



Legislation Text

File #: Res. 2019-159R, **Version:** 1

AGENDA CAPTION:

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2019-159R, 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 the application; imposing conditions for such non objection; providing authorizations for execution or submission of documents related to the application; and declaring an effective date; and consider Resolution 2019-159R.

Meeting date: August 20, 2019

Department: Planning & Development Services

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

Vision San Marcos - A River Runs Through Us

Background Information:

The San Marcos Affordable Housing Policy (Resolution 2019-93R) 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 6 of the 9 criteria below, including criteria #1, in order to receive a staff recommendation for a Resolution of Support or Resolution of No Objection. An analysis of met and unmet criteria for LIHTC-19-02 is outlined as follows.

1. No Exemption from local taxes is provided

- a. *Not Met-The proposed development is 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 project will provide 38 units for those making between 31-50% of the Area Median Income and 260 units for those making between 51-60% of the area median income and will be located in close proximity to major San Marcos employers such as the outlet mall, Amazon fulfillment center, and HEB distribution center. The project will provide a mix of unit types (one to four-bedroom options will be available) and will provide a total of 20 accessible units. And although the proposed location is not within ¼ or ½ mile of all the services listed in criteria 5 and 6 of the City's policy, the development will be required to provide vehicular and pedestrian connectivity and sidewalks along all public streets. In addition, the project is located in a medium intensity zone which may include future development and connectivity to adjacent goods and services.*

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

- a. *Met-The property is located in the Medical District Medium Intensity Zone.*

4. The project is not proposed to develop under a legacy district on the City's current zoning map.

- a. Met-The property is in the process of annexation and zoning to CD-4. A portion of the property is currently zoned CD-4.

5. The project is located within a ½ mile walking distance to grocery, medical services, and schools.

- a. Met-The subject property is located approximately 0.18 miles from Medfirst Primary Care at San Marcos and approximately ½ a mile from CommuniCare San Marcos. There is also a Stripes convenience store approximately 0.18 miles from the property which may be considered a grocery service. While there are no schools within ½ mile of the subject property, Mendez Elementary School, De Zavala Elementary School, Lamar Personalized Learning Center, Goodnight Middle School, Bonham Pre-Kindergarten School, and the Austin Community College Campus are all located approximately 1 to 1 ½ miles of the subject property (See attached exhibit). Sidewalk infrastructure and pedestrian connectivity is lacking in this area; however, the area is located in the Medical District Intensity Zone which is envisioned to include pedestrian infrastructure as the area develops (See attached sidewalk map exhibit).

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 located along an existing CARTS route and within 1 mile of a CARTS stop.

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. Not Met- The project will provide 38 units for those making between 31-50% of the area median income, 260 units for those making between 51-60% of the area median income, and 38 (or 11%) market rate units.

9. The project incorporates wraparound support services that provide flexible voluntary social, economic, or education benefits to the residents.

- a. Met- The project will incorporate a playground, Wi-fi in common areas, a community pool, financial wellness classes, a community garden, and tutoring services.

Council Committee, Board/Commission Action:

n/a

Alternatives:

n/a

Recommendation:

The City of San Marcos Low Income Housing Tax Credit Policy states applications must meet at least 6 of the 9 criteria, including criteria #1, in order to receive a staff recommendation for a Resolution of Support. Based on the criteria outlined in the policy, the application does not meet criteria #1 and meets 5 out of 9 criteria. 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.