

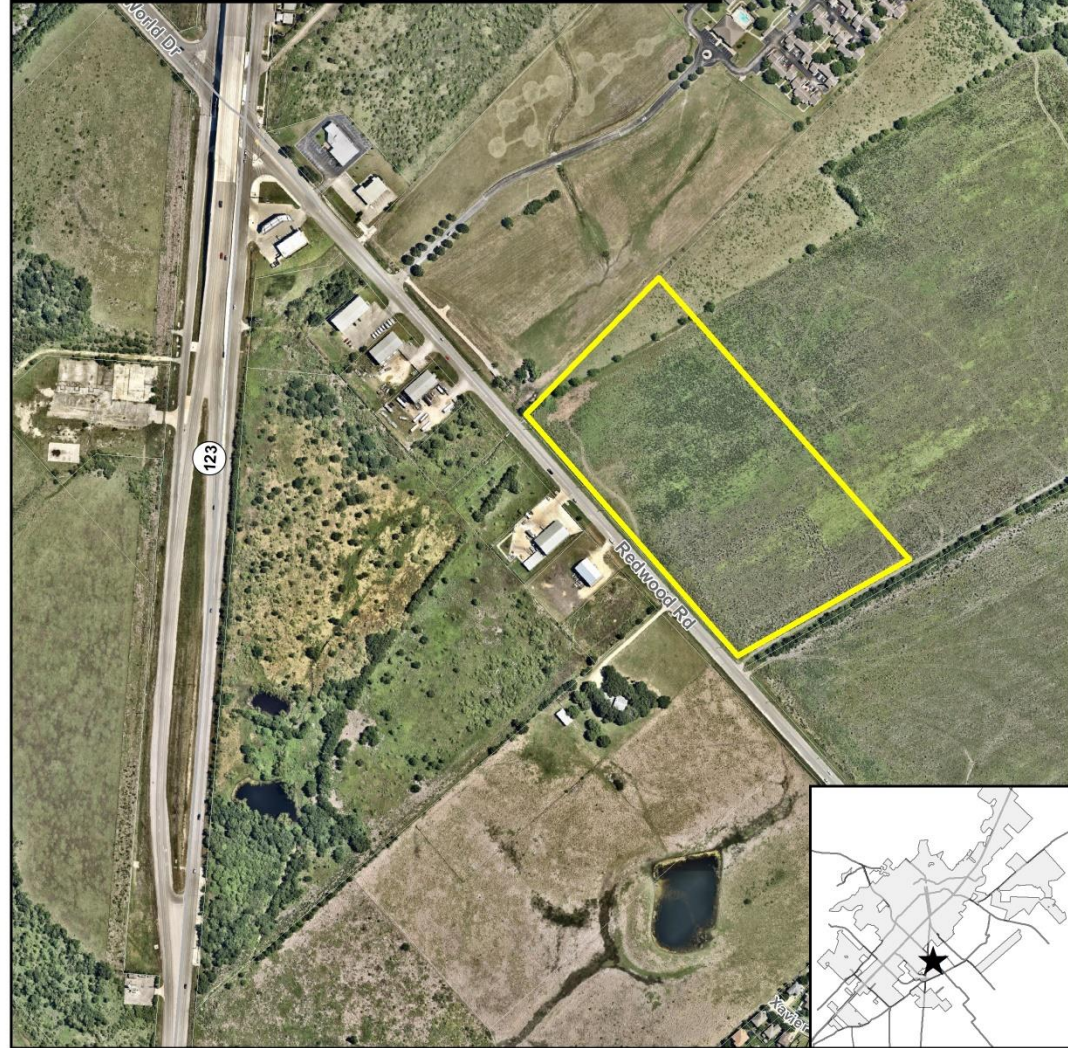
# **Public Hearing Item 2019-XX**

Consider approval of Resolution 2019-XXR (LIHTC-19-02 (Redwood)), providing 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 proposed Redwood Multifamily Housing Project located in the 1600 Block of Redwood Road; approving findings related to such application; imposing conditions for such no objection; providing authorizations for execution or submission of documents related to the such application; and declaring an effective date; and consider approval of Resolution 2019-XXR.

