



Recommendation for Action

File #: 20-1925, **Agenda Item #:** 30.

5/7/2020

Posting Language

Conduct a public hearing related to an application by Agave East Apartments, 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 Agave East Apartments, located at or near west of the intersection of McAngus Road and Elroy Road, within the City; and consider a resolution that relates to the proposed development, the application, and the allocation of housing tax credits and private activity bonds within the City and near the proposed development.

Lead Department

Neighborhood Housing and Community Development.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

April 23, 2020 - Austin City Council approved setting a public hearing regarding an application by Agave East Apartments, 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 Thursday, May 07, 2020.

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.

Additional Backup Information:

This action conducts 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, Agave East Apartments, 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 related to the proposed development. The property is located within Council District 2.

The resolution states that Council supports the proposed development. The resolution also acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

In order to meet specific language requirements of the Qualified Allocation Plan from TDHCA, the Resolution confirms that Council approves the construction of the proposed development and authorizes an allocation of Housing Tax Credits for the proposed development.

Proposed Development

Agave East Apartments, LP, which is an affiliate of Herman & Kittle Properties, Inc., is planning to develop a 240 unit multi-family development to be located west of the intersection of McAngus Road and Elroy Road.

The community will be affordable to households earning at or below 70% of the Austin Median Family Income (MFI), with the majority of the units being at 60% MFI, but some also at 70% and 50% MFI. The development is proposed to be partially funded with 4% Low Income Housing Tax Credits and tax-exempt bonds issued by Travis County Housing Finance Corporation (TCHFC). An affiliate of TCHFC 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 characteristics and amenities in the surrounding area, may be found at <https://austintexas.gov/departments/low-income-housing-tax-credit-4-percent-applications>.