



Public Hearing

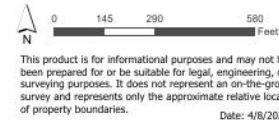
LIHTC-19-01(A)

Riverstone LIHTC Amendment

Hold a Public Hearing and consider approval of Resolution 2026-116R, amending Resolution 2019-94R, approved May 21, 2019, 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 existing Riverstone multifamily development (Case No. LIHTC-2019-01(A)) located at the intersection of Wonder World Drive and Crystal River Parkway, to state that the property shall be tax exempt, among other possible amendments, and declaring an effective date.

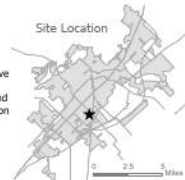
Project Summary

- Approximately 15 acres
- Located Southeast of the intersection between Crystal River Parkway and Wonder World Drive.
- Located within City Limits. Comprehensive Plan designations are as follows:
 - Neighborhood High (current)
 - Medium Intensity (archived)
- 12 Buildings/ 336 Units (constructed)
- RONO approved in 2019 without property tax exemption.
- Applicant requesting to partner with Texas Housing Foundation (tax exempt).



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Date: 4/8/2026

SAN MARCOS Planning and Development Services





Unit Mix – Proposed Changes

Unit Mix – Approved RONO

Income Restriction	Unit Count	% of Total Units
0-30% AMI (\$0 - \$40,140)	0	0%
31-50% AMI (\$40,141- \$66,900)	0	0%
51-60% AMI (\$66,901 - \$80,280)	336	100%
61-80% AMI (\$80,281 - \$107,040)	0	0%
Market Rate (>\$133,800)	0	0%
Total	336	100%

Unit Mix – Proposed Change

Income Restriction	Unit Count	% of Total Units
0-30% AMI (\$0 - \$40,140)	51	15%
31-50% AMI (\$40,141- \$66,900)	0	0%
51-60% AMI (\$66,901 - \$80,280)	285	85%
61-80% AMI (\$80,281 - \$107,040)	0	0%
Market Rate (>\$133,800)	0	0%
Total	336	100%

(Annual Household Income (four people):

Austin-Round Rock MSA TDHCA 2025 Housing Tax Credit Limits effective 4/01/2025)

Estimated Loss of Tax Revenue



RIVERSTONE - SAN MARCOS, TX

ESTIMATED PROPERTY TAXES - CITY OF SAN MARCOS

2025 Property Tax Bill

[\\$293,773.34](#)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
ANNUAL PROPERTY TAXES 3.00%	\$293,773	\$302,587	\$311,664	\$321,014	\$330,644
CUMULATIVE	\$293,773	\$596,360	\$908,024	\$1,229,038	\$1,559,683

	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
ANNUAL PROPERTY TAXES	\$340,564	\$350,781	\$361,304	\$372,143	\$383,308
CUMULATIVE	\$1,900,246	\$2,251,027	\$2,612,331	\$2,984,475	\$3,367,782

	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
ANNUAL PROPERTY TAXES	\$394,807	\$406,651	\$418,851	\$431,416	\$444,359
CUMULATIVE	\$3,762,589	\$4,169,240	\$4,588,090	\$5,019,507	\$5,463,865

	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20
ANNUAL PROPERTY TAXES	\$457,689	\$471,420	\$485,563	\$500,129	\$515,133
CUMULATIVE	\$5,921,554	\$6,392,974	\$6,878,537	\$7,378,666	\$7,893,800



PILOT Agreement Amounts Proposed by Applicant

RIVERSTONE - SAN MARCOS, TX

PILOT BREAKDOWN

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
ANNUAL PILOT	\$100,000	\$102,000	\$104,040	\$106,121	\$108,243
CUMULATIVE	\$100,000	\$202,000	\$306,040	\$412,161	\$520,404
	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
ANNUAL PILOT	\$110,408	\$112,616	\$114,869	\$117,166	\$119,509
CUMULATIVE	\$630,812	\$743,428	\$858,297	\$975,463	\$1,094,972
	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
ANNUAL PILOT	\$121,899	\$124,337	\$126,824	\$129,361	\$131,948
CUMULATIVE	\$1,216,872	\$1,341,209	\$1,468,033	\$1,597,394	\$1,729,342
	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20
ANNUAL PILOT	\$134,587	\$137,279	\$140,024	\$142,825	\$145,681
CUMULATIVE	\$1,863,929	\$2,001,207	\$2,141,231	\$2,284,056	\$2,429,737

