

## A G E N D A



## Recommendation for Council Action

Austin City Council	Item ID	31391	Agenda Number	26.
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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, single room occupancy development to be known as Bluebonnet Studios, located at 2301 South Lamar 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:	February 13, 2013 – Approved resolution 20140213-017 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 \$2,000,000 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 # 14068 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**

- One hundred twenty single room occupancy units to be built on South Lamar Boulevard, offering affordability in a location where new, high-end multi-family properties are predominant.
- Located within the South Lamar Vertical Mixed Use Overlay.
- Individual units will house one person only, and the size of each unit will be approximately 450 square feet.
- Bluebonnet Studios will have six Permanent Supportive Housing units.
- Twelve units will be made accessible for persons with mobility disabilities, and at least three units will be made accessible for persons with hearing and sight disabilities.
- A wide variety of services will be available to residents depending on their individual needs. The services available include: case management, mental health counseling, life skills training, budgeting and money management, advocacy for benefits or entitlements, computer literacy, and vocational and supported employment services.
- No smoking will be permitted anywhere on the property. This helps support Imagine Austin Priority Program No. 7: Create a Healthy Austin.

#### **Population Served**

- Twenty percent of units will be reserved for individuals with incomes at or below 30 percent of the Median Family Income (MFI), currently \$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 \$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 \$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. If the proposed project moves forward, it will be the sixth single room occupancy property developed by Foundation Communities. The other properties are Garden Terrace, Spring Terrace, Skyline Terrace, Arbor Terrace, and the most recent SRO facility, Capital Studios, which is currently under construction.