

**RESOLUTION NO.**

**WHEREAS**, the City of Austin, Texas (the “City”) has received voter authorization to issue general obligation bonds with the bond proceeds used to finance the construction and permanent financing of affordable housing developments located in the City’s corporate limits (the “City Funding Program”); and

**WHEREAS**, the City has adopted program guidelines for the operation of its City Funding Program to ensure that housing developments provided financing under the City Funding Program are providing quality affordable housing opportunities to lower-income residents of the community; and

**WHEREAS**, the City has entered into agreement with the Austin Housing Finance Corporation, an instrumentality of the City whose full board of directors consist of members of the Austin City Council, to administer and operate the City Funding Program on behalf of the City with assistance of City staff; and

**WHEREAS**, Foundation Communities, Inc. has filed Application No. 14071 to the Texas Department of Housing and Community Affairs for an

award of Low Income Housing Tax Credits for a proposed 124-unit multi-  
family development to be located at 11108 and 11300 Zimmerman Lane,  
Austin, Travis County, Texas, to be known as Cardinal Point (the “**Proposed  
Cardinal Point Development**”); and

**WHEREAS**, subject to the award of Low Income Housing Tax Credits  
by the Texas Department of Housing and Community Affairs, the Board of  
Directors of the Austin Housing Finance Corporation has approved a deferred  
payment, forgivable loan under the City Funding Program in an amount not in  
excess of \$1,860,000 with Foundation Communities, Inc. (the “**Developer**”)  
for development of the Proposed Cardinal Point Development; and

**WHEREAS**, the City desires that the Austin Housing Finance  
Corporation enter into a loan with the Developer for the Proposed Cardinal  
Point Development using City-issued general obligation bond proceeds  
through a deferred payment, forgivable loan under the City Funding Program  
which exceeds the requirements of Section 11.9(d)(2)(D) of the 2014 State of  
Texas Qualified Allocation Plan, **NOW, THEREFORE:**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Manager is authorized to ensure that the Austin Housing  
Finance Corporation under the agreement authorizing the corporation to

administer the City Funding Program enters into a deferred payment, forgivable loan funded with City-issued general obligation bond proceeds in [an amount not in excess of \$1,860,000 with the Developer for development of] the Proposed Cardinal Point Development with loan funding being subject to the award of Low Income Housing Tax Credits by the Texas Department of Housing and Community Affairs.

The deferred payment, forgivable loan funded with City-issued general obligation bond proceeds from the Austin Housing Finance Corporation to the Developer shall be structured with a forty-year term, at a zero percent rate of interest, secured by a lien on the Proposed Cardinal Point Development, and the funds for this proposed loan have not been provided to the City by the Developer or a related party to the Developer.

ADOPTED: \_\_\_\_\_, 2014

ATTEST: \_\_\_\_\_  
Jannette S. Goodall  
City Clerk