



Recommendation for Action

**File #:** 19-1703, **Agenda Item #:** 8.

5/9/2019

**Posting Language**

Authorize negotiation and execution of new, additional and/or amended loan agreement documents with the University of Texas Inter-Cooperative Council, Inc., increasing the loan by an amount not to exceed \$400,000, for a total loan amount not to exceed \$1,328,089, for a multi-family rental development known as the Ruth Schulze Cooperative, located at 915 West 22nd Street.

**Lead Department**

Neighborhood Housing and Community Development.

**Fiscal Note**

This item has no fiscal impact.

**For More Information:**

Rosie Truelove, Treasurer, Austin Housing Finance Corporation, 512-974-3064; Mandy DeMayo, Community Development Administrator, Neighborhood Housing and Community Development, 512-974-1091.

April 6, 2017 - The Austin Housing Finance Corporation Board of Directors approved an increase in funding in the amount of \$300,000, with funding from the University Neighborhood Overlay Trust Fund.

April 17, 2014 - The Austin Housing Finance Corporation Board of Directors Approved negotiation and execution of a loan agreement in an amount not to exceed \$628,089, with funding from the University Neighborhood Overlay Trust Fund.

**Additional Backup Information:**

If approved, the Austin Housing Finance Corporation (AHFC) would be authorized to enter into new, additional and/or amended loan agreement documents, as appropriate, with the non-profit University of Texas Inter-Cooperative Council, Inc., or an affiliated entity, to increase the loan to assist with construction of the 25-unit cooperative, located 915 West 22nd Street. The proposed activity will be located in Council District 9.

**Project Proposal**

The Ruth Schulze Co-Op will be a 34-bed, cooperatively-managed housing facility for post-secondary students. According to the applicant, the additional funding is needed to cover new utility infrastructure costs from Austin Energy and Austin Water Utility plan changes that occurred after receiving the city-approved site plan. Ten 1-bedroom units would be reserved for households earning at or below 50% of Median Family Income (MFI), and the remaining units would have no income restrictions. All affordable units would have a 50-year affordability period. The proposed source of funding for this project would be University Neighborhood Overlay (UNO) Trust Fund.

For more information on the proposed project, as well as socioeconomic characteristics and amenities in the surrounding area, please see the project's Development Information Packet here:

<https://austintexas.gov/page/current-applications>.

