

A G E N D A



Recommendation for Council Action

Austin City Council		Item ID	58585	Agenda Number	18.
Meeting Date:	8/04/2016			Department:	Neighborhood and Community Development
Subject					
Approve a resolution consenting to the issuance of multi-family private activity bonds by Austin Affordable PFC, Inc., an affiliate of the Housing Authority of the City of Austin, in an amount not to exceed \$7,000,000 to finance, in part, the rehabilitation of an existing multi-family rental development to be known as the Pathways at Northgate Apartments, located at 9120 Northgate Boulevard. (District 4)					
Amount and Source of Funding					
No City of Austin funds are being requested.					
Fiscal Note					
A fiscal note is not required.					
Purchasing Language:					
Prior Council Action:	October 16, 2014 – Resolution 20141016-034 includes establishing a goal to preserve 20,000 affordable units over the next 20 years.				
For More Information:					
Council Committee, Boards and Commission Action:					
MBE / WBE:					
Related Items:					
Additional Backup Information					
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 rehabilitation of a 50-unit multi-family rental development. The applicant for bond financing is HACA Pathways I, LP.					
The Issuer has induced the issuance of up to \$7,000,000 in Multi-family Housing Revenue Bonds that will partially fund the development. On April 20, 2016, the Issuer conducted the public hearing required under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA). A certified copy of the public notice of the TEFRA hearing as published in the Austin American-Statesman is attached (Attachment 1). According to the attached transcript of the TEFRA hearing, no members of the public attended (Attachment 2).					
Nothing in the attached resolution shall be construed to create any obligation whatsoever of the City with respect to the repayment of the Bonds. The Bonds shall never constitute an indebtedness or pledge of the City within the meaning of any constitutional or statutory provision, and the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the City.					
Since the Issuer has demonstrated compliance with TEFRA, and because the project is compatible with the Austin City Council’s October 16, 2014 goal to preserve 20,000 units of affordable housing over the next 20 year, staff recommends approving the resolution.					