



# Resolution 2021-XXR

## Lantana Apartments Low Income Housing Tax Credit Project Amendment

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2021-XXX, amending Resolution 2020-188R (LIHTC-20-01, Lantana on Bastrop), by revising the list of common amenities, providing 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 Lantana on Bastrop Multifamily Housing Project located at the intersection of South Old Bastrop and Rattler Road; approving findings related to such application; imposing conditions for such no objection; providing authorizations for execution or submission of documents related to the such application; and declaring an effective date.

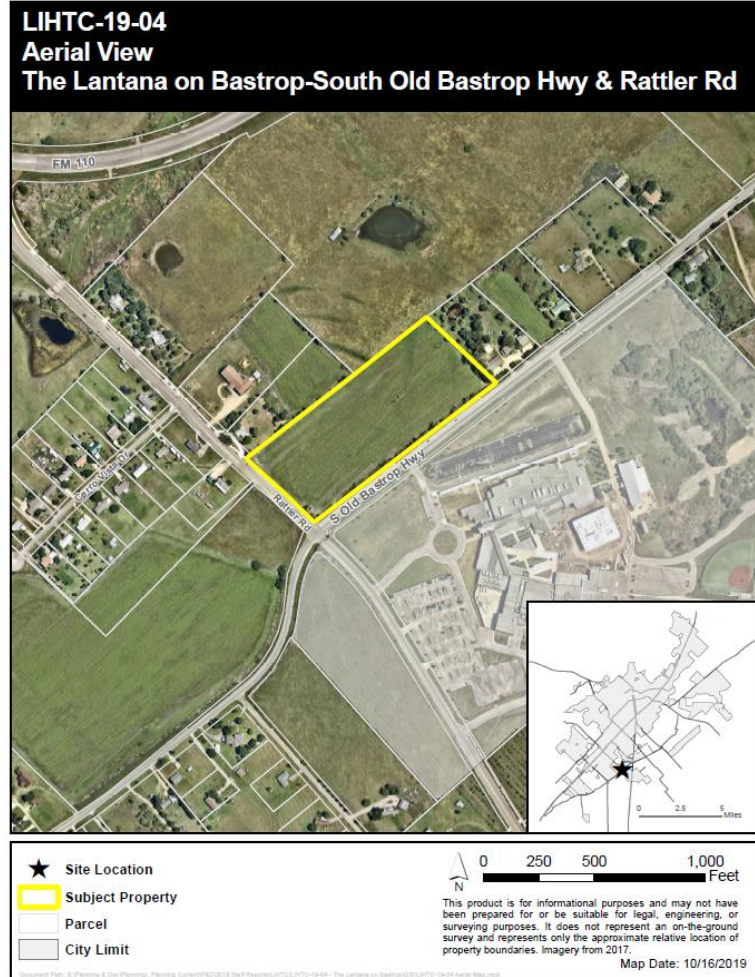


# Property Information

- 15 +/- acres
- Intersection of South Old Bastrop Highway and Rattled Road
- Zoned CD-5 – currently under construction
- Proposing 296 Total Units

Income Restriction	Unit Count
30% AMI	30
60% AMI	266
<b>Total</b>	<b>296</b>

Bedroom	Unit Count
1 bedroom	24
2 bedroom	132
3 bedroom	116
4 bedroom	24
<b>Total</b>	<b>296</b>





# Background & Context

- **Council approved the Resolution of No Objection (2020-28R) on February 4, 2020 along with a Payment in Lieu of Taxes (PILOT) agreement**
  - **Amended June 16, 2020:** to clarify the proposed zoning district
  - **Amended September 1, 2020:** add language regarding number of units in census tract.
- **Proposing to revise the list of common amenities**
  - Removal of full perimeter fencing and controlled gate access considered by the Workforce Housing Council Committee at their September 29, 2021 meeting. The Committee expressed unanimous approval of the request provided that the number of amenity points are maintained.
  - Following the Committee's meeting, the applicant proposed additional updates to the amenity list. Staff received direction from the Committee via email that the applicant's request be considered by the full City Council at their November 16, 2021
  - The Committee indicated a desire to include reference to a Capital Area on Aging presentation for seniors, which the applicant is amenable to, however Lantana on Bastrop is not a senior housing development.



# Summary of Proposed Amendment

## Removing

1. Controlled gate access for entrance and exit areas (1 point);
2. Furnished fitness center (at least one item for every 40 Units) (1 point);
3. Full perimeter fencing (2 points);
4. Library with an accessible sitting area (1 point);
5. Community Dining Room (3 points);
6. Bicycle parking (1 point);

## Adding

1. Furnished fitness center (at least one item for every 20 Units) (2 points);
2. Sport Court or field (including, but not limited to, Tennis, Basketball, Volleyball, Soccer or Baseball Field) (2 points);
3. Enclosed community sun porch or covered community porch/patio (1 point);
4. Lighted pathways along all accessible routes (1 point);
5. Activity Room stocked with supplies (Arts and Crafts, board games, etc.) (2 points);
6. Recycling Service (1 point);



# Analysis

Consideration	Staff Analysis
Per the LIHTC Policy, criteria (c), “the project shall exceed the minimum TDHCA requirements for amenities”	<b>The applicant is exceeding the minimum number of amenities and is providing 24 points (22 required), therefore, this criteria is still met.</b>
In addition, criteria (d) states that the list of amenities shall be included in the Project’s Land Use Restriction Agreement (LURA).	<b>The applicant will be required to provide the LURA to staff once it is finalized.</b>
Applications must meet at least 5 of the 8 criteria, including criteria #1 of the LIHTC policy to receive a positive staff recommendation. The application approved on February 4th, 2020 meets 6 of the 8 criteria.	<b>The revisions to the common amenities does not affect the applicant’s status of compliance with the Low-Income Housing Tax Credit policy and 6 of the 8 criteria are still met.</b>



# LIHTC Policy Criteria

Low Income Housing Tax Credit Criteria for Recommendation of Approval	Resolution 2020-27R
1) Projects requesting an exemption from local taxes must meet additional criteria.	<b>Met</b> -The applicant is requesting a tax exemption and meets the additional criteria.
2) Addresses a housing need identified in this housing policy or in the City's HUD programs	<b>Met</b> -The project addresses an identified need.
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 a 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 proposed to develop under CD-5 zoning.
5) The project is located within a ½ mile walking distance to grocery, medical services, and schools.	<b>Not Met</b> -The property is not located within ½ mile of all services.
6) The project is located within ¼ walking distance of a bus stop or 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.
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 all additional criteria.	<b>Met</b> -The project will incorporate wraparound support services that meet all the additional criteria.



# Staff Recommendation

Staff recommends **approval** of the updated Resolution of No Objection as presented.