

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: October 19, 2017

Item Number: 014

Neighborhood Housing and Community Development

Approve a resolution to be submitted to the Texas Department of Housing and Community Affairs by the Austin Geriatric Center, Inc., or an affiliated entity, supporting an allocation of low income housing tax credits for the rehabilitation and new construction of senior housing units at the Rebekah Baines Johnson Center, and acknowledging that the City has more than twice the state average of units per capita supported by low income housing tax credits or private activity bonds at the time of application.

District(s) Affected: District 3

Lead Department	Neighborhood Housing and Community Department.
Fiscal Note	There is no fiscal impact. A fiscal note is not required.
Prior Council Action	<p>December 17, 2015 - Council approved Resolution No. 20151217-057, initiating amendments to the Waterfront Overlay, Land Development Code § 25-2-735 (Festival Beach Sub-district Regulations), to increase allowable impervious cover, and directed the City Manager to process an ordinance to be presented to City Council for consideration after completion of the required public process.</p> <p>June 23, 2016 - Council passed Ordinance No. 20160623-101, amending city code section 25-2-735 relating to regulation of senior housing and mixed use development within the waterfront overlay.</p> <p><u>ForMore Information:</u> Rosie Truelove, Neighborhood Housing and Community Department Director, 512-974-3064; David Potter, Program Manager, 512-974-3192.</p>

Council Committee, Boards and Commission Action	February 9, 2017 - Austin Housing Finance Corporation Board authorized negotiation and execution of a loan to the Austin Geriatric Center, Inc. for an amount not to exceed \$3,000,000 for the Rebekah Baines Johnson Center tower rehabilitation and development of new multi-family senior housing at the site.
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Additional Backup Information:

If approved, this resolution will be submitted by the Austin Geriatric Center, Inc., or an affiliated entity, to the Texas Department of Housing and Community Affairs (TDHCA) with its application for non-competitive 4% tax credits for the rehabilitation and new construction of senior housing at the Rebekah Baines Johnson (RBJ) Center. The RBJ Center is located in District 3.

Texas Government Code, §2306.6703(a)(4), requires an applicant to obtain prior approval from the local governing body for an allocation of tax credits for a proposed housing development when the municipality has more than twice the state average of units per capita supported by housing tax credits or private activity bonds.

On July 27, 2017, TDHCA updated its Housing Tax Credit Site Demographic Characteristics Report, and with recent competitive and non-competitive awards of tax credits for Austin developments, Austin now has more than twice the state average of tax credit and private activity bond-financed units per capita. There are 172 cities in Texas that exceed twice the state average per capita.

The figures TDHCA used for Austin's population came from the 2010-2014 American Community Survey (ACS). The ACS population figure for Austin is 864,218 and the number of tax credit or bond-financed units in Austin is 16,237. TDHCA calculates the state average per capita rate to be 0.00932365 as of August 10, 2017. Twice the state average per capita rate is 0.0186473. According to TDHCA, the Austin per capita rate is more than twice the state average at 0.01878808 units per capita.

Proposed Project

The proposed project at the RBJ Center will take place in stages. First, the infrastructure will be installed that will support 277 units of new housing to be developed. Next, the new housing will be constructed around the Tower, and residents will be relocated to the new housing while the Tower is being rehabilitated. Tower residents will have the option to remain in the new housing or return to the Tower once the rehabilitation work is complete. When completed, the RBJ Center will have a total of 502 units, 478 of which will be income-restricted and all reserved for persons aged 55 and older.

Financing for the development is proposed to come from non-competitive 4% Low Income Housing Tax Credits, the Private Activity Bonds issued by AHFC, Rental Housing Development Assistance (RHDA) funding from AHFC, private lender loans, and by the sale of certain sections of the property for

market-rate housing and commercial purposes.

