

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: November 9, 2017

Item Number: **052**

Item(s) to Set Public Hearing(s)

Set a public hearing for an application to be submitted to the Texas Department of Housing and Community Affairs by TX Parmer Austin CCF, LP, or an affiliated entity, for the new construction of an affordable multi-family development located near the intersection of Parmer Lane and Boyce Lane, in the City's Extraterritorial Jurisdiction. (Suggested date and time: December 7, 2017 beginning at 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX.).

Lead Department	Neighborhood Housing and Community Development Department.
Fiscal Note	A fiscal note is not required.
For More Information	Rosie Truelove, Director, Neighborhood Housing and Community Development Department, 512-974-3064; David Potter, Program Manager, 512-974-3192.

Additional Backup Information:

This action will set 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) 2017 Uniform Multi-family Rules. The applicant must submit to TDHCA a resolution of no objection from the applicable governing body in which the proposed development is located. Since the property is located in the Austin's Extra-Territorial Jurisdiction (ETJ), the applicant must submit resolutions from both the City of Austin and the Travis County Commissioner's Court.

Proposed Project

TX Parmer Austin CCF, LP, is planning to construct a 280-unit multi-family development located near the intersection of Parmer Lane and Boyce Lane, which would be 100% affordable to households with incomes at or below 60% Median Family Income (MFI), currently \$48,840 for a 4-person household. The development, to be known as the Boyce Parmer Apartment Homes, is proposed to be partially funded with 4% Low Income Housing Tax Credits and Private Activity Bonds issued by the Strategic Housing Finance Corporation, an affiliate of the Housing Authority of Travis County. No funding from the Austin Housing Finance Corporation is being requested.

Estimated Sources & Uses of Funds

<u>Sources:</u>		<u>Uses:</u>	
Tax-Exempt Bonds	\$27,150,000	Acquisition Costs	\$2,105,000
TDHCA Home Loan	2,400,000	Hard Costs	36,026,300
Tax Credit Equity	<u>19,764,850</u>	Soft & Carrying Costs	6,724,200
Deferred Developer Fee	<u>2,317,090</u>	Reserves and Developer Fee	6,777,440
Total	<u>51,631,940</u>	Total	<u>51,632,940</u>

Project Characteristics

- § 20 efficiency units (approximately 560 square feet).
- § 100 one-bedroom units (approximately 732 square feet).
- § 112 two-bedroom units (approximately 1,063 square feet).
- § 48 three-bedroom units (approximately 1,260 square feet).

Population Served

- § Forty-eight (48) units will be reserved for individuals or families with incomes at or below 50% MFI, currently \$28,500 for a single-person household and \$40,700 for a 4-person household.
- § Two hundred thirty-two (232) units will be reserved for individuals or families with incomes at or below 60% MFI, currently \$34,200 for a single-person household and \$48,840 for a 4-person household.

Current Property Tax Status and Future Impact

The property currently has no property tax exemptions. The Travis Central Appraisal District will determine whether the residential use of this vacant property will be eligible for any exemptions after the property is developed.

TX Parmer Austin CCF, LP

The development will be owned by TX Parmer Austin CCF, LP, an affiliate of Rise Residential Construction and the Cesar Chavez Foundation. According to information provided the developer, Rise Residential Construction and its principals have been involved in since 1997, providing construction services from start to finish on nearly 7,000 living units of which over 5,000 have been completed since 2003.

The Cesar Chavez Foundation (CCF) is a California 501(c)(3) nonprofit corporation and was founded in 1966 by César E. Chávez who envisioned an organization that would provide social services, alongside the work being done by the United Farm Workers, for the farm workers laboring in the fields. Since its inception, the Foundation's emphasis on housing integrated with social services has been crucial to the enrichment of the communities they serve. CCF serves tens of thousands of individuals through affordable housing development, educational programming, and broadcast communications and through our conference center in Keene, CA. The organization has expanded its reach from primarily serving farm workers to addressing quality of life issues for individuals, families and communities throughout the Southwest.

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-16-17-funding-applications>.