



Recommendation for Action

File #: 19-1720, Agenda Item #: 1.

5/23/2019

Posting Language

Conduct a public hearing; receive comment; and approve a resolution authorizing the issuance of Austin Housing Finance Corporation Multi-family Housing Revenue Bonds in an aggregate principal amount not to exceed \$50,000,000 that will provide financing for the development of the Rebekah Baines Johnson Center by Austin Geriatric Center, Inc., or an affiliated entity, which is a proposed senior housing development to be located at 21 Waller Street, approving related documents (in substantially the same form as those attached to the resolution), and authorizing specific named representatives of the Austin Housing Finance Corporation to execute the documents relating to issuance of the bonds and closing the transaction.

Lead Department

Neighborhood Housing and Community Development.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

December 17, 2015 - Council approved Resolution No. 20151217-057, initiating amendments to the Waterfront Overlay, Land Development Code § 25-2-735 (Festival Beach Subdistrict 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.

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.

October 4, 2018 - Council passed Resolution No. 20181004-059, approving an application to be submitted to the Texas Department of Housing and Community Affairs, indicating that Council supports the proposed project, and acknowledging certain facts relating to the allocation of housing tax credits and private activity bonds within the City and near the proposed development.

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.

Council Committee, Boards and Commission Action:

February 9, 2017 - The Austin Housing Finance Corporation (AHFC) 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 RBJ Center tower rehabilitation and development of new multi-family senior housing at the site.

September 28, 2017 - AHFC Board approved an inducement resolution for private activity bond financing to be submitted to the Texas Bond Review Board for an allocation of up to \$50,000,000 in private activity volume cap multi-family non-recourse bonds.

October 19, 2017 - AHFC Board conducted a public hearing to receive public comment regarding the issuance of up to \$50,000,000 of Multi-family Housing Revenue Bonds to be issued by the Austin Housing Finance Corporation for the Rebekah Baines Johnson Center.

December 14, 2017 - AHFC Board authorized an amendment to Motion No. 20170209-AHFC005 to increase the amount of a loan agreement to be negotiated and executed by Austin Geriatric Center, Inc. to an amount not to exceed \$6,479,000 for the RBJ Center tower rehabilitation and development of new multi-family senior housing at the site.

Additional Backup Information:

This public hearing meets the Tax Equity Financial Responsibility Act (TEFRA) hearing requirements and allows the Austin Housing Finance Corporation (AHFC) to receive public input for the issuance of up to \$50,000,000 in housing non-recourse bonds to provide interim and permanent financing for the development of the Rebekah Baines Johnson Center (RBJ Center). The property is located in Council District 3.

Proposed Project

The proposed project at the RBJ Center will take place in stages. The first stage is to install infrastructure that will support 279 units of new housing to be developed. The second stage is to construct housing around the Tower. The third stage is to rehabilitate the Tower. The residents who reside in the Tower 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 approximately 502 units, and approximately 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, 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.

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:

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