Recommendation for Action

File #: 21-1091, **Agenda Item #:** 17. 2/4/2021

Posting Language

Approve a resolution related to an application by FC Juniper Creek Housing, LP, or an affiliated entity, for competitive 9% housing tax credits for a new construction development to be known as Juniper Creek, located at or near 11630 and 11616 N Lamar Blvd, Austin, TX 78753, and related to the allocation of housing tax credits within the City and near the proposed development.

Lead Department

Housing and Planning Department.

Fiscal Note

This item has no fiscal impact.

For More Information:

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Additional Backup Information:

FC Juniper Creek Housing, LP, or an affiliated entity, will submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for competitive 9% Low Income Housing Tax Credits (LIHTC). The applicant will receive a certain number of points based on Council's action. During the TDHCA scoring process, an application that receives a resolution of support will receive more points than an application that receives a resolution of no objection.

The resolution states that Council supports the proposed development. Staff recommends support because the proposed development is located within 0.5 miles of an Imagine Austin Center or Corridor or a Mobility Bond Corridor. 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.

Depending on the location of the proposed development, the resolution may do one or more of the following: (a) acknowledge that the proposed development will be located one linear mile or less from another development that serves the same type of household and received an allocation of Housing Tax Credits (or private activity bonds) within the last three years, (b) acknowledge that the proposed development is located in a census tract with more than 20% housing tax credits per total households, (c) allow the new construction of the proposed development, (d) acknowledge that the proposed development is located in a census tract with a high poverty rate; and (e) affirm that the proposed development is consistent with the City's obligation to affirmatively further fair housing.

The proposed development will be located at or near 11630 and 11616 N Lamar Blvd, Austin, TX 78753, which is located in District 7. The target population for the proposed development, as will be presented to TDHCA, is general. The proposed development currently envisions a total of 137 units, 137 of which will be affordable at 80% AMFI and below. More information on the proposed project, socioeconomic characteristics and amenities in the surrounding area can be found at <http://www.austintexas.gov/LIHTC-9Pct-App>.

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Economic Opportunity and Affordability.

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