



Council Committee on Workforce Housing

LIHTC-23-01

Roers Multifamily

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2024-XXR, providing support for the submission of an application for Low Income Housing Tax Credits (LIHTC) to the Texas Department of Housing and Community Affairs for a development located on the south side of Old Bastrop Highway approximately 1,100 feet southwest of the intersection between Old Bastrop and SH-123; approving findings related to such application; providing authorizations for execution or submission of documents related to such application; and declaring an effective date; and consider approval of Resolution 2024-XXR.



Project Summary

- Approximately 28 acres
- Located on Old Bastrop Hwy next to San Marcos High School
- Located within City Limits
- Comprehensive Plan: Medium Intensity (East Village)
- Proposing 348 Units
- Proposing 15 Buildings



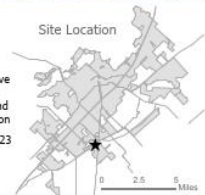
- Subject Property
- Parcel
- ETD



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 12/21/2023

SAN MARCOS Planning and Development Services

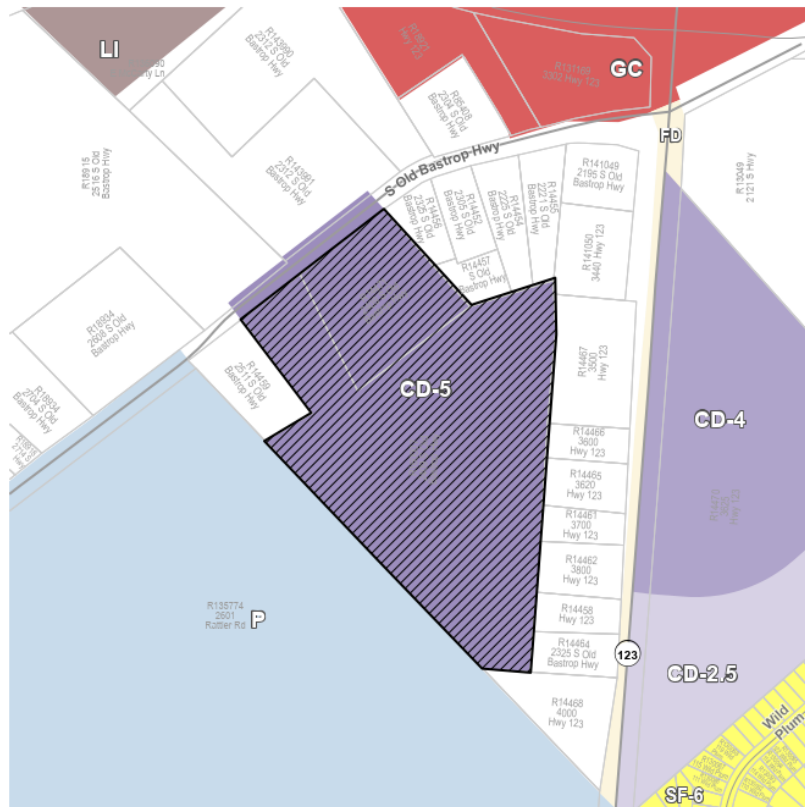











Income Restriction	Unit Count	% of Total Units
0-30% AMI (\$0 - \$35,040)	0	0%
31-50% AMI (\$35,041 - \$58,400)	0	0%
51-60% AMI (\$58,401 - \$70,080)	348	100%
61-80% AMI (\$70,081 - \$93,440)	0	0%
Market Rate (>\$122,300)	0	0%
Total	348	100%

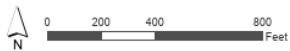
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# of Bedrooms	Unit Count	% of Total Units
Efficiency	0	0%
1 bedroom	49	14%
2 bedroom	146	42%
3 bedroom	153	44%
4 bedroom	0	0%
Total	348	100%

