

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: October 18, 2018

Item Number: **057**

Public Hearing and Possible Action

Conduct a public hearing and consider a resolution for an application to be submitted to the Texas Department of Housing and Community Affairs by RISE Residential Construction, L.P., or an affiliated entity, for the construction of a multi-family development to be known as Austin Parmer II Apartment Homes, located near the intersection of Bellingham and East Parmer Lane, in the City's Extraterritorial Jurisdiction.

Lead Department	Neighborhood Housing and Community Development.
Fiscal Note	This item has no fiscal impact.
For More Information	Rosie Truelove, Director, Neighborhood Housing and Community Development, 512-974-3064; Mandy DeMayo, Community Development Administrator, Neighborhood Housing and Community Development, 512-974-1091.

Additional Backup Information:

This action is a public hearing to receive public comment on an application for 4% Low-Income Housing Tax Credits and to consider a resolution of no objection, which is required by the Texas Department of Housing and Community Affairs (TDHCA) 2018 Uniform Multi-family Rules. As part of the TDHCA application, an applicant must submit a resolution of no objection from the applicable governing body in which the proposed development is located. The property is located in the City's extraterritorial jurisdiction (ETJ).

Austin Parmer II Apartments will be a mixed-income, affordable housing community comprised of approximately 280 new units near the intersection of Bellingham and East Parmer Lane, in the City's ETJ. The residential units will be marketed to families earning 30% to 60% of the area median incomes. The development will offer housing convenient to the fast-growing East Austin area, all accessible to Hwy 71 and Hwy 290 from TX 130/45. Property residents are served by the Manor ISD with good schools and amenities in reasonable driving distance on Parmer or TX 130. The U.S. Department of Housing and Urban Development (HUD) defines this site as a Small Area Difficult Development Area (SADDA).

Major financing for the development is proposed to come from non-competitive 4% Low Income Housing Tax Credits, and Private Activity Bonds.

For more information on the proposed project, as well as socioeconomic characteristics and amenities in the surrounding area, please see the project's Development Application here: <http://austintexas.gov/page/fy-17-18-funding-applications>.