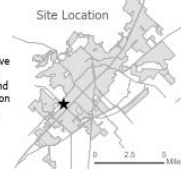


Subject Property  
 Parcel  
 ETJ

0 125 250 500  
 Feet

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 Date: 2/5/2024

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# Unit Mix – Proposed Changes

## Unit Mix – Approved RONO

Income Restriction	Unit Count	% of Total Units
0-30% AMI (\$0 - \$37,800)	34	15%
31-50% AMI (\$37,801- \$63,000)	0	0%
51-60% AMI (\$63,001 - \$75,600)	188	85%
61-80% AMI (\$75,601 - \$100,800)	0	0%
Market Rate (>\$126,000)	0	0%
<b>Total</b>	<b>222</b>	<b>100%</b>

(Annual Household Income (four people)).

Austin-Round Rock MSA TDHCA 2024 Housing Tax Credit Limits effective 5/15/2024)

## Unit Mix – Proposed Change

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31-50% AMI (\$37,801- \$63,000)	0	0%
51-60% AMI (\$63,001 - \$75,600)	TBD	TBD
61-80% AMI (\$75,601 - \$100,800)	TBD	TBD
Market Rate (>\$126,000)	0	0%
<b>Total</b>	<b>222</b>	<b>100%</b>

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# Common Amenities - Proposed Changes

## Approved RONO

- Secured entry
- 24/7 recorded camera/ security system in each building
- Furnished fitness center
- Enclosed sun porch/ patio
- Enclosed dog park
- Porte-cochere
- **BBQ grills and picnic tables**
- Business center
- Furnished community room
- Library with sitting area
- Activity room with supplies
- Community Dining room
- High speed wi-fi in clubhouse

Total Points = 19 (Minimum 18 required)

## Proposed Change

- Secured entry
- 24/7 recorded camera/ security system in each building
- Furnished fitness center
- Enclosed sun porch/ patio
- Enclosed dog park
- Porte-cochere
- **Horseshoe pit; putting green; shuffleboard court; pool table; ping pong table; or similar.**
- Business center
- Furnished community room
- Library with sitting area
- Activity room with supplies
- Community Dining room
- High speed wi-fi in clubhouse
- Proposed additional language allowing revisions to common amenities as long as the minimum(18 points) is exceeded.

Total Points = 19

[sanmarcostx.gov](http://sanmarcostx.gov)

# Recommendation



- The Workforce Housing Committee discussed this request on October 2, 2024 and directed staff to bring the item forward for consideration by the full City Council.
- Staff recommends **approval** of LIHTC-24-01(B). At this time staff considers 6 of the 8 LIHTC criteria met.



# **Additional Project Information (No Changes Proposed)**

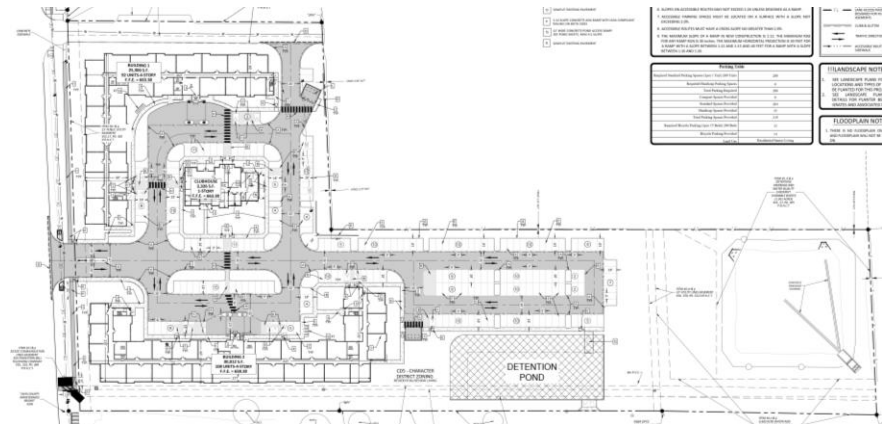
# Resident Support Services

- Annual income tax preparation
- Reporting rent payments to credit bureaus (upon request)
- Annual health fair
- Partnership with local law enforcement or local first responders to provide quarterly on-site social and interactive activities intended to foster relationships with residents.
- Notary services during regular business hours.

