



Recommendation for Action

File #: 20-2261, **Agenda Item #:** 2.

6/11/2020

Posting Language

Approve an inducement resolution for an allocation of up to \$22,000,000 in private activity volume cap multi-family non-recourse bonds to MHP City Heights, Ltd., or an affiliated entity, for a proposed affordable multi-family development to be known as City Heights, located at 4400 Nuckols Crossing Road, Austin, Texas 78744.

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.

Council Committee, Boards and Commission Action:

November 14, 2019 - AHFC Board approved the negotiation and execution of a loan agreement with McDowell Housing Partners, LLC, or an affiliated entity in an amount not to exceed \$4,000,000, for a multi-family rental development to be known as City Heights, to be located at or near 4500 Nuckols Crossing.

Additional Backup Information:

If approved, this inducement resolution will permit staff to submit an application to the Texas Bond Review Board that requests it authorize the Austin Housing Finance Corporation (AHFC) to issue multi-family housing revenue bonds in an amount up to \$22,000,000 to assist with the development of City Heights by McDowell Housing Partners, or an affiliated entity. The property is located in Council District 2.

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

The proposed development is for 175 units to be located at 4400 Nuckols Crossing Road, Austin, Texas 78744. Financing for the development is proposed to come in part from 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, included as backup.

Strategic Outcome(s):

Economic Opportunity and Affordability.