



THE CITY OF AUSTIN ONE-FOR-ONE REPLACEMENT PLAN NOTICE for OAK CREEK VILLAGE APARTMENTS

City of Austin, Neighborhood Housing and Community Development Department (NHCD)
P.O. Box 1088, Austin, Texas 78767
(512) 974-3100 ♦ Fax (512) 974-3161 ♦ www.cityofaustin.org/housing

April 15, 2014

One-for-One Replacement Plan Notice for Oak Creek Village Apartments

Background:

On July 18, 1990, The U.S. Department of Housing and Urban Development (HUD) published a final rule implementing the revision to section 104(d) of the Housing and Community Development Act of 1974, as amended (the ACT). This rule specifies the replacement requirements that are triggered when Community Development Block Grant (CDBG) funds are used either for the demolition of a low/moderate-income (L/M) dwelling unit, or for the conversion of a L/M dwelling unit to another use. Under the one-for-one replacement rule, the grantee must provide replacement dwelling units whenever L/M dwelling units are demolished or converted to another use. The intent of this rule is to ensure the maintenance of the L/M housing stock.

Project Description:

Oak Creek Village is located at 2324 Wilson Street, Austin, TX 78704. It consists of the following units: 48 One bedroom units for low income; 58 Two bedroom units for low income; 1 Two bedroom unit market rent; 48 Three bedroom units for low income; 2 Three bedroom unit market rents; 16 Four bedroom units for low income; combined total of 173 units. All 173 units will be demolished, and the same unit types will be re-built for the 170 units covered under the Project Based Section 8 HAP contract. The remaining 3 units will be re-built as 1 bedroom units and included under the TDHCA Housing Tax Credit (HTC) program.

Re-built new unit mix will be:

51 – 1 bedroom / 1 bathroom
58 – 2 bedroom / 2 ½ bathroom
48 – 3 bedroom / 3 bathroom
16 – 4 bedroom / 3 ½ bathroom

Pursuant to the TDHCA (HTC) contract for Oak Creek Village Apartments, each of the 173 re-built units will qualify at 60% or less of the Area Medium Income for Travis County. There will be zero reduction in affordable units after reconstruction. Each replacement dwelling unit is designated to remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy.

Project Schedule:

Demolition is scheduled to occur in 3 phases. Tenants will be provided relocation assistance in accordance with URA/Section 104(d) mandates.

- Commencement of Demolition and Clearance Date for Phase I (Estimate): May, 2014
- Commencement of Demolition and Clearance Date for Phase II (Estimate): October, 2014
- Commencement of Demolition and Clearance Date for Phase III (Estimate): October, 2015

Replacement Units:

Estimated Completion of Phase I May, 2015

Estimated Completion of Phase II (to include all replacement units in Phase II and III) October, 2015

Public Comment:

Any individual, group, or agency wishing to comment on the project may submit written comments to the Neighborhood Housing and Community Development Department, P.O. Box 1088, Austin, TX 78767. All comments received by **May 15, 2014** will be considered by the City of Austin.

Comments may be addressed in writing to:

City of Austin
Elizabeth A. Spencer, Director
Neighborhood Housing and Community Development
P.O. Box 1088
Austin, TX 78767

U.S. Department of Housing and Urban Development
Attn: Yolanda Garcia, Project Manager
San Antonio Field Office
Hipolito Garcia Federal Building
615 East Houston Street, Suite 347
San Antonio, Texas 78205-2001

Posted this 15 day of April, 2014, within the City of Austin, Austin City Hall Municipal Building.

THIS PUBLIC NOTICE MAY BE REMOVED ON, BUT NOT BEFORE, MAY 15, 2014