



Recommendation for Action

File #: 20-2882, **Agenda Item #:** 25.

9/3/2020

Posting Language

Set a public hearing related to an application by Espero Austin at Rutland, 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 Espero Austin at Rutland, located at or near 1934 Rutland Drive, Austin, Texas, 78758, within the City. (Suggested date: Thursday, September 17, 2020, Austin City Hall, 301 W. 2nd Street, Austin, Texas 78701).

Lead Department

Neighborhood Housing and Community Development.

Fiscal Note

Applicant has requested \$8.5 million in Rental Housing Development Assistance (RHDA) funding from Austin Housing Finance Corporation. This Item has no fiscal impact.

Prior Council Action:

February 6, 2020: Council approved a resolution of support for Espero Austin at Rutland to the Texas Department of Housing and Community Affairs' 2020 9% Low Income Housing Tax Credit (LIHTC) round. Espero Austin at Rutland was unsuccessful in securing a 9% LIHTC award and will now pursue a 4% LIHTC award.

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.

Council Committee, Boards and Commission Action:

July 29, 2020: Austin Housing Finance Corporation Board of Directors approved an inducement resolution for private activity bond financing to be submitted to the Texas Bond Review Board for an allocation of up to \$20,000,000 in private activity volume cap multi-family non-recourse bonds by Espero Austin at Rutland, LP, or an affiliated entity, for a proposed affordable multi-family development to be known as Espero Austin at Rutland, located at 1934 Rutland Drive, Austin, Texas, 78758.

Additional Backup Information:

This action sets 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, Espero Austin at Rutland, 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 in council district 4.

Proposed Development

Espero Austin at Rutland, LP, which is affiliated with both Caritas of Austin and Vecino Group, is planning to develop a 171 unit multi-family development to be located at 1934 Rutland Drive, Austin, Texas, 78758. 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 the Austin Housing Finance Corporation. On August 27, 2020, the Austin Housing Finance Corporation Board of Directors will consider authorizing the negotiation and execution of a loan agreement and other documents to provide funds to Espero Austin at Rutland for this development.

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-percent-applications>.