



**RBA
CITY OF AUSTIN
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: 4
AGENDA DATE: 07.24.08
PAGE: 1 OF 2**

SUBJECT: Authorize the negotiation and execution of one or more construction contracts with ILCOR HOMES, INC to build up to five single family homes for a total aggregate amount not to exceed \$446,260 00

AMOUNT & SOURCE OF FUNDING: Funding is available in the Fiscal Year 2007-2008 Austin Housing Finance Corporation Acquisition and Development Program using HOME Match funds and Housing Assistance Fund Program Income

FISCAL NOTE: There is no unanticipated fiscal impact

**REQUESTING
DEPARTMENT: Austin Housing Finance Corporation** **DIRECTOR'S
AUTHORIZATION: _____**

FOR MORE INFORMATION CONTACT: Margaret R Shaw, Treasurer
Austin Housing Finance Corporation, 974-3184

PRIOR BOARD ACTION: N/A

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: N/A

PURCHASING:

MBE / WBE:

These contracts will provide for the construction of five single-family homes in Austin Housing Finance Corporation's (AHFC) Frontier at Montana Subdivision, and will be sold to homebuyers with low to moderate incomes. The construction contracts allow 150 calendar days for completion of the projects. The AHFC anticipates closing the sale of the homes in early 2009. This project is being developed in compliance with applicable federal requirements under the AHFC's Acquisition and Development program and will comply with S M A R T Housing™ standards and applicable environmental requirements.

ILCOR HOMES, INC submitted the lowest responsible bid to construct the homes in accordance with the plans and specifications for the homes.

The Frontier at Montana Subdivision is being developed in the Montopolis neighborhood for the construction of 81 single-family, affordable, homeownership units. The AHFC plans to build 46 homes in the subdivision, 16 of which will be included in a Community Land Trust (CLT) or other shared-equity model. As of April 2008, four AHFC homes have been sold to families and individuals, whose annual incomes average \$42,650, or 60% of median family income. Buyers earning at or below 80% of median family income (\$56,900 for family of four) are eligible for the program.

Thirty-five homes will be built by non-profit organizations and other qualified builders. Habitat for Humanity has completed 22 of 30 homes in the subdivision, and American YouthWorks has three of five planned homes under construction.

This activity is consistent with the FY 2007/2008 Action Plan as identified under the City of Austin's Acquisition and Development Program.

The bid tab is included as additional Back Up material to this Request for Board Action.