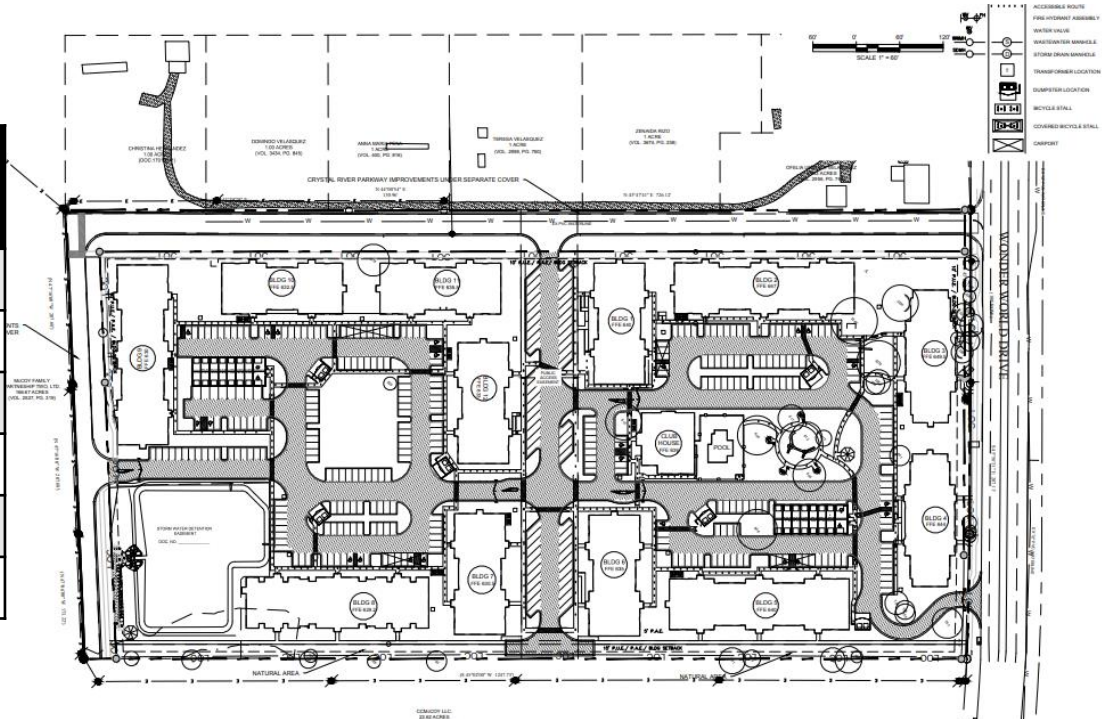


Additional Project Information (No Changes Proposed)

Site Layout/ Unit Mix



# of Bedrooms	Unit Count	% of Total Units
Efficiency	0	0%
1 bedroom	36	11%
2 bedroom	144	43%
3 bedroom	132	39%
4 bedroom	24	7%
Total	336	100%





Common Amenities & Residential Support Services

Common Amenities

- Controlled access gate
- Gazebo with sitting area or covered pavilion
- Community laundry room with min washer and dryer for each 40 units
- Fitness center
- Business center
- Community room
- Enclosed sun porch/covered community porch/patio
- Service coordinator office
- Community theater
- High speed wi-fi in common areas
- Security cameras 24/7
- Courtesy patrol
- Lighted pathways along accessible routes
- Package lockers
- Recycling service

