

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	48304	Agenda Number	68.
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Meeting Date:	8/20/2015	Department:	Neighborhood and Community Development
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Subject

Conduct a public hearing and consider a resolution related to an application to be submitted to the Texas Department of Housing and Community Affairs by Pedcor Investments, LLC, or an affiliated entity, for a proposed affordable multi-family development to be called the West Gate Ridge Apartments, located at 8700 West Gate 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:	
For More Information:	Betsy Spencer, NHCD Director, 512-974-3182; David Potter, NHCD Program Manager, 512-974-3192
Council Committee, Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

This action will conduct a public hearing to receive public comment to consider approval of a resolution as required by the Texas Department of Housing and Community Affairs (TDHCA) 2015 Uniform Multi-family Rules. The applicant, Pedcor Investments, LLC, (Pedcor) or an affiliated entity, must submit to TDHCA a resolution of no objection from the applicable governing body in which the proposed development is located.

Purpose

The purpose of the Public Hearing will be to receive public comment to consider approval of a Resolution of No Objection by the City of Austin. If approved, a copy of the resolution will be submitted by the developer to the Texas Department of Housing and Community Affairs (TDHCA) with the Tax Credit application.

Proposed Project

Pedcor is planning a 146-unit new construction development at 8700 West Gate Boulevard, which would be 100% affordable to households with incomes at or below 60% Median Family Income (MFI), currently \$46,080 for a 4-

person household. The development, to be known as West Gate Ridge is proposed to be partially funded with 4% Low Income Housing Tax Credits, and bonds issued.

Sources and Uses

- No AHFC funding is being requested for this development.
- Estimated Sources and Uses for the Project are:

Sources

Private Activity Bonds	\$15,526,984
Tax Credit Equity	7,000,000
Owner Equity	<u>1,346,337</u>
Total	\$23,873,321

Uses

Acquisition	\$3,000,000
Architectural and Engineering	493,230
Hard Costs	13,435,398
Soft and Carrying	3,809,693
Reserves and Developer Fee	<u>3,135,000</u>
Total	\$23,873,321

Project Attributes

- Four 1-bedroom units will be affordable to households with incomes at or below 50% MFI, (currently \$38,400 for a 4-person household) and all remaining units will be for households at or below 60% MFI.
- West Gate Ridge will have 96 1-bed/1-bath units with sizes range from approximately 650- 835 square feet), and 50 2-bed/2-bath units (sizes are approximately 1,100 square feet)

On-Site Amenities

On-site amenities will include; full perimeter fencing, controlled gate access, swimming pool, furnished fitness center, business center, furnished community room, children's play-scape, native trees and plants installed that reduce irrigation requirements, water-conserving fixtures that meet the EPA's WaterSense Label, recycling services, and Energy-Star rated windows.

Pedcor Investments, LLC

Pedcor was founded in 1987, and according to Pedcor's promotional literature, it is considered one of the largest developers of affordable housing within the multifamily housing tax credit program. Pedcor's development portfolio is comprised of 52 conventionally-financed 9% tax credit developments, 57 tax-exempt bond & 4% tax credit-financed developments, and 13 market-rate developments. Pedcor also developed a special use facility providing a safe haven for women who have been victims of domestic violence.