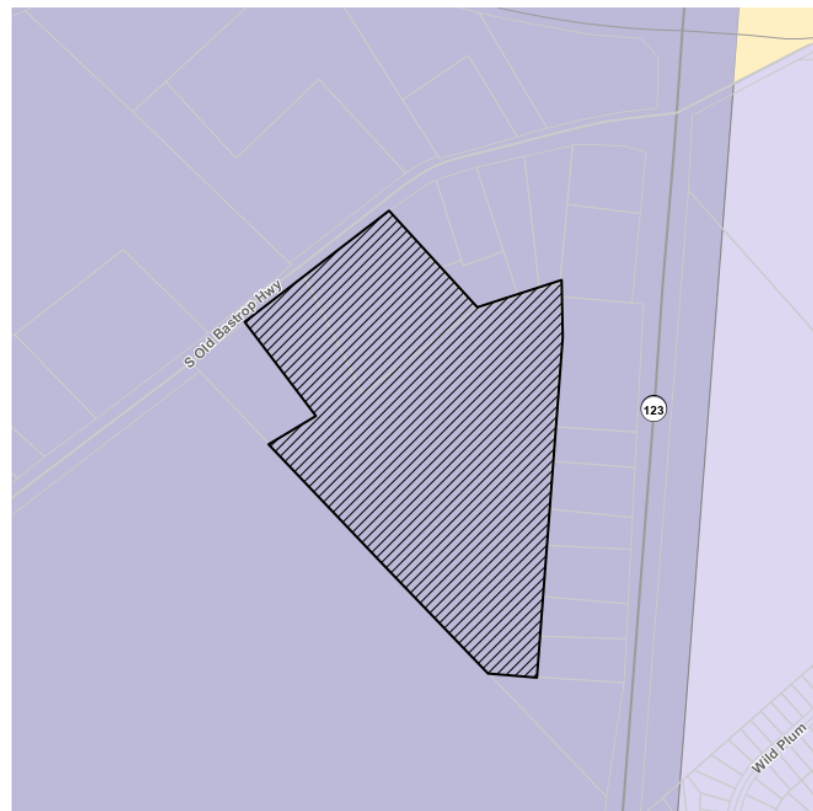
sanmarcostx.gov








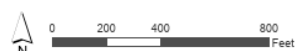
-  Subject Property  FD
 Parcel  GC
 CD-2.5  LI
 CD-4  P
 CD-5  SF-6



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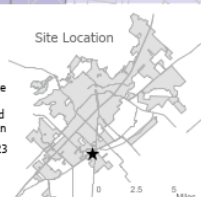


-  Subject Property
 Parcels
 Medium Intensity
 Low Intensity
 Existing Neighborhood



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Date: 12/21/2023



LIHTC-23-01 Roers Multifamily - 2409 Old Bastrop Hwy and Thoroughfares



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



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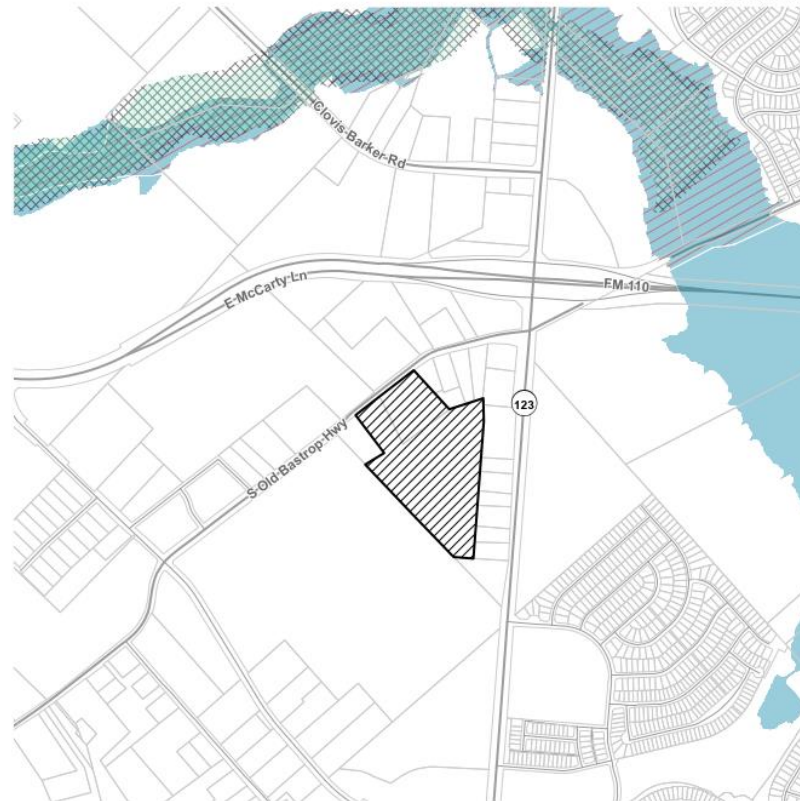
Date: 1/5/2024

SAN MARCOS Planning and Development Services

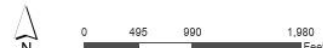


LIHTC-23-01 Roers Multifamily - 2409 Old Bastrop Hwy

Environmental Features



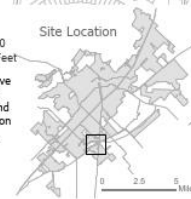
- Subject Property
- Parcels
- Water Quality Zone
- Water Quality Zone Buffer
- Floodway



