



Legislation Details (With Text)

File #: 17-0109 **Version:** 1 **Name:** DWR Primrose Manor, LP
Type: Agenda Item **Status:** Approved
File created: 2/3/2017 **In control:** Development Services
On agenda: 2/14/2017 **Final action:** 2/14/2017

Title: Consider and take action on a resolution expressing support for the application of DWR Primrose Manor, LP, to the Texas Department of Housing and Community Affairs for 2017 competitive nine-percent housing tax credits to develop affordable rental housing on a 10+ acre tract generally located at the southeast corner of West Galveston Street and Interurban Street (Mayor Hallisey and Council Member Gripon)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Data Sheet, 2. Proposed Resolution, 3. Pre-application from DWR Primrose Manor, LP to TDHCA, 4. Presentation from DWR Primrose Mano, LP

Date	Ver.	Action By	Action	Result
2/14/2017	1	City Council		
2/14/2017	1	City Council	Approved	Pass

Consider and take action on a resolution expressing support for the application of DWR Primrose Manor, LP, to the Texas Department of Housing and Community Affairs for 2017 competitive nine-percent housing tax credits to develop affordable rental housing on a 10+ acre tract generally located at the southeast corner of West Galveston Street and Interurban Street (Mayor Hallisey and Council Member Gripon)

Approval of this resolution would indicate community support for DWR Primrose Manor, LP, (“applicant”) in their proposed application to the Texas Department of Housing and Community Affairs for 2017 competitive nine-percent housing tax credits, to develop affordable rental housing on a 10+ acre tract generally located at the southeast corner of West Galveston Street and Interurban Street. The attached presentation from the applicant indicates they are in the preliminary stages of due diligence for a project plan that includes 130 mixed-income apartment units.

The applicant is seeking to finance the project, in part, with housing tax credits via the Texas Department of Housing and Community Affairs (TDHCA); said request/application to TDHCA requires a resolution of support from League City. The proposed resolution of support for the applicant’s housing tax credit application to TDHCA, if approved, *would not* approve the zoning, permitting, construction, or any other aspect of the proposed development project.

The proposed site is not currently zoned to facilitate the project. The applicant has indicated to the City that if the housing tax credit application is approved by TDHCA, they will then request a zoning change to facilitate the proposed development. Any request for a zoning change at this site would likely consider impacts including, but not limited to, water availability, access, traffic, density, and site aesthetics. Zoning change requests also require notice to all property owners within 500-feet, public hearings, and approval by the City Council.

Attachments:

- 1. Data Sheet
- 2. Proposed Resolution
- 3. Pre-application from DWR Primrose Manor, LP to TDHCA
- 4. Presentation from DWR Primrose Manor, LP

FUNDING

NOT APPLICABLE

Funds are available from Account # _____

Requires Budget Amendment to transfer from Account # _____ to Account # _____