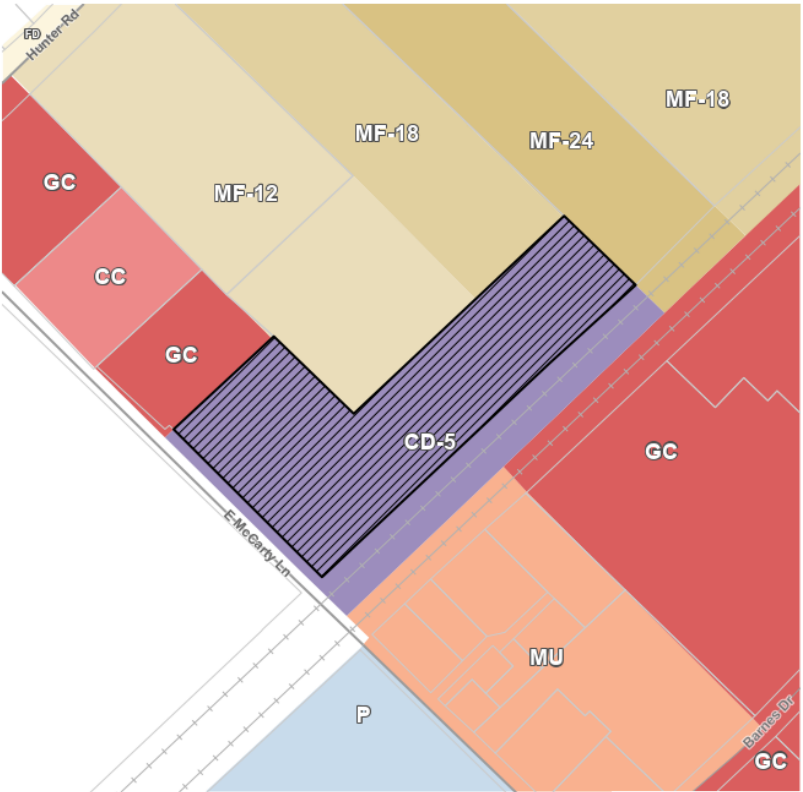
Total Points = 8 (Minimum 8 required)

# Unit Summary

# of Bedrooms	Unit Count	% of Total Units
Efficiency	0	0%
1 bedroom	122	55%
2 bedroom	100	45%
3 bedroom	0	0%
4 bedroom	0	0%
<b>Total</b>	<b>222</b>	<b>100%</b>