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Date: 1/9/2024

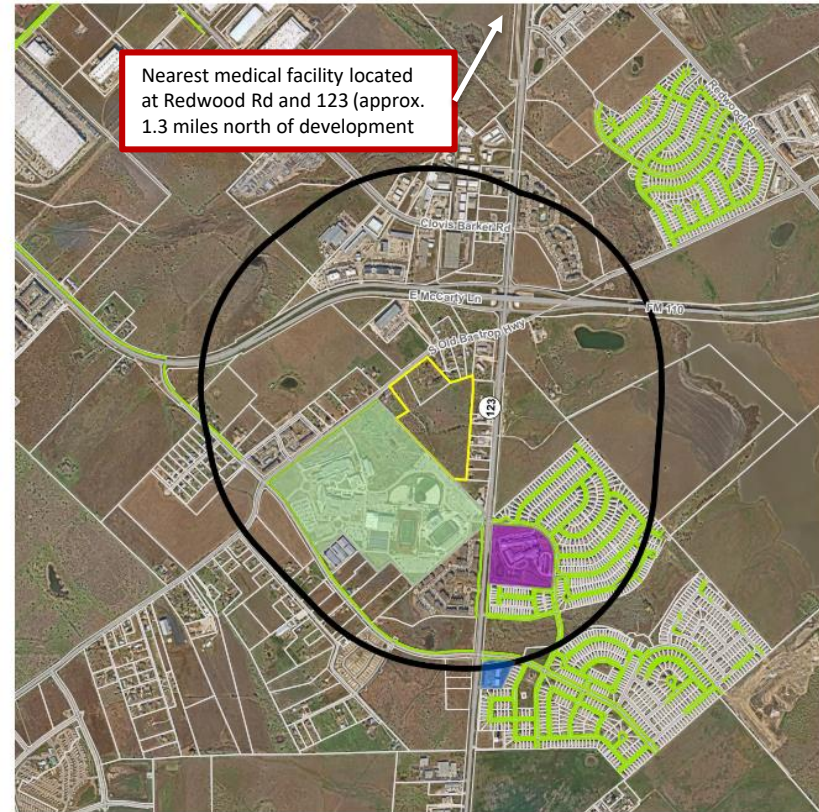
SAN MARCOS Planning and Development Services





Distance to Services

- Not located within a half mile of a medical facility.
- Located within a half mile (walking distance) of San Marcos High School and a half mile from Bowie Elementary School and BB Market (grocery store).
- Dollar General is also located adjacent to site.

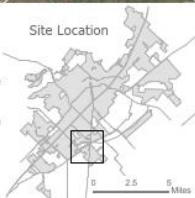


0 500 1,000 2,000 Feet

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Date: 1/9/2024

SAN MARCOS Planning and Development Services



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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 not requesting an exemption from local taxes and so this criteria is considered to be met.
1A	A minimum of 25% 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.	N/A
1B	A minimum of 10% of the units affordable to households at or below 30% of the AMI shall be ADA accessible.	N/A.
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.	N/A
1D	The project shall include these criteria in the Texas Department of Housing and Community Affairs Land Use Restriction Agreement (LURA).	N/A
1E	When considering a recommendation of support, preference should be given to projects that utilize a local entity for such tax exemptions.	N/A

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 project will address Need no. 2 (“displacement prevention”) in the City’s Consolidated Plan as the apartments’ rent will be restricted to be affordable to people making 60% of the area median income.
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 Medium Intensity designation on the Preferred Scenario Map.
4	The project is not proposed to develop under a legacy district on the City’s current zoning map.	Met - The property is proposing to develop under a CD-5 zoning district.
5	The project is located within a ½ mile walking distance to grocery, medical services, and schools.	Partially Met — The property is located within ½ mile walking distance to San Marcos High School, however it is not within ½ mile walking distance of a grocery store or medical services.
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.	Met — The site is not adjacent an existing or proposed bus stop on a current or proposed transit route however the applicant will provide a private shuttle service for residents 3 times per week per TDHCA requirements. They have also agreed to provide a bus stop within the development to accommodate any future bus routes.
7	The project is renovating or redeveloping an existing multifamily complex or under-performing development.	Not Met - 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
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, the submitted amenities checklist includes a multifunctional learning and care center, fitness center and a business center which will be available to the residents. The development will also need to either dedicate public parkland or provide fee in lieu of parkland as part of the development process.
8B Utilize local support services and resources	Met –The submitted amenity list states that the development will work in partnership with local law enforcement or local first responders to provide quarterly on-site social and interactive activities intended to foster relationships with residents (no specific implementation details have been provided at this time)
8C Exceed the minimum TDHCA requirements for amenities; and	Met – Per the draft Common Amenities list provided by the applicant, the project will score 27 points which is 9 points higher than the 18 minimum required by the TDHCA.
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).	Provided at a later stage in the development process.

