



## Legislation Text

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**File #:** ID#24-384, **Version:** 1

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**AGENDA CAPTION:**

Hold discussion regarding Low Income Housing Tax Credit projects, including those with property tax exemptions and policies governing city council approval of projects.

**Meeting date:** July 2, 2024

**Department:** Requested by Mayor Hughson

**Amount & Source of Funding**

**Funds Required:** Click or tap here to enter text.

**Account Number:** Click or tap here to enter text.

**Funds Available:** Click or tap here to enter text.

**Account Name:** Click or tap here to enter text.

**Fiscal Note:**

**Prior Council Action:** Click or tap here to enter text.

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services
- Not Applicable

**Master Plan:** *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

**Background Information:**

The City of San Marcos has the option to approve/disapprove Low Income Housing Tax Credit applications. We have a policy that shows the points required to receive approval. When we first began approving these housing projects, they paid property tax. Recently, some have partnered with the San Marcos Housing Authority who will own the property so no property taxes will be received from these. There may be other reasons why property will not be due.

We know that all residents of San Marcos use various services offered by the city. Some of these include our parks and our public library. We are also responsible for police and fire services. Those services are funded primarily by property and sales tax. Fortunately, a few of these projects have provided a Payment In Lieu Of Taxes or PILOT which is a limited time payment, but not equivalent to property taxes.

Being a low-income community, we need housing for our residents. This topic is to discuss future projects and how we want to handle them.

**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Click or tap here to enter text.