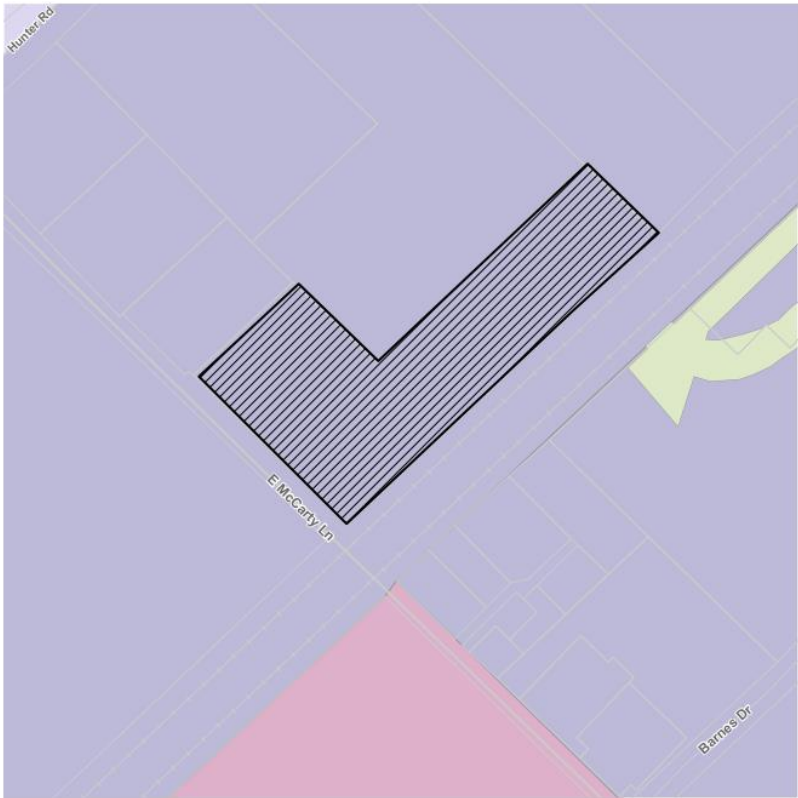


- Legend
- Subject Property
  - CC
  - CD-5
  - FD
  - GC
  - MF-12
  - MF-18
  - MF-24
  - MU



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Date: 3/6/2024

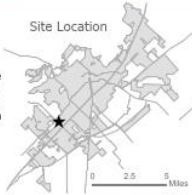


- Legend
- Subject Property
  - Parcels
  - Employment Area
  - Medium Intensity
  - Low Intensity
  - Open Space



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Date: 2/5/2024







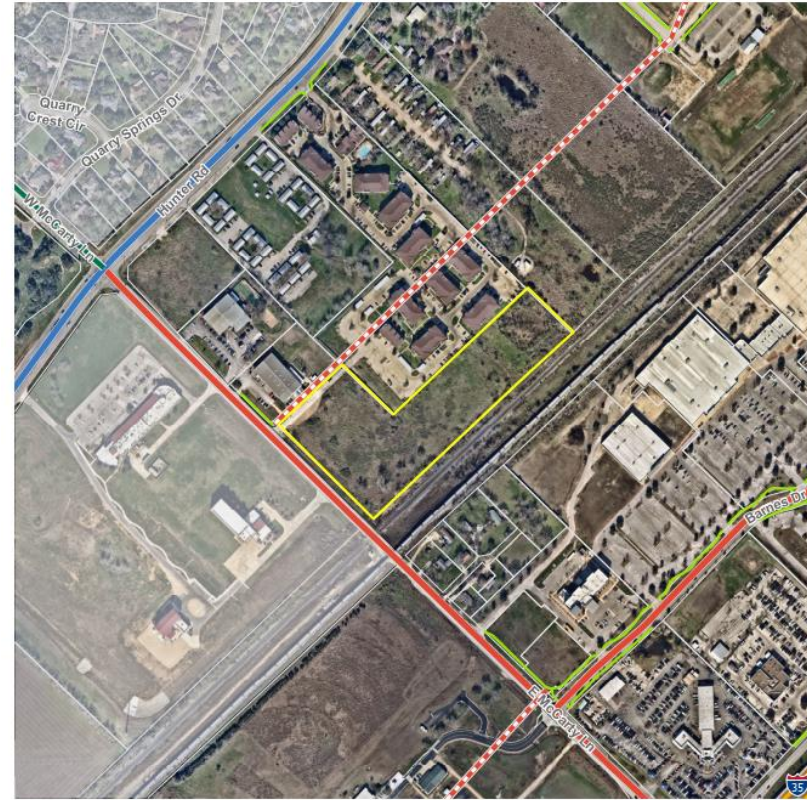
- Subject Property
- Railroad
- Parcels
- Water Quality Zone
- Water Quality Zone Buffer
- Floodway
- 100 Year Floodplain
- Transition Zone
- Major
- Minor



