

Low Income Housing Tax Credit (LIHTC) Policy

Resolutions of Support Criteria

Applications must meet at least 5 of the 8 criteria below, including criteria #1, in order to receive a staff recommendation for a Resolution of Support.

Criteria 1
Is the project requesting an exemption from local taxes?

*Note, if a project is not requesting an exemption from local taxes, criteria 1 is considered met.

Yes

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.

- A** A minimum of 10% 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.
- B** A minimum of 10% of the units affordable to households at or below 30% of the AMI shall be ADA accessible.
- C** 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.
- D** The project shall include these criteria in the Texas Department of Housing and Community Affairs Land Use Restriction Agreement (LURA).
- E** When considering a recommendation of support, projects must show proof that revenues will remain in San Marcos and will be utilized to support local residents with housing.

No

Criteria

- 2** The proposed units address a housing need identified in this housing policy or in the City's current consolidated plan for HUD programs.
- 3** The project is located within a high or medium intensity zone on the preferred scenario map.
- 4** The project is not proposed to develop under a legacy district on the City's current zoning map.
- 5** The project is located within half (.5) mile walking distance from services such as grocery, medical facilities, and schools.
- 6** The project is located within one quarter (.25) mile walking distance of a proposed or existing bus stop on a current or planned transit route. If the project is not located within one quarter (.25) 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.
- 7** The project is renovating or redeveloping an existing multifamily complex or under-performing development.
- 8** The project incorporates wraparound support services that provide flexible voluntary social, economic, or education benefits to the residents. The project should meet the following criteria and will be considered in the analysis of whether criteria 8 is met:
 - A. Proposed support services should meet the needs of the local community;
 - B. The project should utilize local support services and resources;
 - C. The project should exceed the minimum TDHCA requirements for amenities;
 - D. The project shall 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).
 - E. The project shall submit surety documentation to the City that the proposed support services will be included in the completed project. Projects will be required to submit documentation such as a Memorandum of Understanding (MOU) or any other legal documentation indicating the partnership between the project and the support service. Such documentation shall be required prior to the issuance of a Certificate of Occupancy for the project.