

**City Council  
Agenda Memo**



**City Council  
Meeting Date: 2-13-2014**

**TO: Larry D. Gilley, City Manager**

**FROM: Jon C. James, Director  
Planning and Development Services**

**SUBJECT: A Resolution of the City Council of the City Of Abilene, Texas, In Support of the Submission of an Application to the Housing Tax Credit (HTC) Program through the Texas Department of Housing and Community Affairs (TDHCA) by 2121 N. 6<sup>th</sup> Street, LP (2121 LP) for the Project Known as "Prairie Gardens"**

**GENERAL INFORMATION**

City Council adopted the Goals and Objectives pursuant to the preparation of its 2010-2014 Consolidated Plan for Community Planning and Development following public hearings and the receipt of comments on housing and community development needs and funding requests within the City. One of the objectives of the 2010-2014 Consolidated Plan is to increase the availability, financial accessibility, and support for affordable and subsidized rental units.

The Abilene Housing Authority (HA) in conjunction with DMA Development Co, LLC and Carleton Development, Ltd is applying for tax credits through the HTC Program with TDHCA. The proposed \$4.8M project will be located at 2121 N. 6<sup>th</sup> Street, currently vacant property. The project will be 44 one- and two-bedroom units. All units will be for income eligible senior households with incomes of 30% to 60% of the Area Median Family Income (AMFI). Five percent of total units will be mobility accessible and 2% for hearing/visual impaired tenants. Amenities will include a gazebo, sport court of some type, picnic tables and grills, fitness center and business/computer center.

There are many amenities in this area, including public transportation, schools, library, child care facilities, banking, grocery stores and retail businesses. Existing water and sewer infrastructure is sufficient, but requires updates and upgrades for new development. After the award of tax credits, developer will proceed with rezoning, platting and site plan, as required by the City of Abilene.

HTC applicants are required to provide letters or resolutions showing community support for the project; local funding/in-kind contributions; approval for 2121 LP AHA to apply for State HOME funds; affirmation of a formal community revitalization plan and a formal economic development 4a or 4b initiative. There is one neighborhood association in the general area. 2121 LP has plans for a future public meeting.

**FUNDING/FISCAL IMPACT**

The support stated herein includes in-kind match in the form of fee waivers and upgrades of infrastructure.

**ATTACHMENTS**

Written Resolution

Prepared by:  Name Sandy Bowen  Title Neighborhood Initiatives Mgr.	Item No. _____	Disposition by City Council <input type="checkbox"/> Approved    Ord/Res# <input type="checkbox"/> Denied        _____ <input type="checkbox"/> Other  _____ City Secretary
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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY 2121 N. 6<sup>TH</sup> STREET, LP (2121 LP) FOR THE PROJECT KNOWN AS "PRAIRIE GARDENS".

WHEREAS, the City Council of the City of Abilene has adopted the 2004 Comprehensive Plan reflecting the goals, objectives and strategies for the long-range development of the municipality and the recommendations for growth, improvement and beautification of the city; and

WHEREAS, the City Council of the City of Abilene has adopted the Goals and Objectives for its 2010-2014 Consolidated Plan for Community Planning and Development following public hearings and the receipt of comments on housing and community development needs and funding requests within the City; and

WHEREAS, the primary objective of the Community Planning and Development Program is to develop a viable urban community, including decent, safe, affordable housing and a suitable living environment, and to expand economic opportunities for persons of low- and moderate income; and

WHEREAS, one of the objectives of the proposed 2010-2014 Consolidated Plan is to increase the availability, financial accessibility, and support for safe, decent, and affordable housing to enhance the quality of life for senior citizens; and

WHEREAS, 2121 N. 6<sup>th</sup> Street, LP has advised that it intends to submit an application to the TDHCA for 2014 Competitive 9% Housing Tax Credits for Prairie Gardens senior apartments to be located at 2121 N. 6<sup>th</sup> Street; and

WHEREAS, consistent with said objective, and other goals and strategies eligible under applicable Federal regulations, the City of Abilene has previously supported Federal assistance to encourage construction of qualified HTC housing development projects; and

WHEREAS, the City of Abilene is a HOME Investment Partnerships Act (HOME) participating jurisdiction and currently receiving HOME funding through the Department of Housing and Urban Development; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

- Part 1. That the City supports Application Number 14182 by 2121 N. 6<sup>th</sup> Street, LP for HTCs as administered by the TDHCA to develop the 2121 N. 6<sup>th</sup> Street to meet the needs for affordable multifamily rental housing for senior citizens of modest means in Abilene, Texas.

- Part 2. That the support stated herein will enable the City to carry on appropriate community development activities directed toward meeting the specified objectives of the Consolidated Plan, Comprehensive Land Use Plan, Cobb Park Area Revitalization Plan and other potentially applicable adopted City Plans.
- Part 3. That the City of Abilene will commit to provide up to \$1,000 per unit, for up to 44 units, in in-kind contributions for the development of Prairie Gardens (estimated at \$44,000), which may be in the form of fee waivers, regulatory offsets and/or alternative designs, other in-kind contributions, and/or over sizing of utilities if deemed beneficial to the City for future development. Specific in-kind contributions will be determined by August 1, 2014.
- Part 4. That the development contribution being committed was not first provided to the City of Abilene by the Applicant, the Developer, Consultant, Related Party or any individual or entity acting on behalf of the proposed application.
- Part 5. That the City authorizes 2121 LP to apply for TDHCA State allocated HOME Program funds.
- Part 6. That for and on behalf of the City Council, the City Secretary will certify this resolution to the TDHCA.
- Part 7. That this resolution shall take effect immediately from and after its passage.

ADOPTED this the 13<sup>th</sup> day of February, 2014.

ATTEST:

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CITY SECRETARY

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MAYOR

APPROVED:

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CITY ATTORNEY