

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	32661	Agenda Number	118.
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Meeting Date:	6/12/2014	Department:	Neighborhood and Community Development
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Subject

Conduct a public hearing under Section 2306.67071, Texas Government Code and Title 10, Section 10.204(4), Texas Administrative Code and consider an application and a resolution to be submitted to the Texas Department of Housing and Community Affairs by Lowden Housing, LP for a proposed affordable rental development to be financed with tax-exempt bonds, to be called the Lowden Lane Apartments, located in the City's extraterritorial jurisdiction at 12701 Lowden Lane, Manchaca, Texas.

Amount and Source of Funding

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	
For More Information:	Contact Betsy Spencer, Director, 512-974-3182; or David Potter, Program Manager, 512-974-3192.
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

If approved, this resolution would be included as part of an application to be submitted by the developer, Lowden Housing, LP for the Lowden Lane Apartments, a proposed affordable multi-family development located in the City's extraterritorial jurisdiction (ETJ) at 12701 Lowden Lane, Manchaca, Texas.

Part of the financing for the development will come from a private activity bonds issued by Austin Affordable PFC, Inc., a public facility corporation authorized under the Texas Local Government Code, Section 303.002, and formed by the Austin Affordable Housing Corporation, an affiliate of the Housing Authority of the City of Austin. The developer's request is for a resolution confirming that the City Council has no objection to the application for low income housing tax credits. Since the proposed development is located in the City's ETJ, the developer must also obtain a similar resolution from the Travis County Commissioners Court.

Since the development is located in the City's ETJ, it is not eligible to receive funding from the Austin Housing Finance Corporation, and the development is not required to comply with the S.M.A.R.T. Housing™ Ordinance.

Lowden Lane Apartments

- 192 new affordable rental units
- One, two, and three bedroom units ranging from 754 square feet to 1,149 square feet
- 100 percent of units will be affordable to households with incomes at or below 60 percent of the Median Family Income for the Austin-Round Rock-San Marcos, TX Metropolitan Statistical Area (currently, \$45,240 for a four-person household; \$31,680 for a 1-person household).
- The nearest transit stop appears to be just over 2.5 miles away.
- Amenities will include a furnished fitness center with a separate yoga/pilates room, communal laundry center, party room with warming kitchen, library, and covered clubhouse porch.
- Estimated Financing Sources:

Private Activity Bonds	\$20,912,461
Low Income Housing Tax Credit Equity	1,475,767
Deferred Developer Fee	2,475,553
Travis County CDBG Funding	<u>500,000</u>
Total	\$25,363,781

The Developer

Lowden Housing LP will be a limited partnership that will include an affiliate of the Strategic Housing Finance Corporation (SHFC) which serves the mission of the Housing Authority of Travis County by acting as its primary development corporation. The SHFC works with private developers and public entities to research and create opportunities to build new affordable housing. The SHFC issues bonds and utilizes low income housing tax credits to finance its housing acquisitions and new developments. The limited partnership will also include AMTEX, LLC, a private, for-profit developer that focuses on development and construction of tax-credit properties in the Houston, Austin, and the Dallas/Fort Worth metropolitan areas.