Resident Support Services

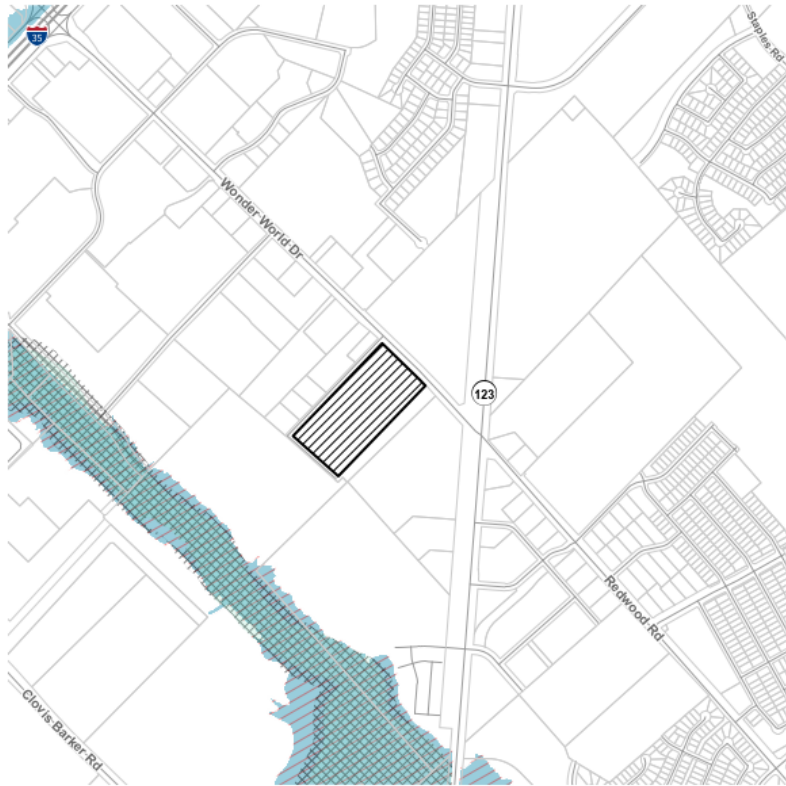
- Food pantry
- Annual health fair
- Notary services
- Twice monthly arts, crafts and other recreational activities
- Twice monthly on-site social events
- Part time resident services coordinator.
- Youth programming – Dad’Zone, after-school programs, summer camps.



LIHTC-19-01(A)

Riverstone LIHTC Amendment 2005 Crystal River Parkway

Environmental Features



- Subject Property
- Parcels
- Water Quality Zone
- Water Quality Zone Buffer
- Floodway
- 100 Year Floodplain
- Interstate
- Highway
- Major
- Minor
- Frontage



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LIHTC-19-01(A)

Riverstone LIHTC Amendment 2005 Crystal River Parkway

Existing Redwalks and Thoroughfares



- LIHTC
- Enhanced Facilities Thoroughfare, Ave
- Enhanced Facilities Thoroughfare, Blvd
- Enhanced Facilities Thoroughfare, HW
- Enhanced Facilities Thoroughfare, Pkwy
- Enhanced Facilities Thoroughfare, St
- Proposed Facilities Thoroughfare, St
- Proposed Facilities Thoroughfare, Blvd
- Proposed Facilities Thoroughfare, Pkwy
- Proposed Facilities Thoroughfare, St
- Sidewalk
- Parcel
- ETJ

