



Legislation Details (With Text)

File #:	Res. 2018-140R	Version:	1	Name:	
Type:	Resolution	Status:	Individual Consideration		
File created:	7/10/2018	In control:	City Council		
On agenda:	8/7/2018	Final action:			
Title:	Consider approval of Resolution 2018-140R (LIHTC-18-01), 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.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution, 2. LIHTC-18-01 Aerial Map, 3. LIHTC-18-01 Zoning Map, 4. LIHTC-18-01 Preferred Scenario Map, 5. LIHTC-18-01 Distance to Services Map, 6. LIHTC-18-01 Existing Sidewalks Map, 7. LIHTC-18-01 Application, 8. LIHTC-18-01 Applicants Memo to City Council, 9. LIHTC-18-01 Preliminary Site Plan, 10. LIHTC-18-01 Project Overview - Final

Date	Ver.	Action By	Action	Result
8/7/2018	1	City Council	approved	Pass

AGENDA CAPTION:

Consider approval of Resolution 2018-140R (LIHTC-18-01), 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.

Meeting date: August 7, 2018

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

Fiscal Note:

Prior Council Action: n/a

City Council Strategic Initiative:

Workforce Housing

Comprehensive Plan Element (s):

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☐ Land Use - Choose an item.
- ☒ Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Not Applicable

Master Plan:

Vision San Marcos - A River Runs Through Us

Background Information:

The San Marcos Affordable Housing Policy (Resolution 2018-118) outlines the Low Income Housing Tax Credit Policy (LIHTC). The City of San Marcos utilizes the following criteria in order to determine whether a resolution will be recommended for consideration by the City Council. 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. An analysis of met and unmet criteria for LIHTC-18-01 is outlined as follows:

1. No Exemption from local taxes is provided

- a. Met - The proposed development is not seeking an exemption from local taxes

2. The proposed units address a housing need identified in this housing policy or in the City's current consolidated plan for HUD programs.

- a. Met - The Affordable Housing policy states that there is a need for more diversity in the types/sizes of housing units being produced. While this proposed development does not include development such as mixed use buildings, zero-lot line homes, or other diverse housing types, the project will be required to meet the Multifamily Design Standards which will require that the development meet block and access requirements, including pedestrian connectivity, and include varying building types along roadways and public access roads. Furthermore, the Affordable Housing policy states that transportation costs for such projects should be reduced by locating in Location Efficient Areas (LEAs). The property is partially located within the East Village Medium Intensity Zone on the Preferred Scenario Map which may include future development of goods and services surrounding the property.

3. The project is located within a high or medium intensity zone on the preferred scenario map.

- a. Met - The East Village Medium Intensity Zone is present on the property for approximately 150

feet in depth along Hwy 123 (please reference attached Preferred Scenario Map). The remaining portion of the property is within an "Existing Neighborhood" on the Preferred Scenario Map. There is also a portion of "Open Space" along the east side of the property.

4. **The project is not proposed to develop under a legacy district on the City's current zoning map.**
 - a. *Not Met - The subject property is currently zoned Multifamily-18 (MF-18). This zoning district is considered a "Legacy District" under the San Marcos Development Code. The applicant has indicated that they propose to develop under this existing Legacy District.*
5. **The project is located within half a mile (.5) walking distance from services such as grocery, medical facilities, and schools.**
 - a. *Met - The subject property is located approximately 0.3 miles from Dollar General located at 2196 S Old Bastrop Hwy which may be considered a grocery service. However, the subject property does not include any pedestrian infrastructure or cross-walks which connect pedestrians to this service. Additionally, the property is approximately 0.8 miles from the San Marcos High School (see attached map exhibit). The development would be required to construct sidewalks along all portions of public right-of-way fronting their property.*
6. **The project is located within one quarter mile (.25) walking distance of a proposed or existing bus stop on a current or planned transit route.**
 - a. *Not Met - the subject property is not located along an existing CARTS route. The nearest CARTS Stop is approximately 1.4 miles from the subject property located along Sadler Drive*
7. **The project is renovating or redeveloping an existing multifamily complex or under-performing development.**
 - a. *Not Met - the project will be a new development.*
8. **The project is mixed income and provides at least 20% market rate units.**
 - a. *Met - the project will provide 350 total units. 280 (80%) of the units will be affordable units and 70 (20%) will be market rate units.*

Council Committee, Board/Commission Action:

n/a

Alternatives:

n/a

Recommendation:

Based on the criteria outlined in the City of San Marcos Affordable Housing Policy, staff recommends approval of the Resolution of Support for the proposed El Camino Real application to the Texas Department of Housing and Community Affairs for Low Income Housing Tax Credits.