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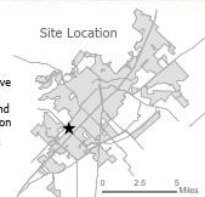
- Subject Property
- Enhanced Facilities Thoroughfare, Ave
- Enhanced Facilities Thoroughfare, Blvd
- Enhanced Facilities Thoroughfare, HW
- Enhanced Facilities Thoroughfare, St
- Proposed Facilities Thoroughfare, Ave
- Sidewalk
- Parcel
- ETJ



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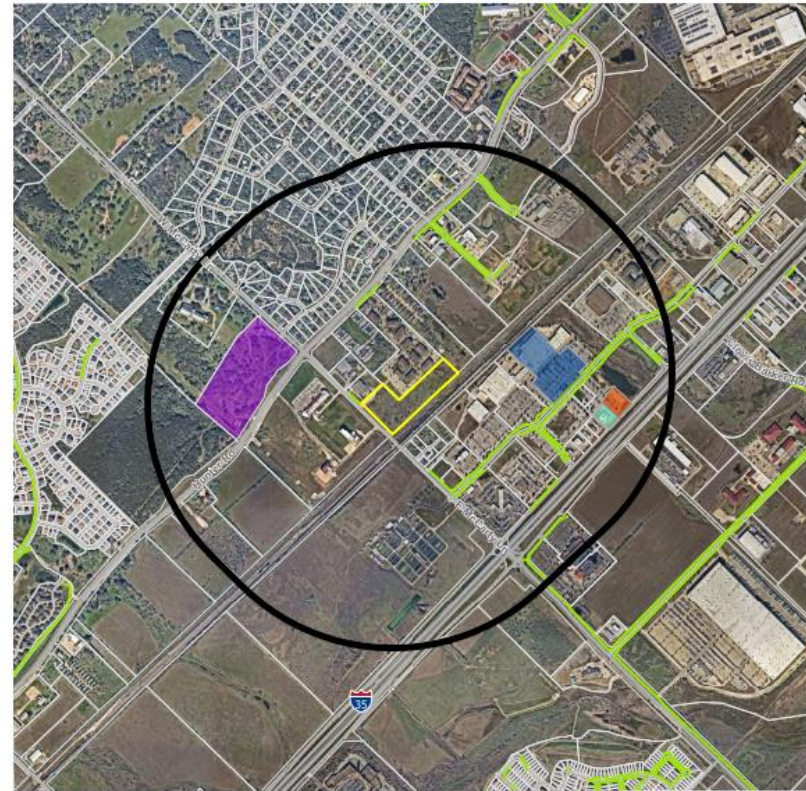
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# Distance to Services

- Not located within a half mile of a public school.
- Located within a half mile of:
  - Dentist
  - Emergency room
  - Grocery store
  - Halcyon Home Care/ Home Health
  - Paloma Montessori School (18 months - 6 years).



## Legend

- Half Mile Buffer
- Montessori School/Home Health
- Dentist
- Emergency Room
- Target Supermarket Subject
- Property
- Sidewalk
- Parcel



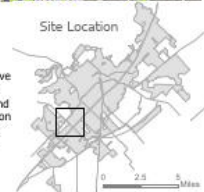
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Feet

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Date: 2/6/2024

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## Site Location



gov

## Housing Policy Criteria #1 Overview

#	Criteria	Analysis
<b>1</b>	No exemption from local taxes may be considered unless the project meets the criteria listed below. The purpose of this criteria is to help increase the City's inventory of affordable units and ensure that units benefiting from the program are reserved for low income households that need them.	<b>Met-</b> The applicant is requesting an exemption from local taxes. Please see the below analysis for Criteria #1 sub-criteria.
<b>1A</b>	A minimum of 15% of all units within the project shall be affordable to households at or below 30% percent of the AMI for the duration of the tax exemption.	<b>Met</b> - The project is providing 34 units (15% of all units) to households at or below 30% of the AMI.
<b>1B</b>	A minimum of 10% of the units affordable to households at or below 30% of the AMI shall be ADA accessible.	<b>Met</b> - 4 of the 34 units which are affordable to households at or below 30% of the AMI will be accessible.
<b>1C</b>	A minimum of 35% of the units within a project that is not age-restricted shall include a minimum of three bedrooms in each unit.	<b>Not Applicable</b> – the development will be age restricted
<b>1D</b>	The project shall include these criteria in the Texas Department of Housing and Community Affairs Land Use Restriction Agreement (LURA).	<b>Agreement to be provided at a later stage in the development process.</b>
<b>1E</b>	When considering a recommendation of support, preference should be given to projects that utilize a local entity for such tax exemptions.	<b>Met</b> – Applicant has stated the General Partner on the project will be the Capital Area Housing Finance corporation, which is based in Central Texas.