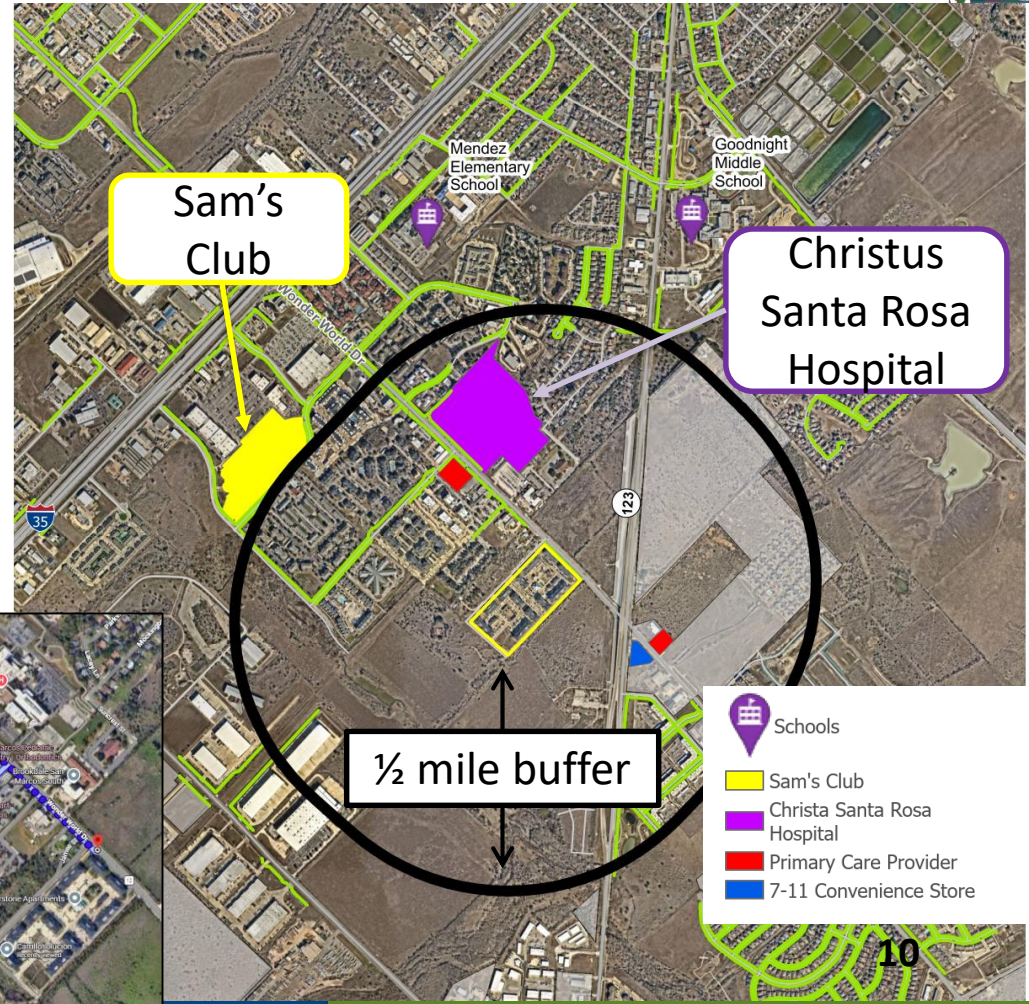


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Date: 4/8/2026



Distance to Services

- Not located within a half mile of a school
- Located within a half mile of Christus Santa Rosa Hospital, Sam's Club, 7-11 and several other medical providers.
- 0.3 mile walking distance from Christus Santa Rosa.
- 0.9 miles walking distance from Sam's Club



Workforce Housing Policy – LIHTC Criteria



2018 (Old) Criteria (included for reference only)

Resolutions of Support

Applications must meet at least 5 of the 8 criteria below, including criteria #1, in order to receive a staff recommendation for a Resolution of Support.

Criteria

1. No exemption from local taxes is provided
2. The proposed units address a housing need identified in this housing policy or in the City's current consolidated plan for HUD programs.
3. The project is located within a high or medium intensity zone on the preferred scenario map.
4. The project is not proposed to develop under a legacy district on the City's current zoning map.
5. The project is located within half a mile (.5) walking distance from services such as grocery, medical facilities, and schools.
6. The project is located within one quarter mile (.25) walking distance of a proposed or existing bus stop on a current or planned transit route.
7. The project is renovating or redeveloping an existing multifamily complex or under-performing development.
8. The project is mixed income and provides at least 20% market rate units.

Housing Policy Criteria #1 Overview

#	Criteria	Analysis
1	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.	Met - The applicant is requesting an exemption from local taxes. Please see the below analysis for Criteria #1 sub-criteria.
1A	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.	Met - The project is providing 51 units (15% of all units) to households at or below 30% of the AMI.
1B	A minimum of 10% of the units affordable to households at or below 30% of the AMI shall be ADA accessible.	Met - 10 of the units (6%) which are affordable to households at or below 30% of the AMI will be accessible.
1C	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.	Met – The project includes 132 three-bedroom units (39%) and 24 4-bedroom units (7%).
1D	The project shall include these criteria in the Texas Department of Housing and Community Affairs Land Use Restriction Agreement (LURA).	The current project does not reference these commitments in the LURA. An amendment to the LURA would be required. If it is not possible to amend the LURA at this time, staff would recommend incorporating any required measures into the associated Cooperation Agreement.
1E	When considering a recommendation of support, preference should be given to projects that utilize a local entity for such tax exemptions.	Met – Although the Texas Housing Foundation is based in Marble Falls (not San Marcos), Hays County is one of the participating counties and is represented on the Bard of Directors. The Hays County Commissioners Court approved participation in the regional housing authority by Resolution in June, 2023.

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	Met- 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	Met – The project is primarily located within a Neighborhood High Place type designation on the Preferred Scenario Map however it was designated as Medium Intensity under the archived Preferred Scenario Map.
4	The project is not proposed to develop under a legacy district on the City's current zoning map.	Not Met - The property is zoned MF-24, which is a Legacy Zoning District.
5	The project is located within a ½ mile walking distance to grocery, medical services, and schools.	Met – The property is located within ½ mile walking distance to several medical facilities (including the Crista Santa Rosa Hospital) and a 7-11 convenience store. It is approximately ½ miles from Sam's Club as the crow flies (walking distance is approximately 0.9 miles).
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.	Not Met – The site is approximately 0.27 miles from the existing CARTS Route 1C/1W stop. Please note that the original application in 2019 noted that the site was within 0.25 miles however when the amendment was resubmitted staff used a GIS buffer to verify that it was slightly farther than 0.25 miles. It should be noted that the dedication of right- of way along the western boundary at the time of platting reduced the boundary of the site.
7	The project is renovating or redeveloping an existing multifamily complex or under-performing development.	Not Met- The 2019 LIHTC RONO request was for new construction. No redevelopment of the site is proposed at this time.

