



Recommendation for Action

File #: 21-1874, **Agenda Item #:** 37.

5/20/2021

Posting Language

Set a public hearing related to an application by LDG The Matador, 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 The Matador, located at or near 5900 S. Congress Avenue, TX 78745, within the City. (Suggested date: Thursday, June 3, 2021, Austin City Hall, 301 W. 2nd Street, Austin, TX).

Lead Department

Housing and Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

May 21, 2020 - Austin City Council approved setting a public hearing regarding an application by LDG The Matador, 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 June 4, 2020.

June 4, 2020 - Austin City Council conducted a public hearing regarding an application by LDG The Matador, LP, for housing tax credits for a multi-family development that will be financed through the private activity bond program.

For More Information:

Rosie Truelove, Director, Housing and Planning Department, 512-974-3064; Mandy DeMayo, Community Development Administrator, Housing and Planning Department, 512-974-1091.

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. The Applicant, LDG The Matador, LP, or an affiliated entity, seeks funding for the Development through 4% Low Income Housing Tax Credits and private activity bonds. After the public hearing, Council will consider a resolution about the proposed development. The property is located in Council District 2.

Proposed Development

LDG The Matador, LP, which is an affiliate of LDG Development, LLC, plans to develop a 285-unit multi-family development to be located at 5900 S. Congress Avenue, TX 78745. The community will be affordable to households earning at or below 70% of the Austin Median Family Income (MFI), with 86 units affordable up to 50% MFI, 113 units affordable up to 60% MFI, and 86 units affordable up to 70% MFI. The development's intended population is the general population. The development is proposed to be partially funded with 4% Low Income Housing Tax Credits and tax-exempt bonds issued by Austin Affordable Public Facility Commission. An affiliate of Austin Affordable Housing Corporation 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 information and amenities in the surrounding area, may be found at

<https://austintexas.gov/departments/low-income-housing-tax-credit-4-percent-applications>.

Strategic Outcome(s):

Economic Opportunity and Affordability.