



Recommendation for Action

File #: 20-1142, **Agenda Item #:** 23.

2/6/2020

Posting Language

Approve a resolution related to an application by Espero Austin at W. 24th, LP, or an affiliated entity, for competitive 9% housing tax credits for a new construction development to be known as Espero Austin at W. 24th, located at or near 911 to 915 West 24th Street; and related to the allocation of housing tax credits within the City and near the proposed development.

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:

Espero Austin at W. 24th, LP, or an affiliated entity, will submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for competitive 9% Low Income Housing Tax Credits (LIHTC). The applicant will receive a certain number of points based on Council's action. During the TDHCA scoring process, an application that receives a resolution of support will receive more points than an application that receives a resolution of no objection.

The resolution states that Council supports the proposed development because the proposed development will meet the TDHCA definition requirement for Supportive Housing. The resolution also acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

Depending on the location of the proposed development, the resolution may do one or more of the following: (a) acknowledge that the proposed development will be located one linear mile or less from another development that serves the same type of household and received an allocation of Housing Tax Credits (or private activity bonds) within the last three years; (b) acknowledge that the proposed development is located in a census tract with more than 20% housing tax credits per total households; (c) allow the new construction of the proposed development; (d) acknowledge that the proposed development is located in a census tract with a high poverty rate; and (e) affirm that the proposed development is consistent with the City's obligation to affirmatively further fair housing.

Because the proposed development (a) is located within 0.5 miles of a mobility bond corridor; (b) will meet the TDHCA definition for Supportive Housing; and (c) will dedicate 20% or more of its units to the local Continuum of Care, staff recommends that Council pass a resolution acknowledging the high poverty rate and permitting the development to move forward, in order to meet TDHCA's requirements. Staff would also like to note that

the high poverty rate is more than likely attributable to the fact that the proposed Development is located in West Campus, where students live.

The proposed development will be located at or near 911 to 915 West 24th Street, Austin, TX 78705, which is located in District Number 9. More information on the proposed project, socioeconomic characteristics and amenities in the surrounding area can be found at <http://www.austintexas.gov/LIHTC-9Pct-App>.