



Recommendation for Action

File #: 22-1487, Agenda Item #: 59.

3/24/2022

Posting Language

Set a public hearing related to an application by Northwind Apartments, LP, or an affiliated entity, for housing tax credits for a multi-family development to be financed through the private activity bond program and to be known as Northwind Apartments, located at or near 11122, 11204, 11208 and 11216 Cameron Road, within the City. (Suggested date: Thursday, April 7, 2022, Austin City Hall, 301 W. 2nd Street, Austin, Texas 78701).

Lead Department

Housing and Planning Department.

Fiscal Note

No funding from the City of Austin is being requested. This item has no fiscal impact.

Prior Council Action:

Thursday, September 2, 2021 - Council conducted a public hearing and approved Ordinance No. 20210902-055 annexing, for full purposes, approximately 28.3 acres located at 11122, 11204, 11208, and 11216 Cameron Road and ratifying a written services agreement with the owner.

Thursday, September 2, 2021 - Council conducted a public hearing and approved Ordinance No. 20210902-062 amending City Code Title 25 to establish initial permanent zoning for the property located at 1122, 11204, 11208, and 11216 Cameron Road and change the zoning from unzoned to multifamily residence medium density (MF-3) district.

For More Information:

Rosie Truelove, Director, Housing and Planning Department, 512-974-3064; Mandy DeMayo, Deputy Director, Housing and Planning Department, 512-974-1091.

Additional Backup Information:

This action sets 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, Northwind 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 for the proposed development. The property is located within the City in council district 1.

Proposed Development

Northwind Apartments, LP, which is affiliated with Kittle Property Group, Inc., plans to develop a 240-unit multi-family development to be located at 11122, 11204, 11208 and 11216 Cameron Road. The community will be affordable to households earning at or below 70% of the Austin Median Family Income (MFI). The intended target population of the development is the general population. 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). The general partner of the development's partnership will be an affiliate of TCHFC. Because of the affiliation with TCHFC, the property will be exempt from paying property tax. No funding from the Austin Housing Finance Corporation is being requested.

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

Strategic Outcome(s):

Economic Opportunity and Affordability.