



Recommendation for Action

File #: 19-1789, **Agenda Item #:** 2.

5/23/2019

Posting Language

Set a public hearing to receive public comment regarding the issuance of up to \$13,000,000 of Multi-family Housing Revenue Bonds to be issued by the Austin Housing Finance Corporation to finance the development of Govalle Terrace by the Cesar Chavez Foundation, or an affiliated entity, for a proposed housing development to be located at 5225 Jain Lane, in the City of Austin. (Suggested date: June 6, 2019, Austin City Hall, 301 W. 2nd Street, Austin, TX).

Lead Department

Neighborhood Housing and Community Development.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

February 9, 2017 - Council passed Resolution No. 20170209-050, approving an application to be submitted to the Texas Department of Housing and Community Affairs indicating that Council does not object 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:

November 3, 2016 - The Austin Housing Finance Corporation (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 \$11,000,000 in private activity volume cap multi-family non-recourse bonds.

December 1, 2016 - AHFC Board conducted a public hearing to receive public comment regarding the issuance of up to \$11,000,000 of Multi-family Housing Revenue Bonds to be issued by the Austin Housing Finance Corporation for Govalle Terrace.

December 8, 2016 - AHFC Board authorized negotiation and execution of a loan with Govalle Affordable Housing, L.P., an affiliate of the Cesar Chavez Foundation, or an affiliated entity, in an amount not to exceed \$2,808,000 for a mixed-income multi-family rental development to be known as the Govalle Terrace.

December 7, 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 \$13,000,000 in private activity volume cap multi-family non-recourse bonds.

Additional Backup Information:

This public hearing will meet 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 \$13,000,000 in housing non-recourse bonds to provide interim and permanent financing for the affordable

housing development. The property is located in Council District 3.

Project Proposal & Funding Request

Govalle Terrace is a proposed new construction, mixed-income rental housing development in the thinkEAST Planned Unit Development (PUD). The community will consist of 97 units: 4 units targeted as affordable housing for households earning less than 30% of the Austin Median Family Income (MFI), which will be Permanent Supportive Housing (PSH) units; 61 units targeted as affordable housing for households earning less than 50% MFI; and 32 units targeted as affordable housing for households earning less than 60% MFI.

Financing for the development is proposed to come from non-competitive 4% Low Income Housing Tax Credits, Private Activity Bonds issued by AHFC, and Rental Housing Development Assistance (RHDA) funding from AHFC.

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>.