# Project Summary

- 15+/- acres
- 1600 Block of Redwood Road
- **Proposed Zoning of Character District-4**
  - Required to meet development standards for CD-4 zoning district
- **Comprehensive Plan**
  - Medical District Medium Intensity Zone
- **Proposing 336 Total Units**
  - 298 (89%) Affordable Units
    - 38 (11%) at 31-50% AMI
    - 260 (77%) at 51-60% AMI
  - 38 (11%) Market Rate

## LIHTC-19-02 Aerial View Redwood-1600 Block Redwood Rd.



- ★ Site Location
- Subject Property
- Parcel
- City Limit



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. Imagery from 2017.

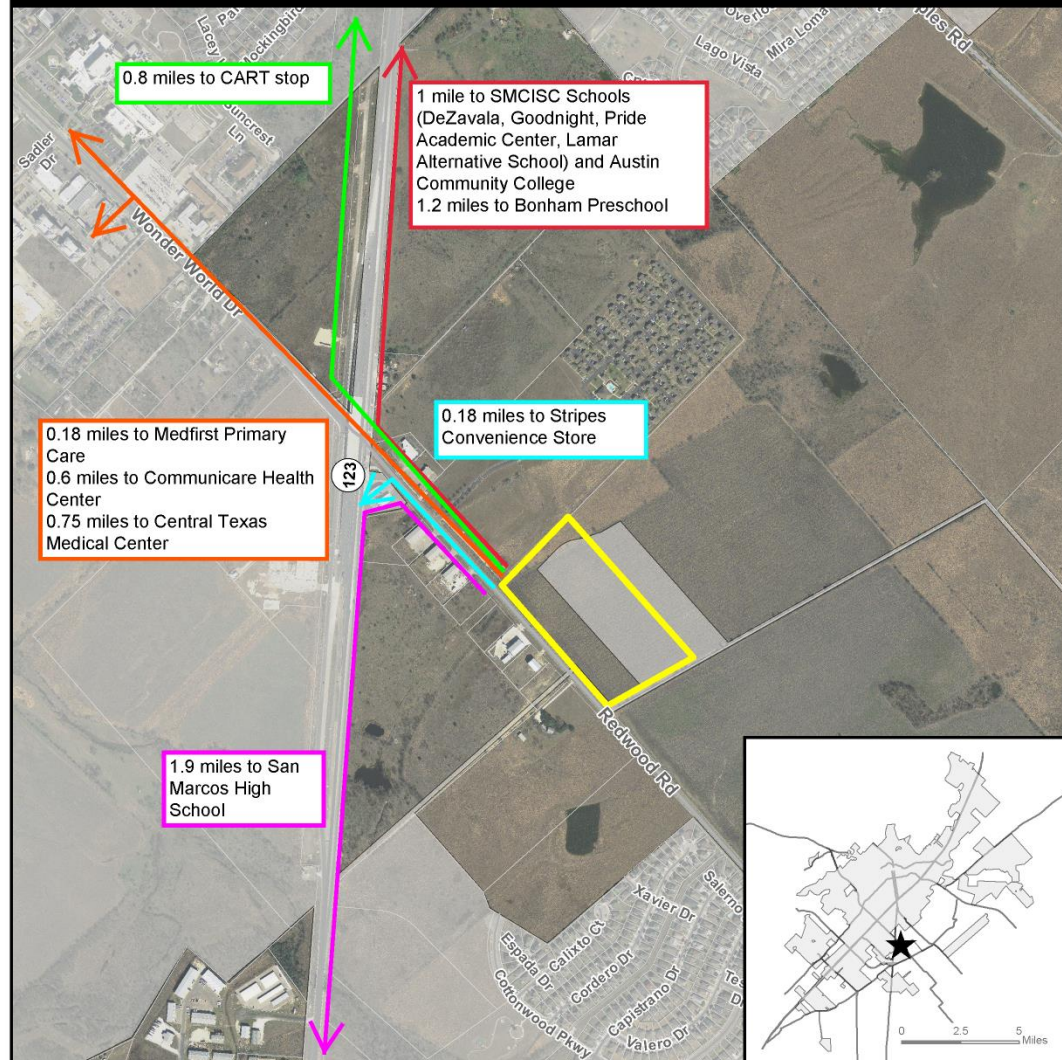
Map Date: 7/30/2019



# Distance to Services

- **0.2 miles to nearest medical facility**
- **0.2 miles to nearest convenience store**
- **1 to 1.5 miles to:**
