

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	21403	Agenda Number	17.
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Meeting Date:	2/14/2013	Department:	Neighborhood and Community Development
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Subject

Approve a resolution for a conditional commitment of a loan in an amount not to exceed \$1,200,000 to Cadence Multifamily, LLC for a proposed 152-unit senior development to be located at 7501 U.S. Highway 290 West, with funding being conditional upon the award of tax credits to Cadence Multifamily, LLC by the Texas Department of Housing and Community Affairs for the proposed project.

Amount and Source of Funding

Funding is contingent upon award of Housing Tax Credits.

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	
For More Information:	Contact Elizabeth A. Spencer, Director, Neighborhood Housing and Community Development, 974-3182.
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

If approved, the resolution will be submitted by Cadence Multifamily, LLC along with its Low Income Housing Tax Credit application to the Texas Department of Housing and Community Affairs (TDHCA). Applications that have a commitment of funding from a unit of local government, even if the commitment is conditioned upon the award of tax credits, will qualify for a certain number of points in this competitive process.

As of January 11, 2013, 18 "pre-applications" were submitted from Austin and other cities in Hays and Williamson Counties requesting a total of \$24 million in tax credits. TDHCA has \$3.3 million in tax credits allocated to Texas Region 7 which includes Austin and surrounding counties. Out of the 18 pre-applications, it is likely that only one or two projects can be funded with \$3.3 million in tax credits. The maximum tax credit award per project is \$1.5 million.

Full applications are due to TDHCA on March 1, 2013 and the announcement of tax credit awards will likely be in June or July of 2013.