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 not located within a FEMA floodplain (1 % annual chance or 0.2% annual chance) or within a floodway. Per the Fire Station Map included in the packet, there are between 7 and 9 Fire Fighters located within 8 minutes travel time of the site. An additional access from SH-123 shall be required in order to meet Fire Code. The applicant has indicated that they will provide a private driveway access through the neighboring property in order to meet this requirement.
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. 	N/A – The development is not requesting exemptions from City property taxes.
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 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 senior housing project.

Common Amenities & Residential Support Services



Common Amenities

- Multifunctional learning and care center(s) or conference room(s) (2 points)
- Service provider office in addition to leasing offices (1 point)
- Controlled gate access for entrance and exit areas (1 point)
- Furnished fitness center (2 points)
- Two Children's Playscapes Equipped for 5- to 12-year-olds, two Tot Lots, or one of each (2 points)
- Swimming pool (5 points)
- Perimeter fencing (2 points)
- Sun porch or community porch/ patio (1 point)
- Dog park (2 points)
- Business Center (2 points)
- Community room (2 points)
- Activity room (2 points)
- High-speed wi-fi (1 point)

Total Points = **27** (Minimum 18 required)

Resident Support Services

- Shuttle at least 3 days a week (3.5 points)
- Monthly transportation to community events (1 point)
- Weekly exercise classes (2 points)
- On site events in partnership with local law enforcement or first responders (2 points)
- Notary service (1 point)

Total Points = **10.5** (Minimum 8 required)

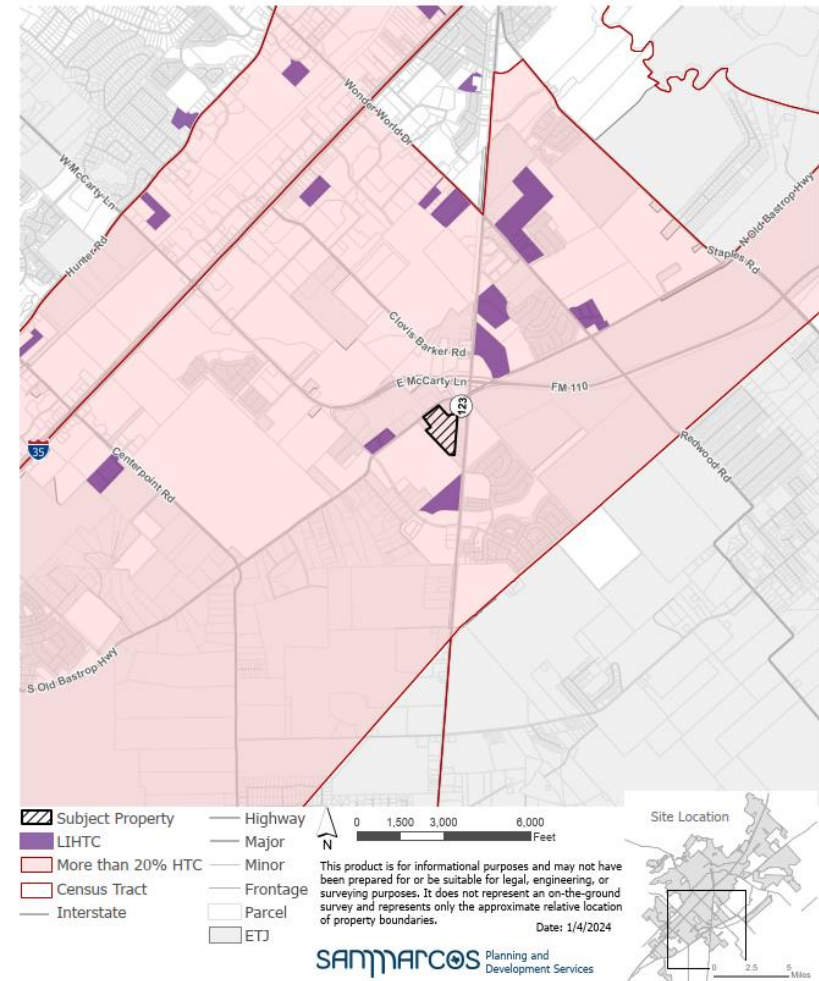
Additional TDHCA Language may be required in Resolution

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 capita 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.





AFFORDABLE SITE
 (13) 3-STORY WALK-UP BUILDINGS

348 TOTAL UNITS
 1BR = 72 (20%)
 2BR = 138 (40%)
 3BR = 138 (40%)

1.5 PARKING IDEAL

AMENITIES
 CLUBHOUSE w/ SUPPORT OFFICE
 TOT LOT
 DOG RUN

Scale 1" = 30'

Recommendation



- Workforce Housing City Council Committee discussed this item on February 13, 2024.
- Staff recommends **approval** of LIHTC-23-01. At this time staff considers 5 of the 8 LIHTC criteria met. Criteria 1 is considered fully met as the applicant has stated that they are not requesting an exemption from local taxes.