## Housing Policy Criteria #2-7 Overview

#	Criteria	Analysis
2	Addresses a housing need identified in this housing policy or in the City's HUD programs	<b>Met-</b> The development is considered to meet criteria 1 (by providing for households earning less than 30 % of the AMI) and criteria 2 (by ensuring that the rents remain affordable to the residents who live there).
3	The project is located in a high or medium intensity zone on the Preferred Scenario Map	<b>Met-</b> The project is located within a Medium Intensity (Star Park) on the Preferred Scenario Map.
4	The project is not proposed to develop under a legacy district on the City's current zoning map.	<b>Met-</b> The project will develop under Character District-5, which is not a Legacy District.
5	The project is located within a ½ mile walking distance to grocery, medical services, and schools.	<b>Met-</b> The project is within a half mile of Target Supermarket, an Urgent Care, a dentist, and a home healthcare facility (Halcyon Home). Although there is no public school within ½ mile walking distance of the project, a Montessori school is located at the intersection of Hunter and E McCarty Ln. It should also be noted that the housing will be limited to those 55+.
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 project is not located within ¼ mile walking distance of a proposed or existing bus route – the closest bus stop is at Target (approximately ½ miles away).  The site is located adjacent an existing CARTS line (Line 1V). Per the City's Transit Manager, there are plans to put in a bus stop within 1/4 mile of the development, albeit the exact location has not been confirmed at this time.
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

# Housing Policy Criteria #8 Overview: The project incorporates wraparound support services that provide flexible voluntary social, economic, or education benefits to the residents. Proposed support services should:



# Criteria	Analysis
<b>8A</b> Meet the needs of the local community	<b>Met</b> – The City does not have a detailed needs assessment for the local community regarding specific wraparound services however the submitted resident support checklist includes annual tax preparation, credit building assistance through rent reporting, an annual health fair, partnership with local law enforcement, notary services and twice monthly on-site social events.
<b>8B</b> Utilize local support services and resources	<b>Additional info to be provided at a later stage in the development process</b> – The applicant has indicated that they intend to partner with local entities however no specific agreements have been established at this time.
<b>8C</b> Exceed the minimum TDHCA requirements for amenities; and	<b>Met</b> – The submitted Amenities Checklist shows that the applicant intends to meet 19 of the points required by the TDHCA, which is one (1) more than the required minimum of 18.
<b>8D</b> Submit to the City the Project’s TDHCA Application for Low Income Housing Tax Credits and includes the list of amenities in the Project’s Land Use Restriction Agreement (LURA).	<b>Provided at a later stage in the development process.</b>

