
CITY OF PORT LAVACA

MEETING: February 14, 2022 **AGENDA ITEM** _____

DATE: 2.9.2022

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider Resolution R-021422-3. Being a Resolution of support for the application of the Lavaca Bay Apartments as an affordable rental housing development.

Resolution R-2-14-2022-3. Being a Resolution of support for the application of the Lavaca Bay Apartments as an affordable rental housing development. Known as Lavaca Bay Apartments, to the Texas Department of Housing and Community Affairs for the 2022 competitive nine-percent housing tax credits, approving a waiver of the of development/permit fees in the amount of \$250.00.

The Applicant, Jeff Beckler, Assistant VP of Development for Zimmerman Properties, LLC, is seeking a TDHCA grant for the funding to construct the apartment complex. Being proposed as 60 units of workforce housing for Port Lavaca. It will be a mix of 2 and 3 bedroom units. 50 of the 60 units will be at or below 60% Average Median Income (AMI) for Calhoun County. The remaining 10 will be market rate units. All residents will be required to prove income, employment, and credit and criminal background checks. This is not a Section 8 property. Amenities include washer/dryer in each unit, dishwasher in each unit, fitness center, library, computer access, community area, clubhouse, tot lot for kids with a playground, BBQ area, etc.

The applicant is required to have a resolution of support from the city as one of the criteria for the TDHCA application submittal.

This high density multi-family housing options is supported by both the Future land Use map and the Comprehensive Plan as stated:

Future Land Use Map

<https://portlavaca.org/wp-content/uploads/2020/10/Future-Land-Use-Plan.pdf>

The Future Land Use map designates this area as Commercial. This designation does not conflict in cumulative affect zoning. The area is retail and residential currently and there is another preliminary mixed use of a single and multi-family residential subdivision proposed adjacent to this apartment complex location. This residential area will transition well to the retail of Walmart and future retail development on Tiney Browning Boulevard.

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Comprehensive Plan

<https://www.portlavaca.org/wp-content/uploads/2016/06/PortLavacaCompPlan2018reduced.pdf>

Figure 29 (page 105) displays the dwelling types located throughout the City. As shown, a range of housing opportunities currently exist. However, limited amounts of quality multi-family units are available. Many of these apartment complexes are dated and deteriorating and are not appealing to young professionals or empty-nesters. The City may wish to encourage redevelopment of these properties into more modern apartment complexes or townhomes to accommodate the demand for housing variety. (pg. 103 Comprehensive Plan)

Workforce and Affordable Housing Workforce housing is defined by the Urban Land Institute's Terwilliger Center for Workforce Housing as housing for individuals or families earning 60 to 100 percent Average Median Income (AMI) for an area. Interestingly, those members of the community falling into this category are often the ones serving in supportive roles within the community. Teachers, public safety workers such as police or firefighters, nurses, or civil service workers often fall into this category. Affordable housing, on the other hand, is generally related to low-income housing. These needs are often met through non-profit housing corporations and grants from the federal and state levels. (pg. 106 Comprehensive Plan)

Staff Recommendation: APPROVAL

Approve Resolution R-021422-3. Being Resolution of support for the application of the Lavaca Bay Apartments as an affordable rental housing development.

Attachments

- Resolution R-021422-3