

# **Sunset Ridge – Agenda Item #73**

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## **City Council Meeting Commission Presentation**

**May 2, 2024**

**Stuart Goodman**

# Proposed LIHTC Resolution Cannot Be Considered

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- The City of Austin and Applicant are seeking an **exception to the Housing De-Concentration** provision based on **11.3(d)(2)(G)** of the Texas Department of Housing and Community Affairs 2024 Qualified Allocation Plan
- **To qualify for such an exception and to be eligible under the Plan, the following is required:**
  - Governing Body where the Development is located has by vote specifically allowed the construction of a new Development located within one linear mile or less
  - In accordance with Section 2306.67071 of the Texas Government Code, the City Council is required to hold a hearing at which public comment could be made on the Proposed Development

## Non-Compliance Issues

- On April 12, 2024, the Applicant withdrew the Sunset Ridge Plan (SPC-2023-0448C.SH). To date, no subsequent plan has been submitted to the City of Austin and the current application status is “inactive”
- No new Proposed Development has been filed with the City of Austin by the Applicant
- No notification has been provided to property owners within 500 feet of a new Proposed Development
- No City Council public hearings have been held on either the previously filed Proposed Development or a new Proposed Development
- **Without a Proposed Development available for review and public comment, a resolution for Sunset Ridge LIHTC cannot be considered by the City Council at this time**

**Jason Svatek**

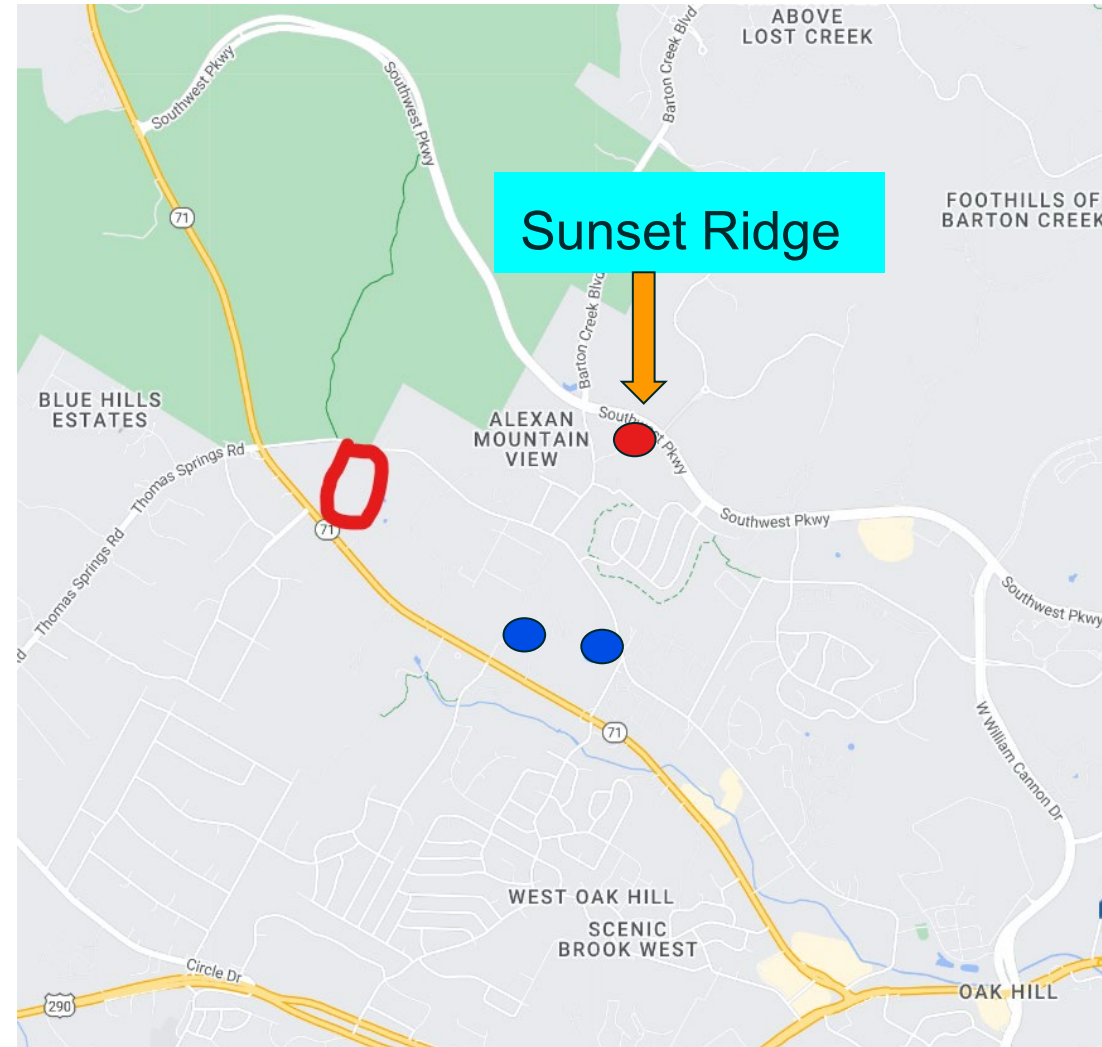
# Texas Qualified Allocation Plan – One-Mile – 3-Year Rule

1- Mile, 3-Year rule promotes geographic dispersion, not consolidation

This proposal puts 3 (and soon 4) affordable housing projects less than 1-mile apart

What happens when this is ignored?

- Poverty (19.2% in this tract)
- Racial Segregation (64.6% minorities)
- Economic Discrimination (HHI is 43% of D8 avg)
- Disadvantaged Schools (Oak Hill Elem)
  - 48.4% economically disadvantaged
  - 71% academic score (vs 88.7% D8 avg)
  - At capacity with no expansion plans



# Chandler Harris

# David Arnold