Estimated Sources and Uses of Funds (New Construction)

<u>Sources:</u>		<u>Uses:</u>	
Private Lender Loan	\$16,000,000	Acquisition	\$ 6,184,001
Tax Credits	18,872,856	Pre-Development &	
Grants	6,048,353	Soft Costs	1,705,546
AHFC funding	3,000,000	Construction/Hard Costs	32,904,735
Charitable Reserve	445,000	Reserves & Escrows	1,614,922
Deferred Developer Fee	<u>5,192,866</u>	Developer Fee &	
Total \$49,559,075		Financing Costs	<u>7,149,871</u>
Total \$ 49,559,075			

Estimated Sources and Uses of Funds (Tower Rehabilitation)

<u>Sources:</u>		<u>Uses:</u>	
Private Lender Loan	\$ 8,400,000	Acquisition	\$10,000,000
Tax Credits	18,224,190	Pre-Development &	
Grants	6,469,705	Soft Costs	1,467,363
Requested AHFC & Other			
Government funding	10,000,000	Construction/Hard Costs	27,032,614
Charitable Reserve	445,000	Developer Fee &	
Deferred Developer Fee	<u>540,839</u>	Financing Costs	<u>5,579,767</u>
Total \$ 44,079,744		Total \$44,079,744	

New Construction

Project Characteristics

- § 277 new construction multi-family units to be constructed.
- § 47 efficiency units (approximately 525 to 631 square feet, approximate rent \$380 to \$800).
- § 173 one-bedroom units (approximately 715 to 850 square feet, approximate rent \$707 to \$1,166).
- § 24 two-bedroom units (approximately 1,069 to 1,210 square feet, approximate rent \$837 to \$1,387).

Population Served

- § Persons age 55 and older.
- § Eighteen (18) units will be reserved for households with incomes at or below 30% Median Family Income (MFI), currently \$17,100 per year for a single-person household.
- § Ninety-four (94) units will be reserved for households with incomes at or below 50% MFI, currently \$28,500 for a single-person household.
- § One hundred forty-six (146) units will be reserved for households with incomes at or below 60% MFI, currently \$34,200 for a single-person household.
- § Nineteen (19) units will have no income restrictions.

Tower Rehabilitation

Project Characteristics

- § 225 units will be rehabilitated. The RBJ Tower was completed in 1972.
- § 92 efficiency units (approximately 496 to 524 square feet, approximate rent \$380 to \$665).
- § 133 one-bedroom units (approximately 598 to 606 square feet, approximate rent \$402 to \$1,222).

Population Served

- § Persons age 55 and older.
- § Twenty-seven (27) units will be reserved for households with incomes at or below 30% Median Family Income (MFI), currently \$17,100 per year for a single-person household.
- § One hundred thirty-one (131) units will be reserved for households with incomes at or below 50% MFI, currently \$28,500 for a single-person household.
- § Sixty-two (62) units will be reserved for households with incomes at or below 60% MFI, currently \$34,200 for a single-person household.
- § Five (5) units will have no income restrictions.

Current Property Tax Status and Future Impact

The property is currently 100% exempt from property tax. However, any sections of the property sold for private development will likely be fully taxable. When the RBJ Center is completed and if ownership is transferred to another entity, the Travis Central Appraisal District will determine whether the property will continue to be eligible for exemption.

DMA Development Company

DMA Development Company is very experienced in the development and construction of complicated real estate developments, having extensive experience with both new construction and renovation, and with all the financial tools proposed for this project. In 2016, DMA Development Company closed bond financing and is completing construction on Aldrich 51, a 240-unit vertical mixed use development in the Mueller community. Previously, DMA Development Company developed a highly successful senior

development, Wildflower Terrace, also in the Mueller community.

For more information on the proposed project, as well as socioeconomic characteristics and amenities in the surrounding area, please see the project's Development Application here [<http://austintexas.gov/page/fy-15-16-funding-applications>](http://austintexas.gov/page/fy-15-16-funding-applications).