



City of Austin

Recommendation for Action

File #: 26-2884, **Agenda Item #:** 37.

2/5/2026

Posting Language

Approve a resolution supporting the application by FC Sunflower Housing, LP, or an affiliated entity, for the allocation of competitive 9% Low Income Housing Tax Credits for the construction of a development to be known as Sunflower Apartments, located within the City at or near 601 West Braker Lane, Austin, Texas 78753. Funding: This item has no fiscal impact.

Lead Department

Austin Housing

Fiscal Note

This item has no fiscal impact.

For More Information:

Deletta Dean, Director, Austin Housing, 512-978-1410; or Mandy DeMayo, Deputy Director, Austin Housing, 512-974-1091

Additional Backup Information:

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

Staff recommends that Council support the proposed development because the proposed development is located in a Displacement Risk area, is within 0.5 miles walking distance of the Project Connect first phase project, and proposes that no fewer than 70 percent of the units in the development include two or more bedrooms.

This resolution also acknowledges and confirms statements related to the location of the proposed development as required by the TDHCA. Specifically, this resolution: (a) 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; and (b) acknowledges 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, (c) states that Council specifically allows the construction of the proposed development, and (d) states that Council supports the construction of the proposed development.

The proposed development will be located at or near 601 West Braker Lane, Austin, Texas 78753, which is located in Council District 7. The target population for the proposed development, as will be presented to the TDHCA, is the supportive housing population. The proposed development currently envisions a total of 80 units, 16 of which will be affordable to households earning at or below 30 percent of the Area Median Family

Income (MFI), and 64 of which will be affordable to households earning at or below 50 percent MFI.

The applicant intends to apply for \$9,600,000 in gap financing from the Austin Housing Finance Corporation for the proposed development. This Council action is unrelated to and will have no impact on future funding requests.

More information on the proposed development, socioeconomic characteristics, and amenities in the surrounding area can be found at <https://www.austintexas.gov/page/9-tax-credit-resolution-requests>.