



## Recommendation for Action

**File #:** 20-1927, **Agenda Item #:** 31.

5/7/2020

### **Posting Language**

Conduct a public hearing related to an application by ECG Old Manor, LP, or an affiliated entity, for housing tax credits for a multi-family development that will be financed through the private activity bond program to be known as Old Manor Road Senior Apartments, located at or near the northeast quadrant of Eastern Heights Boulevard and Old Manor Road, within the City's extraterritorial jurisdiction; and consider a resolution that relates to the application and proposed development.

### **Lead Department**

Neighborhood Housing and Community Development.

### **Fiscal Note**

This item has no fiscal impact.

### **Prior Council Action:**

April 23, 2020 - Austin City Council approved setting a public hearing regarding an application by ECG Old Manor, LP, for housing tax credits for a multi-family development that will be financed through the private activity bond program, with the public hearing to be held on May 7, 2020.

### **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 conducts a public hearing to receive public comment on an application that will be (or has been) submitted to the Texas Department of Housing and Community Affairs (TDHCA). The Applicant, ECG Old Manor, LP, or an affiliated entity, seeks funding for the Development through 4% Low Income Housing Tax Credits (LIHTC) and private activity bonds. After the public hearing, Council will consider a resolution of no objection for the proposed development. The property is located within the City's extraterritorial jurisdiction (ETJ). The development is not located within a council district's boundaries.

### **Proposed Development**

ECG Old Manor, LP, which is an affiliate of Elmington Capital, is planning to develop a 208 unit multi-family development to be located at or near the northeast quadrant of Eastern Heights Boulevard and Old Manor Road. The community will be affordable to households earning at or below 60% of the Austin Median Family Income (MFI). The development is proposed to be partially funded with 4% Low Income Housing Tax Credits and tax-exempt bonds issued by Travis County Housing Finance Corporation (TCHFC). An affiliate of TCHFC will be the General Partner of the Development's Partnership, thereby allowing for a full property tax exemption. No funding from the Austin Housing Finance Corporation is being requested.

The proposed development's application to the City, as well as socioeconomic characteristics and amenities in the surrounding area, may be found at <https://austintexas.gov/departments/low-income-housing-tax-credit-4->

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percent-applications.