

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	31388	Agenda Number	23.
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Meeting Date:	3/20/2014	Department:	Neighborhood and Community Development
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Subject

Approve a resolution under Section 11.9(d)(1), State of Texas 2014 Housing Tax Credit Qualified Allocation Plan, for an application submitted to the Texas Department of Housing and Community Affairs by Foundation Communities, Inc. for an affordable, multi-family rental development to be known as Southwest Trails, Phase II located at 8500 U.S. Highway 71.

Amount and Source of Funding

Fiscal Note

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

Purchasing Language:	
Prior Council Action:	February 13, 2013 – Approved resolution 20140213-019 providing a commitment of funding subject to the award of Low Income Housing Tax Credits by the Texas Department of Housing and Community Affairs.
For More Information:	Betsy Spencer, Director, 512-974-3182; David Potter, Program Manager, 512-974-3192
Boards and Commission Action:	February 13, 2013 – Approved negotiation and execution of a loan not to exceed \$1,250,000 subject to the award of Low Income Housing Tax Credits by the Texas Department of Housing and Community Affairs.
MBE / WBE:	
Related Items:	

Additional Backup Information

If approved, this resolution will be submitted to the Texas Department of Housing and Community Affairs to indicate the level of local government support for the competitive Low Income Housing Tax Credit application No. 14069 submitted by the developer, Foundation Communities, Inc.

For 2014, the scoring category of Local Government Support, the amount of points an application can receive through a resolution from a local unit of government is:

- 17 points for supporting an application or development;
- 14 points for “no objection” to an application or development; or
- Zero points if no resolution is provided.

Staff has reviewed the developer's funding application and recommends a resolution of support for the tax credit application.

Project Characteristics

- Sixty affordable units to be built on property adjacent to Foundation Communities' existing Southwest Trails Apartments.

Unit mix:

12 one-bedroom/one-bath units Rent: approximately \$500 750 square feet
30 two-bedroom/two-bath units Rent: approximately \$565 975 square feet
18 three-bedroom/three-bath units Rent: approximately \$590 1,200 square feet

- Southwest Trails, Phase II will have three Permanent Supportive Housing units.
- Six units will be made accessible for persons with mobility disabilities, and at least two units will be made accessible for persons with hearing and sight disabilities.
- Foundation Communities will offer its signature Children's HOME Initiative that provides intensive case management for families with children that are exiting homelessness and working to make lasting changes in their lives to help them achieve self-sufficiency.
- Other supportive services for residents include an after-school program, adult classes including English as a Second Language, money management, homebuyer education, and computer training. Residents will also have access to Foundation Communities' programs for financial education, financial coaching, matched savings accounts, college savings and financial assistance, and free income tax return preparation.
- No smoking will be permitted in resident units and will only be allowed in certain areas away from building entrances. This helps support Imagine Austin Priority Program No. 7: Create a Healthy Austin.

Population Served

- Twenty percent of units will be reserved for individuals or families with incomes at or below 30 percent of the Median Family Income (MFI), currently \$21,950 for a four-person household; \$15,400 for an individual.
- Twenty percent of units will be reserved for individuals or families with incomes at or below 40 percent of MFI, currently \$29,280 for a four-person household; \$20,500 for an individual.
- Sixty percent of units will be reserved for individuals or families with income at or below 50 percent of MFI, currently \$36,600 for a four-person household; \$25,650 for an individual.

Foundation Communities

Foundation Communities, Inc. has been in operation for over 20 years and has successfully developed and managed 17 affordable communities in Austin and North Texas, and is known for its innovative programs to help residents become successful in meeting their financial, educational, or life goals and its commitment to creative and attractive sustainable building practices.