



## Recommendation for Action

---

**File #:** 19-2568, **Agenda Item #:** 3.

8/8/2019

---

### **Posting Language**

Approve the negotiation and execution of a loan agreement with DMA Development Company, LLC, or an affiliated entity, in an amount not to exceed \$2,000,000, for a multi-family rental development to be known as Talavera Lofts, to be located near the Southeast Corner of Navasota Street and East 5th Street.

### **Lead Department**

Neighborhood Housing and Community Development.

### **Fiscal Note**

A fiscal note is attached.

### **Prior Council Action:**

February 7, 2019 - Council passed Resolution No. 20190207-009, approving an application to be submitted to the Texas Department of Housing and Community Affairs, indicating that Council supports the proposed development.

February 7, 2019 - Council passed Resolution No. 20190207-017, designating Talavera Lofts as the development that will contribute most significantly to the concerted revitalization efforts within Homestead Preservation Reinvestment Zone Number 1.

### **For More Information:**

Rosie Truelove, Treasurer, Austin Housing Finance Corporation, 512-974-3064; Mandy DeMayo, Community Development Administrator, Neighborhood Housing and Community Development, 512-974-1091.

### **Additional Backup Information:**

If approved, the Austin Housing Finance Corporation (AHFC) would be authorized to enter into a loan agreement with the DMA Development Company, LLC, or an affiliated entity, to develop the multi-family affordable housing community. The proposed activity will be located in Council District 3.

### **Project Proposal**

DMA Development, LLC is applying for additional funding to be used for new construction of Talavera Lofts, which will include approximately 92 units located in the Plaza Saltillo Transit Oriented District (TOD). 29 units will be reserved for households with incomes at 60% Median Family Income (MFI) or below. 46 units will be reserved for households with incomes at 50% MFI or below. 15 units will be reserved for households with incomes at 30% MFI or below. 2 units will be market rate. This project is to be partially funded with 9% Low Income Housing Tax Credits.

### **Funding is proposed from the following sources:**

\$1,202,079 Plaza Saltillo funds  
\$ 797,921 General Obligation Bonds

---

The proposed development's application to the City, as well as socioeconomic and amenities in the surrounding area, may be found here: <https://austintexas.gov/page/current-applications>.