  - Mendez Elementary
  - De Zavala Elementary
  - Lamar Personalized Learning Center
  - Goodnight Middle School
  - Austin Community College
  - Bonham Pre-K
- **0.8 miles to nearest CARTS stop**
  - 0.8 miles to nearest stop on Hopkins/Wonder World route
  - 0.9 miles to nearest stop on Guadalupe/Redwood route
- **Medical District Intensity Zone**
  - May include future development of goods and services in surrounding vicinity
  - Planned for sidewalk connections and infrastructure

## LIHTC-19-02 Distance to Services Redwood-1600 Block Redwood Rd.



- ★ Site Location
- Subject Property
- Parcel
- City Limit



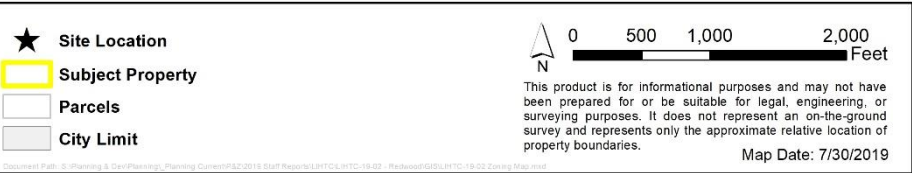
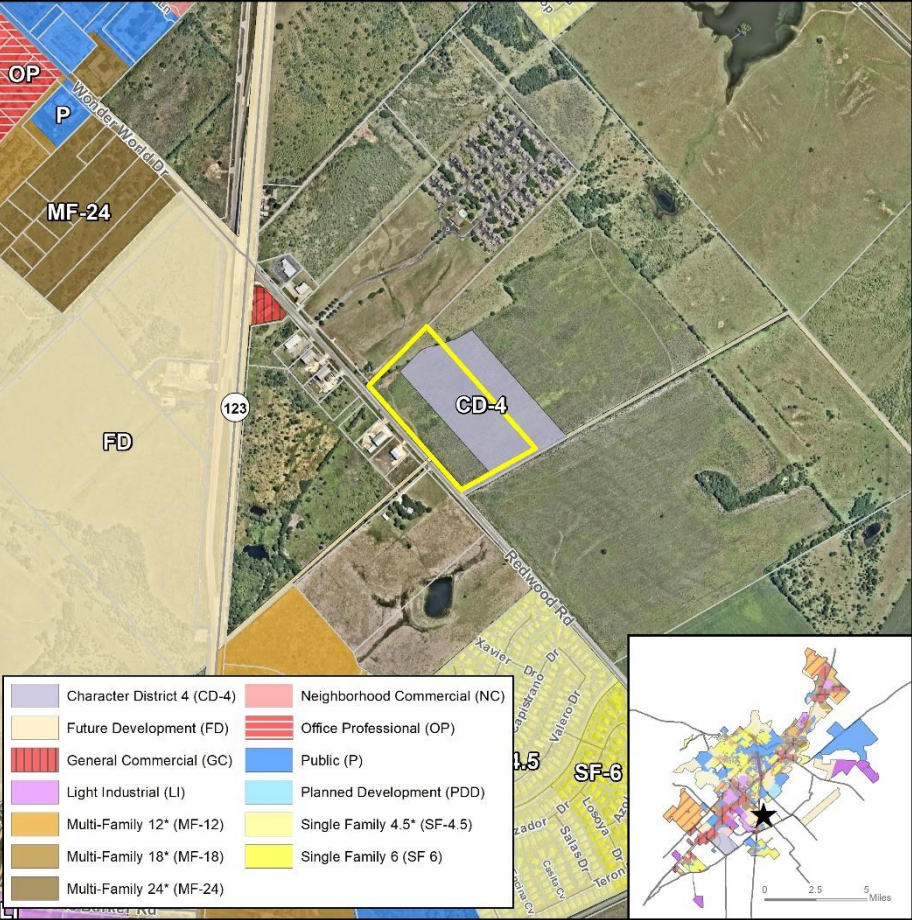
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 5/23/2019

