

**RESOLUTION NO. 2018-                    R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS SUPPORTING THE SUBMISSION OF AN APPLICATION FOR LOW INCOME HOUSING TAX CREDITS TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE PROPOSED EL CAMINO REAL MULTIFAMILY HOUSING PROJECT LOCATED AT THE INTERSECTION OF HIGHWAY 123 AND CLOVIS BARKER ROAD; APPROVING FINDINGS RELATED TO SUCH APPLICATION; IMPOSING CONDITIONS FOR SUCH SUPPORT; PROVIDING AUTHORIZATIONS FOR EXECUTION OR SUBMISSION OF DOCUMENTS RELATED TO THE SUCH APPLICATION; AND DECLARING AN EFFECTIVE DATE.**

**RECITALS:**

1. El Camino Real Associates, LLC (the “Applicant”) has proposed a multifamily development presently known as the “El Camino Real” for affordable rental housing at the intersection of Highway 123 and Clovis Barker Road in the City of San Marcos which will include approximately 350 mixed-income 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 §10.204(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. No exemptions from local taxes shall be given;
  - b. The Project will address a housing need by providing affordable multifamily housing meeting the City’s Multifamily Design Standards which require vehicular and

pedestrian connectivity. Additionally, sidewalks will be required along all public streets and pedestrian connections will be made within the Project boundaries;

c. A portion of the Project is located within the East Village Medium Intensity Zone along Highway 123 on the Preferred Scenario Map;

d. The Project is located approximately 0.3 miles from a Dollar General store which sells food and goods, however, pedestrian access to this service are not present; and

e. The Project is mixed income and provides at least 20 percent market rate units.

**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.** As conditions of approval of this resolution:

a. The Applicant must comply with all City of San Marcos rules and regulations governing the development of the Project including, but not limited to:

i. the adopted Transportation Master Plan;

ii. all standards and regulations within the City's Code of Ordinances; and

iii. requirements for submission of required applications and payment of applicable fees.

b. The Applicant may not apply for and the Project will not be eligible to receive any variances from any applicable City of San Marcos ordinances, rules or regulations.

**PART 4.** The Mayor or the City Manager, are each authorized to execute any and all documents as necessary for the Applicant to complete its application for the Project to the 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 August 7, 2018.

John Thomaides  
Mayor

Attest:

Jamie Lee Case  
City Clerk