Housing Policy Criteria Additional Considerations Overview		
#	Consideration	Analysis
1	Regardless of compliance with the above criteria, projects located where emergency response times fall out of the National Fire Protection Association (NFPA) standards and / or projects located within or in close proximity to the floodplain may receive a denial recommendation.	<p>The site is not located within a FEMA floodplain (1 % annual chance or 0.2% annual chance) or within a floodway. There is floodplain to the east of the site on the other side of the railway immediately downstream.</p> <p>Per the attached Fire Station Map, there are between 7 and 9 Fire Fighters located within 8 minutes travel time of the site.</p>
2	Projects seeking tax exemption should <ul style="list-style-type: none"> <li>• Include an estimate of the tax revenues which will not be realized by the City, annually, over the life of the project.</li> <li>• Describe future plans for placing the property back on the tax roll, if applicable.</li> </ul>	A summary has been provided by the applicant (see Appendix C) indicating that a total of \$7,262,589 of property tax revenue would not be paid to the City over an anticipated 18-year period (assuming that the assessed value does not change). Per documentation submitted by the applicant, at the end of the 15-year Tax Credit Compliance period, the partnership will be dissolved, and the tax exemption will go away.
3	For senior housing projects, inclusion of the following, additional, support service: presentations by the Capital Area Council of Governments (CAPCOG) Area Agency on Aging. Applicants must contact CAPCOG to arrange for a presentation of available services no less than once every other year and provide proof of this agreement with the application.	The applicant has indicated that they have been in correspondence with CAPCOG and intend to enter in an official agreement at a later stage in the development process.
4	For senior housing projects, the distance to medical facilities will receive additional scrutiny. Applicants must indicate the nearest medical facilities and any additional transportation options which will be available to residents in the event of an emergency.	The property is within ½ mile of an Emergency Room and a CVS Pharmacy.
5	Once approved, additional consideration will be given to applications which show compliance with the Strategic Housing Action Plan.	The Strategic Housing Action Plan has not been adopted at this time.

# Additional TDHCA Language may be required in Resolution

## Twice the State Average per Capita Resolution

- TDHCA requires that a resolution be obtained for developments located in municipalities that have more than twice the state average of units per capital supported by Housing Tax Credits or private activity bonds

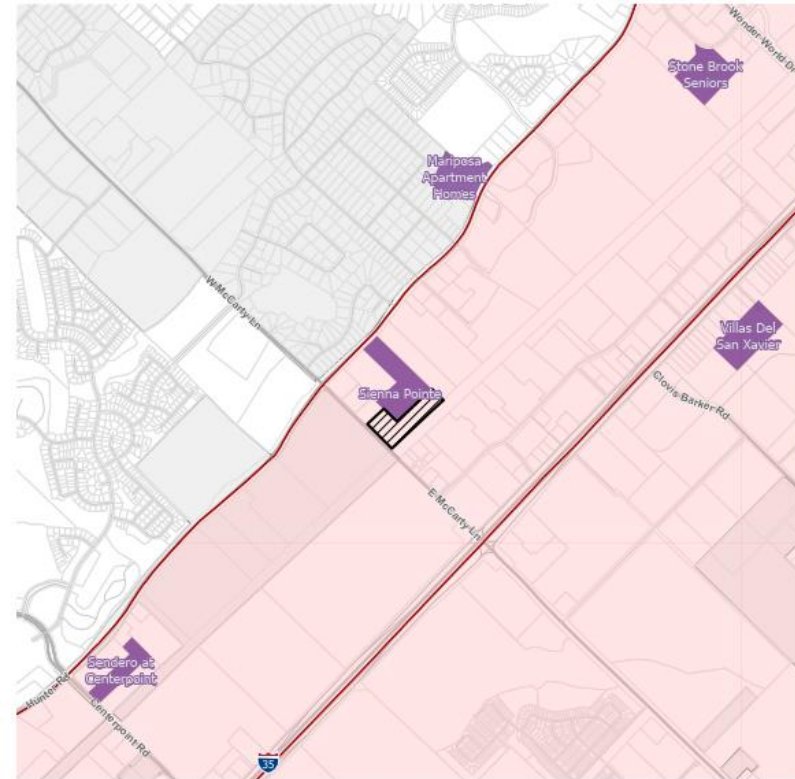
## 20% Housing Tax Credit per Household Resolution

- TDHCA requires that a resolution be obtained for developments located within Census tracts where more than 20% of all households are housing tax credit units.

LIHTC-24-01

Blanco Basin - 221 E. McCarty Ln

20% Housing Tax  
Credit Per Household  
Census Tract



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Date: 4/24/2024

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