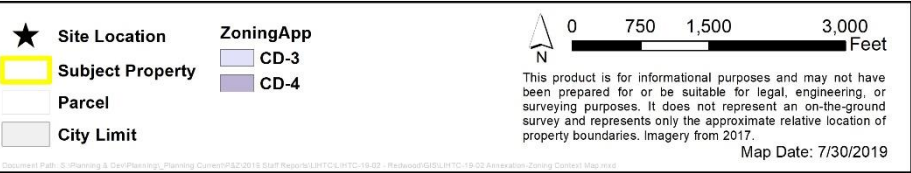


# Zoning

LIHTC-19-02  
Zoning Map  
Redwood-1600 Block Redwood Rd.



LIHTC-19-02  
Proposed Annexation and Zoning  
Redwood-1600 Block Redwood Rd.



# Summary of Criteria Met

Per Housing Policy, at least 6 out of 9 criteria below, including criteria #1 must be met in order to receive a staff recommendation for a resolution of support

Housing Policy Criteria for Recommendation of Approval	Redwood (1600 Block Redwood Road)
No exemption from local taxes is provided	<b>Not Met</b> -The applicant is requesting an exemption
Addresses a housing need identified in this housing policy or in the City's HUD programs	<b>Met</b> -Project will provide 298 affordable units located in close proximity to major employers such as outlet mall, Amazon fulfillment center, and HEB distribution center. A mix of unit types and 20 accessible units will be provided.
The project is located in a high or medium intensity zone on the Preferred Scenario Map	<b>Met</b> -Project is located in the Medical District Medium Intensity Zone.
The project is not proposed to develop under a legacy district on the City's current zoning map.	<b>Met</b> -In the process of annexation and zoning to CD-4. The final reading for annexation and zoning is scheduled for September 17 <sup>th</sup> .
The project is located within a ½ mile walking distance to grocery, medical services, and schools.	<b>Met</b> -The property is within walking distance of medical facilities and a convenience store and near several schools.
The project is located within .25mi walking distance of a proposed or existing bus stop on a current or planned transit route.	<b>Not Met</b> -The property is located on an existing route but the nearest stop is ~0.8 miles away.
The project is renovating or redeveloping an existing multifamily complex or under-performing development.	<b>Not Met</b> -The project will be a new development.
The project is mixed income and provides at least 20% market rate units.	<b>Not Met</b> -The project is providing units restricted to those making 51-60% of AMI as well as to those making 31-50% of AMI. However, only 11% of units are proposed at market rate.
The project incorporates wraparound support services that provide flexible voluntary social, economic, or education benefits to the residents	<b>Met</b> -The project will incorporate a playground, Wi-fi in common areas, a community pool, financial wellness classes, a community garden, and tutoring services.

# Workforce Housing Committee Discussion Summary, cont.

June 17<sup>th</sup> Workforce Housing Committee Meeting, cont.

Committee Discussion Topic	Applicant Commentary
<b>Tax Exemption</b> - What additional benefits can be offered with a tax exemption?	Will provide units restricted to those earning 50% AMI and would like to provide amenities that we don't typically offer such as swimming lessons, fitness classes, movie theatre room, and a game room
<b>Diverse Housing</b> – Can the project provide a wider range of affordable units? Can the project incorporate at least 20% market rate units?	Will provide 38 units restricted to those earning 50% AMI, 260 restricted to those earning 60% AMI, and 38 (11%) market rate units
<b>Transit</b> – Will a transit stop be incorporated into the project?	Potentially. CARTS General Manager is looking into the possibility of adding a stop here.
<b>Shuttle Service</b> – You've proposed offering a shuttle service that provides access to CARTS stops and other services beyond walking distance from the project. What will the hours of operation, frequency, and destinations be? Will it be an on demand or scheduled service?	The shuttle will run certain days and times to certain locations. For example, on Tuesday at 10 am the shuttle will go to HEB and on Thursday it will go to the doctor's office. The frequency will be determined by how often residents request it



