

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	74128	Agenda Number	20.
Meeting Date:	9/28/2017	Department:	Neighborhood Housing 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 \$38,000,000 to finance, in part, the development and new construction of an affordable multi-family rental development located at the southwest corner of Dessau Road and Howard Lane.(District 7)				
Amount and Source of Funding				
No City of Austin or Austin Housing Finance Corporation funds are being requested.				
Fiscal Note				
There is no unanticipated fiscal impact. A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:	December 1, 2016 – Austin City Council approved Resolution Nos. 20161201-021 and 20161201-057. The first is a resolution supporting the tax credit application for this development even though the property is less than one mile from another tax credit development that had been awarded credits within the last 3 years. The second is a resolution of No Objection to the application for 4% tax credits for this development. Both resolutions are required by Texas Department of Housing and Community Affairs rules.			
For More Information:	Rosie Truelove, Neighborhood Housing and Community Development Interim Director, 512-974-3064; David Potter, Neighborhood Housing and Community Development Program Manager, 512-974-3192.			
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 development of a new 324-unit multi-family rental development to be located in District 7.

The applicant for bond financing is Harris Ridge Apartments, Ltd., an affiliate of the developer the NRP Group (San Antonio). The developer has also applied for an award of non-competitive 4% tax credits from the Texas Department of Housing and Community Affairs.

The Issuer has induced the issuance of up to \$35,000,000 in Multi-family Housing Revenue Bonds that will partially fund this new construction multi-family development. On July 11, 2017 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 and a transcript of the TEFRA hearing is included in backup.

TEFRA requires that the local governmental entity in which the project is located give its approval for the bonds to be issued. Approving the issuance of these bonds does not constitute any obligation of the City with respect to repayment of the bonds. Since the Issuer has demonstrated compliance with TEFRA, staff recommends approving the resolution.

Because the project will be new construction and not rehabilitation, the provisions of Resolution No. 20170615-067 do not apply, although information on rents and income levels of households to be served is included in backup.