

**AGENDA**



**Recommendation for Council Action**

**AUSTIN CITY COUNCIL**

**Regular Meeting: April 26, 2018**

Item Number: **047**

**Item(s) to Set Public Hearing(s)**

Set a public hearing for an application to be submitted to the Texas Department of Housing and Community Affairs by THF Riverside Townhomes, LP, or an affiliated entity, for the rehabilitation of an affordable multi-family development to be known as the Riverside Townhomes, located at 6118 Fairway Street (currently known as Fairway Village). (District 3) (Suggested date and time: May 10, 2018 beginning at 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX.).

**District(s) Affected:** District 3

<b>Lead Department</b>	Neighborhood Housing and Community Development.
<b>Fiscal Note</b>	This item has no fiscal impact.
<b>For More Information</b>	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 will set a public hearing to receive public comment to consider approval of a resolution as required by the Texas Department of Housing and Community Affairs (TDHCA) 2018 Uniform Multi-family Rules. The applicant must submit to TDHCA a resolution of no objection from the applicable governing body in which the proposed development is located. The property is located in District 3.

### **Proposed Project**

THF Riverside Townhomes, LP, is planning to rehabilitate a 128-unit multi-family development located at 6118 Fairway Street, which would be 100% affordable to households with incomes at or below 60% Median Family Income (MFI), currently \$48,840 for a 4-person household. The development, to be known as the Riverside Townhomes, is proposed to be partially funded with 4% Low Income Housing Tax Credits and Private Activity Bonds issued by Texas Department of Housing and Community Affairs (TDHCA). No funding from the Austin Housing Finance Corporation is being requested.

### **Estimated Sources of Funds**

<u>Sources</u>		<u>Uses</u>	
Tax Credit Equity	\$ 9,985,398.00	Acquisition Costs	\$ 14,300,000.00
Private Activity Bonds	\$ 19,000,000.00	Hard Costs	\$ 7,223,040.00
Deferred Developer Fee	\$ 116,127.00	Soft and Financing Costs	\$ 3,375,524.00
<b>TOTAL</b>	<b>\$ 29,101,525.00</b>	Reserves and Developer Fees	\$ 4,202,961.00
		<b>TOTAL</b>	<b>\$ 29,101,525.00</b>

### **Project Characteristics**

- 16 one-bedroom units (approximately 525 square feet).
- 48 two-bedroom units (approximately 675 square feet).
- 48 three-bedroom units (approximately 875 square feet).
- 16 four-bedroom units (approximately 1,040 square feet).

### **Population Served**

- 100% of units will be reserved for individuals or families with incomes at or below 60% MFI, currently \$34,200 for a single-person household and \$48,840 for a 4-person household.

### **Current Property Tax Status and Future Impact**

The property is currently not tax exempt according to the Travis Central Appraisal District (TCAD). TCAD will determine whether the use of this property will be eligible for any exemptions after the property is rehabilitated.

### **THF Riverside Townhomes, LP**

The development will be owned by THF Riverside Townhomes, LP, an affiliate of Texas Housing Foundation (THF), a non-profit Texas Regional Housing Authority. The THF was created to provide a tool to create, develop, administer, manage, and provide services to affordable housing projects through related business entities and for the residents and communities in which they are located. Through 2013, over \$140M has been financed to develop over 1400 units.

For more information on the proposed project, as well as socioeconomic characteristics and amenities in the surrounding area, please see the project's Development Application here:

<http://austintexas.gov/page/fy-17-18-funding-applications>.