# Workforce Housing Committee Discussion Summary

June 17<sup>th</sup> Workforce Housing Committee Meeting

Committee Discussion Topic	Applicant Commentary																																																																											
Cost– Please provide the cost of rent for the proposed units.	<table><tr><th colspan="5">REDWOOD - San Marcos, TX</th></tr><tr><th># of Br's</th><th># of Baths</th><th>% of AMGI</th><th># of Units</th><th>2018 Max. Rent</th></tr><tr><td>1-Br</td><td>1-Ba</td><td>60%</td><td>20</td><td>\$967</td></tr><tr><td>1-Br</td><td>1-Ba</td><td>50%</td><td>8</td><td>\$887</td></tr><tr><td>1-Br</td><td>1-Ba</td><td>Market Rate</td><td>8</td><td>\$1,050</td></tr><tr><td>2-Br</td><td>2-Ba</td><td>60%</td><td>112</td><td>\$1,161</td></tr><tr><td>2-Br</td><td>2-Ba</td><td>50%</td><td>16</td><td>\$1,065</td></tr><tr><td>2-Br</td><td>2-Ba</td><td>Market Rate</td><td>16</td><td>\$1,250</td></tr><tr><td>3-Br</td><td>2-Ba</td><td>60%</td><td>108</td><td>\$1,341</td></tr><tr><td>3-Br</td><td>2-Ba</td><td>50%</td><td>12</td><td>\$1,230</td></tr><tr><td>3-Br</td><td>2-Ba</td><td>Market Rate</td><td>12</td><td>\$1,450</td></tr><tr><td>4-Br</td><td>2-Ba</td><td>60%</td><td>20</td><td>\$1,497</td></tr><tr><td>4-Br</td><td>2-Ba</td><td>50%</td><td>2</td><td>\$1,372</td></tr><tr><td>4-Br</td><td>2-Ba</td><td>Market Rate</td><td>2</td><td>\$1,650</td></tr><tr><td colspan="3">TOTAL</td><td>336</td><td></td></tr></table>	REDWOOD - San Marcos, TX					# of Br's	# of Baths	% of AMGI	# of Units	2018 Max. Rent	1-Br	1-Ba	60%	20	\$967	1-Br	1-Ba	50%	8	\$887	1-Br	1-Ba	Market Rate	8	\$1,050	2-Br	2-Ba	60%	112	\$1,161	2-Br	2-Ba	50%	16	\$1,065	2-Br	2-Ba	Market Rate	16	\$1,250	3-Br	2-Ba	60%	108	\$1,341	3-Br	2-Ba	50%	12	\$1,230	3-Br	2-Ba	Market Rate	12	\$1,450	4-Br	2-Ba	60%	20	\$1,497	4-Br	2-Ba	50%	2	\$1,372	4-Br	2-Ba	Market Rate	2	\$1,650	TOTAL			336	
REDWOOD - San Marcos, TX																																																																												
# of Br's	# of Baths	% of AMGI	# of Units	2018 Max. Rent																																																																								
1-Br	1-Ba	60%	20	\$967																																																																								
1-Br	1-Ba	50%	8	\$887																																																																								
1-Br	1-Ba	Market Rate	8	\$1,050																																																																								
2-Br	2-Ba	60%	112	\$1,161																																																																								
2-Br	2-Ba	50%	16	\$1,065																																																																								
2-Br	2-Ba	Market Rate	16	\$1,250																																																																								
3-Br	2-Ba	60%	108	\$1,341																																																																								
3-Br	2-Ba	50%	12	\$1,230																																																																								
3-Br	2-Ba	Market Rate	12	\$1,450																																																																								
4-Br	2-Ba	60%	20	\$1,497																																																																								
4-Br	2-Ba	50%	2	\$1,372																																																																								
4-Br	2-Ba	Market Rate	2	\$1,650																																																																								
TOTAL			336																																																																									

# Staff Recommendation

Based on the criteria outlined in the City of San Marcos Affordable Housing Policy, the application meets **5 out of the 9 criteria and does not meet criteria #1.**

Staff recommends **denial of the Resolution of No Objection** for the proposed Redwood application to the Texas Department of Housing and Community Affairs for Low Income Housing Tax Credits.



