

# **Public Hearing**

## **Item XX**

LIHTC-18-02 (Villas Del San Xavier) Hold a Public Hearing and consider a Resolution of Support for an application by San Germaine, LLC to the Texas Department of Housing and Community Affairs for Low Income Housing Tax Credits for the proposed Villas Del San Xavier senior community development located at 2621 S IH 35, City of San Marcos, TX.

# Summary

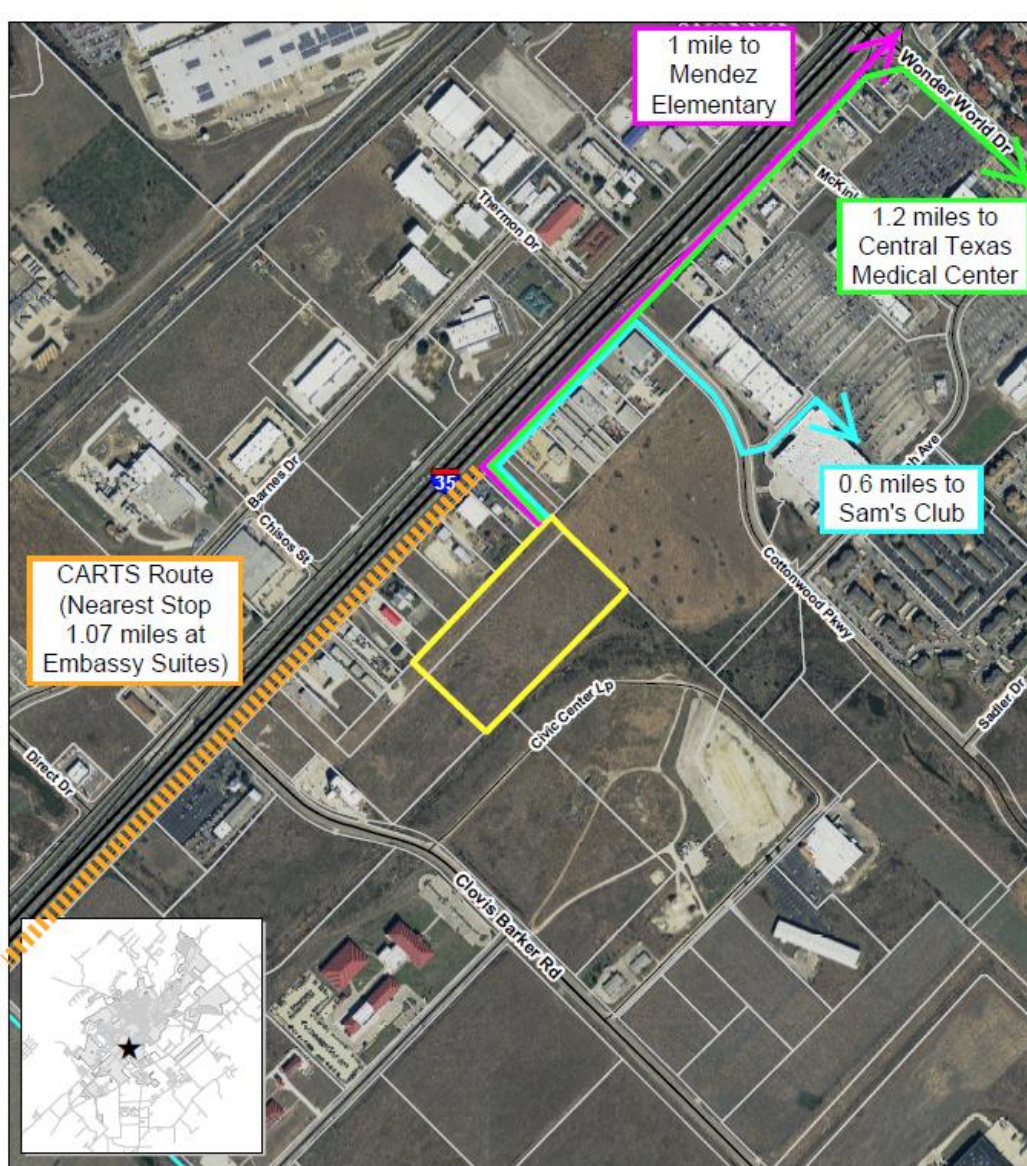
- +/- 12.28 acres
- Proposed Senior Housing Community
- Zoned General Commercial (GC) Legacy District
  - Not required to meet Multifamily Design Standards
- Comprehensive Plan:
  - Located in an Employment Center.
  - Not located in a Medium or High Intensity Zone
- Proposing 156 Units
  - 100% affordable units
  - 0% market rate units
  - Including some units for the hearing and/or visually impaired & mobility impaired





# Proximity to Services

- Approximately 0.6 miles to Sam's Club
- 1 mile to Mendez Elementary
- 1.2 miles to Central Texas Medical Center
- CARTS route is along IH-35, however, nearest stop is located at the Embassy Suites
- Pedestrian connectivity to these services is severely lacking sidewalk infrastructure



CARTS Route  
(Nearest Stop  
1.07 miles at  
Embassy Suites)

1 mile to  
Mendez  
Elementary

1.2 miles to  
Central Texas  
Medical Center

0.6 miles to  
Sam's Club

**LIHTC-18-02**  
**Distance to Services**  
**2621 S IH 35**  
**Villas Del San Xavier**  
**Map Date: 9/26/2018**

 Subject Property  
 Parcels

0 490 980 1,960 Feet

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.

# History

- **2014** – Affordable Housing Policy Adopted
- **2016** – City begins conversation with proposed development
- **2017** – Policy amended to include criteria for Low Income Housing Tax Credit Policy (LIHTC) for large multifamily developments reserved for 55+ communities
- **2018** – Policy amended to remove language regarding 55+ communities and added minimum criteria
  - Applications must meet 5 out of the 8 criteria in order to receive a staff recommendation of support.

Based on the criteria outlined in the Affordable Housing Policy, the application meets **2 out of the 8 criteria.**

# **Alternative Recommendation**

If the City Council chooses to recommend approval of the application, staff recommends that the following conditions be added:

- 1. The Applicant must comply with all City of San Marcos rules and regulations governing the development of the Project including, but not limited durable building materials, environmental protection, connectivity, site and building design requirements, and all applicable standards and regulations within the City's Code of Ordinances including requirements for submission of required applications and payment of applicable fees; and**
- 2. 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.**