A U S T I N C I T Y C O U N C I L

AGENDA



Recommendation for Council Action

Austin City Council	**Item ID**	31385	**Agenda Number**	20.
Meeting Date:	3/20/2014	**Department:**	Neighborhood and Community Development	

Subject

Approve a resolution under the requirements of Texas Government Code Section 2306.67071 and Texas Administrative Code Section 10.204(4) supporting the Villages of Ben White, LP's application to the Texas Department of Housing and Community Affairs for an allocation of non-competitive four percent low income housing tax credits to help finance a proposed multi-family rental development for seniors to be located at 6934 East Ben White Boulevard.

Amount and Source of Funding

Fiscal Note

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

Purchasing Language:	
Prior Council Action:	May 23, 2013 – Council approved resolution 20130523-031 supporting the application to be submitted to the Texas Department of Housing and Community Affairs (TDHCA). February 27, 2014 – Council conducted a public hearing pursuant to TDHCA rules and approved resolution 20140227-068.
For More Information:	Elizabeth A. Spencer, Director, NHCD, 974-3182, or David Potter, Housing Development Manager, 974-3192
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

Background

This Request for Council Action is almost identical to the one passed on May 23, 2013, for the same development. The reason it is being brought back for reconsideration is that the Texas Department of Housing and Community Affairs (TDHCA) is requiring the developer to obtain an updated resolution that conforms to the 2014 Multi-family Housing Rules.

The previous resolution was passed when the 2013 Multi-family Housing Rules were in effect. The only difference is that the 2013 rules referred to a census tract where more than 30 percent of all housing units are low income housing tax credit units, and the 2014 rules refer to a census tract where more than 20 percent of all housing units are low income housing tax credit units.

Purpose of Requested Action

If approved, the resolution will allow the proposed development to receive non-competitive four percent Low Income Housing Tax Credits to help finance the 183-unit housing development for seniors. The Villages of Ben White, LP intends to submit an application to TDHCA for the proposed development at 6934 East Ben White Boulevard.

TDHCA's rules require that the local unit of government approve by resolution the construction of the proposed project because it is in a census tract where more than 20 percent of all housing units are low income housing tax credit units. The general partner will be wholly owned by the Austin Affordable Housing Corporation, an affiliate of the Housing Authority of the City of Austin (HACA). Through its affiliate, HACA will maintain ownership and control of the property.