

A G E N D A



Recommendation for Council Action

Austin City Council		Item ID	32077	Agenda Number	13.
Meeting Date:	5/1/2014			Department:	Neighborhood and Community Development
Subject					
Approve a resolution consenting to the issuance of \$25,000,000 in multi-family housing revenue bonds by Austin Affordable, PFC, Inc., an affiliate of the Housing Authority of the City of Austin, to finance, in part, a proposed multi-family rental development to be located at 7000 East Ben White Boulevard.					
Amount and Source of Funding					
Fiscal Note					
There is no unanticipated fiscal impact. A fiscal note is not required.					
Purchasing Language:					
Prior Council Action:	May 23, 2013 – Council approved resolution 20130523-030 consenting to the issuance of bonds for this project by Austin Affordable PFC, Inc. and approved resolution 20130523-032 supporting the developer’s tax credit application. February 27, 2014 – Council conducted a public hearing pursuant to Texas Department of Housing and Community Affairs 2014 multi-family program rules and approved resolution 20140227-070. March 20, 2014 – Council approved resolution 20140320-021 supporting the developer’s tax credit application.				
For More Information:	Betsy Spencer, NHCD Director, 974-3182; or David Potter, Program Manager, 974-3192.				
Boards and Commission Action:					
MBE / WBE:					
Related Items:					
Additional Backup Information					
<p>This resolution is essentially identical to Resolution 20130523-030 approved by City Council on May 23, 2013. The developer has requested an updated resolution to reflect 2014 dates since the transaction could not be finalized in 2013.</p> <p>If approved, the resolution will allow Austin Affordable PFC, Inc. (the Issuer), a public facilities corporation created under Texas Local Government Code Section 303.002, and affiliated with the Housing Authority of the City of Austin (HACA), to issue Multi-family Housing Revenue bonds to help finance the 250-unit multi-family housing development. The Issuer has induced the issuance of \$25,000,000 in Multi-family Housing Revenue Bonds that will partially fund the development.</p> <p>The resolution will not create any obligation whatsoever of the City with respect to the repayment of the bonds, and</p>					

does not count against the City's bonding capacity. All the expenses and repayment liability for this financing are solely an obligation of the applicant, Ben White Development, LP. The general partner will be wholly owned by the Austin Affordable Housing Corporation, an affiliate of HACA. Through its affiliate, HACA will maintain ownership and control of the property.

On March 5, 2014, the Issuer conducted the public hearing required under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA). No members of the public attended the TEFRA hearing. The Internal Revenue Code Section 147(f)(2)(a)(ii) requires the Issuer to obtain the approval of the local jurisdiction in which the development will be located before bonds can be issued.

The Pointe at Ben White is a new construction affordable multi-family housing development consisting of 250 residential units for individuals and families. The development will have one, two, and three-bedroom units, ranging in size from 850 to 1,185 square feet. The property will also have two non-residential buildings with community space. Residents must be low-income persons with yearly incomes at or below 60 percent of the median family income for the Austin area.