

RESOLUTION NO. 2024-20R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS PROVIDING SUPPORT FOR THE SUBMISSION OF AN APPLICATION FOR LOW INCOME HOUSING TAX CREDITS TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE REHABILITATION OF THE RIVERVIEW APARTMENTS LOCATED AT 601 RIVER ROAD; APPROVING FINDINGS RELATED TO THE APPLICATION; AUTHORIZING THE CITY MANAGER, OR HER DESIGNEE, TO EXECUTE SAID AGREEMENT AND TO SUBMIT AND EXECUTE DOCUMENTS RELATED TO THE APPLICATION; AND DECLARING AN EFFECTIVE DATE.

RECITALS:

- 1.** Riverview Apartments SM, LP. (the “Applicant”) has proposed rehabilitation of an existing, affordable, multifamily development presently known as “Riverview Apartments” located at 601 River Road which will includes 54 units (the “Project”).
- 2.** The Applicant has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for Low Income Housing Tax Credits for the Project.
- 3.** As provided for in §11.3(c) of the Qualified Allocation Plan, the City of San Marcos has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.
- 4.** In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §11.204(4):
 - a.** notice has been provided to the City of San Marcos, Texas;
 - b.** the City of San Marcos, Texas has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the Project; and
 - c.** the City of San Marcos, Texas has held a hearing at which public comment may be made on the Project.
- 5.** The Applicant has demonstrated that the Project complies with the City of San Marcos Affordable Housing Policy pertaining to consideration of Low Income Housing Tax Credit projects by meeting at least five of the eight necessary criteria as follows:
 - a.** The Applicant is not requesting to be considered for an exemption from local taxes;

- b. The Project will address a housing need identified in the approved Affordable / Workforce Housing Policy by investing in the City's aging housing stock in an older neighborhood in an effort to maintain the property in good condition. The revitalization and rehabilitation further address the need for more diversity of housing units due to the property's 40 Section 8 units;
 - c. The Project is within one quarter mile of the Conway bus route #4;
 - d. The Project is renovating an existing multifamily complex; and
 - e. The Project will incorporate wraparound services that provide flexible voluntary social, economic, or education benefits to the residents. Incorporated services will utilize local support services and resources, meet the needs of the local community, and exceed the minimum Texas Department of Housing & Community Affairs requirements for amenities. The Project will incorporate the listed common amenities and resident support services:
 - i. Sport court, Community laundry room, High speed internet service to all units, Covered carport parking, 16 SEER HVAC, EPA Watersense toilets, Supportive services will include K-12 after-school tutoring program on site, adult and family skills classes, on-site social events, monthly arts and crafts and other recreational activities.
6. The Workforce Housing City Council Committee has reviewed the Project and unanimously recommended approval of the request.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. The San Marcos City Council finds the Recitals to be true and correct and adopts them as the findings of the City Council and incorporates them as part of this resolution.

PART 2. After due consideration of the findings of the City Council as stated in the Recitals, the information provided by the Applicant and any public comment, the City of San Marcos, Texas supports the proposed application for the Project to the TDHCA, and confirms that the City Council has voted specifically to support the submittal of applications for the Project and to authorize an allocation of Housing Tax Credits for the Project pursuant to Texas Government Code §2306.6703(a)(4).

PART 3. The San Marcos City Council hereby agrees to provide a reduced building permit fee in the amount of \$500.

PART 4. For and on behalf of the City Council, the Mayor or the City Clerk are each authorized to certify one or more copies of the attached Revitalization Efforts Letter to TDHCA.

PART 5. For and on behalf of the City Council, the Mayor or the City Clerk are each authorized to certify one or more copies of this resolution for submission to TDHCA.

PART 6. This resolution shall be in full force and effect immediately from and after its passage.

ADOPTED on February 20, 2024.

Jane Hughson
Mayor

Attest:

Elizabeth Trevino
City Clerk