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
8A	Meet the needs of the local community	Met – The City does not have a detailed needs assessment for the local community regarding specific wraparound services however the submitted resident support checklist includes a food pantry, health fair, social events, and youth programming.
8B	Utilize local support services and resources	Met – Per the submitted documentation, the development partners with local entities including the Hays County Food Bank, the Hays County Health Department, and the Greater San Marcos Youth Council.
8C	Exceed the minimum TDHCA requirements for amenities; and	Met – The site amenities list submitted by the applicants was given 27 points by the TDHCA – a minimum of 22 points were required. It should be noted that the scoring may have been assessed differently when the application was originally submitted.
8D	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).	Partially Met – The original application and the recorded LURA is included in the application packet. An amendment to the LURA will be required to meet Criteria 1 of the LIHTC approval policy for tax exempt projects – per discussions with the applicant, they are willing to add language to the associated Cooperation Agreement with the Texas Housing Foundation which would make it contingent upon the LURA being revised with the TDHCA.

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.	The site is approximately 400 ft from Fire Station 4 and is not located within the floodplain.
2	Projects seeking tax exemption should <ul style="list-style-type: none">• Include an estimate of the tax revenues which will not be realized by the City, annually, over the life of the project.• Describe future plans for placing the property back on the tax roll, if applicable.	The applicant has included a table detailing lost revenue to the City and the all other taxing jurisdictions as a whole. No details of future plans for placing the property back on the tax roll have been provided. The applicant has also indicated that they are willing to provide a PILOT (payment in lieu of taxes) of \$1,822,303 over 20 years.
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.	N/A This is not a request for a senior housing project
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.	N/A This is not a request for a senior housing project
5	Once approved, additional consideration will be given to applications which show compliance with the Strategic Housing Action Plan.	N/A. The Strategic Housing Action Plan has not been adopted.

Additional TDHCA Language may be required in Resolution

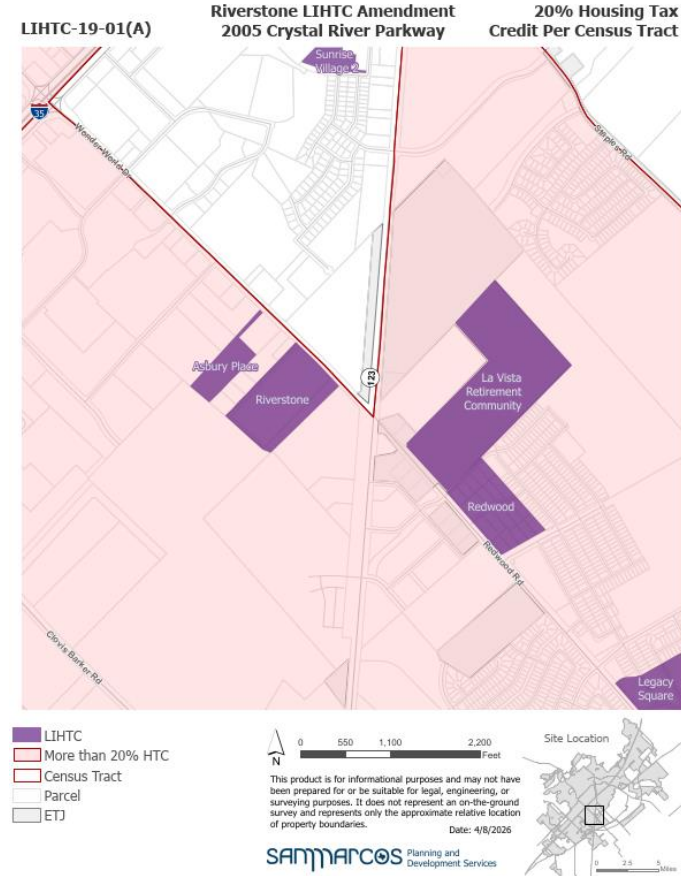


Twice the State Average per Capita Resolution

- 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.





Recommendation

- The Workforce Housing Committee provided a **neutral** recommendation at their meeting on June 18, 2026.
- Staff recommends **approval** of LIHTC-19-01(A). At this time staff considers 5 of the 8 LIHTC criteria met.