## City Council Agenda Memo



**City Council** 

TO: Larry D. Gilley, City Manager Meeting Date: 2-13-2014

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 302 N. Mockingbird

Housing, LP (MH LP) for the Project Known as "The Trails on Mockingbird Lane"

## **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.

MH LP, a development partnership between the Abilene Housing Authority, DMA Development Co, LLC and Carleton Development, Ltd, is applying for tax credits through the HTC Program with TDHCA. The proposed \$11.6M project will be located at 302 Mockingbird, currently the Riviera Housing Apartments and the Claystone Apartments. The project will be 82 one- to four-bedroom units. All units will be for income eligible 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 playground, sports court, fitness room, picnic tables, BBQ grills, laundry facilities, business center with computers and a community room for gatherings, resident meetings and social events.

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 MH LP to apply for State HOME funds and an affirmation of a formal community revitalization plan. There are no neighborhood associations in the general area. MH LP does not plan future public meetings.

## **FUNDING/FISCAL IMPACT**

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

## **ATTACHMENTS**

Written Resolution

		Disposition by City Council		
		Approved	Ord/Res#	
		Denied		
		Other		
Item No				
		City Secret	ary	
	Item No		Item No	

RESOLUTION NO.	
----------------	--

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE 2014 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY 302 N. MOCKINGBIRD HOUSING, LP (MH LP) FOR THE PROJECT KNOWN AS "THE TRAILS ON MOCKINGBIRD LANE".

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 2010-2014 Consolidated Plan is to increase the availability, financial accessibility, and support for affordable and subsidized rental units; and

WHEREAS, 302 N. Mockingbird Housing, LP has advised that it intends to submit an application to the TDHCA for 2014 Competitive 9% Housing Tax Credits for The Trails on Mockingbird Lane to be located at 302 N. Mockingbird Lane; 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.

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

WHEREAS, the City of Abilene has determined that the application for The Trails on Mockingbird Lane being submitted to the TDHCA by 302 N. Mockingbird Lane, L.P. qualifies as the development contributing most significantly to the concerted revitalization efforts of the City of Abilene; and

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

Part 1. That the City supports Application Number 14181 by 302 N. Mockingbird Housing, LP for HTCs as administered by the TDHCA to develop the Trails on Mockingbird Lane to be

located at 302 N. Mockingbird Lane to meet the needs for affordable multifamily rental housing for 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 82 units, in in-kind contributions for the development of 302 N. Mockingbird Housing (estimated at \$82,000), 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 MH LP to apply for TDHCA State allocated HOME Program funds.
- Part 6. That the governing body of the City of Abilene hereby identifies the Trails on Mockingbird Lane as the development in the 2014 tax credit applicant pool that contributes most significantly to the concerted revitalization efforts of the City of Abilene.
- Part 7. That for and on behalf of the City Council, the City Secretary will certify this resolution to the TDHCA.
- Part 8. That this resolution shall take effect immediately from and after its passage.

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

ATTEST:	
CITY SECRETARY	MAYOR
	APPROVED:
	CITY ATTORNEY