



## Recommendation for Action

**File #:** 20-2985, **Agenda Item #:** 68.

9/17/2020

### Posting Language

Conduct a public hearing related to an application by Espero Austin at Rutland, 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 Espero Austin at Rutland, located at or near 1934 Rutland Drive, Austin, Texas, 78758, within the City; and consider a resolution related to the proposed development, the application, and the allocation of housing tax credits and private activity bonds.

### Lead Department

Neighborhood Housing and Community Development.

### Fiscal Note

Applicant has requested \$8.5 million in Rental Housing Development Assistance (RHDA) funding from Austin Housing Finance Corporation. This item has no fiscal impact.

### Prior Council Action:

February 6, 2020: Council approved a resolution of support for Espero Austin at Rutland to the Texas Department of Housing and Community Affairs' 2020 9% Low Income Housing Tax Credit (LIHTC) round. Having not secured a 9% LIHTC award, Espero Austin at Rutland will now pursue a 4% LIHTC award.

September 3, 2020 - Austin City Council set a public hearing for September 17, 2020 regarding an application by Espero Austin at Rutland, 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, Neighborhood Housing and Community Development, 512-974-3064; Mandy DeMayo, Community Development Administrator, Neighborhood Housing and Community Development, 512-974-1091.

### Council Committee, Boards and Commission Action:

July 29, 2020: The Board of Directors of the Austin Housing Finance Corporation approved an inducement resolution for an allocation of up to \$20,000,000 in private activity volume cap multi-family non-recourse bonds, by Espero Austin at Rutland, LP, or an affiliated entity, for a proposed affordable multi-family development to be known as Espero Austin at Rutland, located at 1934 Rutland Drive, Austin, Texas, 78758.

### 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, Espero Austin at Rutland, LP, or an affiliated entity, seeks funding for the Development through 4% Low Income Housing Tax Credits (LIHTC) and private activity bonds. The property is located within the City in Council District 4.

After the public hearing, Council will consider a resolution about the proposed development, the application,

and, if necessary, the allocation of housing tax credits and private activity bonds.

**Proposed Development**

Espero Austin at Rutland, LP, which is affiliated with both Caritas and Vecino Group, is planning to develop a 171-unit multi-family development to be located at 1934 Rutland Drive, Austin, Texas, 78758. The community will be affordable to households earning at or below 60% of the Austin Median Family Income (MFI). The development is proposed to be partially funded with 4% Low Income Housing Tax Credits and tax-exempt bonds issued by the Austin Housing Finance Corporation. An application for Rental Housing Development Assistance has been submitted to the Austin Housing Finance Corporation.

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/department/low-income-housing-tax-credit-4-percent-applications>.