



Recommendation for Action

File #: 19-3259, **Agenda Item #:** 4.

10/17/2019

Posting Language

Approve an inducement resolution, which will be submitted to the Texas Bond Review Board, for private activity bond financing for an allocation of up to \$20,000,000 in private activity volume cap multi-family non-recourse bonds, by FC Lakeline Mall Housing, LP, or an affiliated entity, for a proposed affordable multi-family development to be known as Lakeline Station Phase 2, located at or near 13653 Rutledge Spur.

Lead Department

Neighborhood Housing and Community Development.

Fiscal Note

Up to \$20,000,000 of Private Activity Bonds may be issued by the Austin Housing Finance Corporation for this project. These bonds are not obligations of the City of Austin or of Austin Housing Finance Corporation, and the full faith and credit of the City is not pledged to repay these bonds.

For More Information:

Rosie Truelove, Treasurer, Austin Housing Finance Corporation, 512-974-3064; James May, Community Development Manager, Neighborhood Housing and Community Development, 512-974-3192.

Additional Backup Information:

If approved, this inducement resolution will permit staff to submit an application to the Texas Bond Review Board that requests consideration to authorize the Austin Housing Finance Corporation (AHFC) to issue multi-family housing revenue bonds in an amount up to \$20,000,000 to assist with the development of Lakeline Station Phase 2 by FC Lakeline Mall Housing, LP, or an affiliated entity. The property is located in Council District 6.

Regulations governing the issuance of revenue bonds for the purpose of financing affordable housing specify that the bonds are non-recourse, and the full faith and credit of the AHFC or the City of Austin is not pledged to repay the bonds.

Proposed Project

Lakeline Station Phase 2 is the second phase of Lakeline Station Apartments which opened in the fall of 2016. The development is planned to be located at 13653 Rutledge Spur with 120 affordable housing units. Financing for the development is proposed to come from non-competitive 4% Low Income Housing Tax Credits, and Private Activity Bonds issued by 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 Information Packet here:

http://www.austintexas.gov/sites/default/files/files/Lakeline_Station_Phase2_City_App_redacted.pdf.