



Recommendation for Action

File #: 22-2156, Agenda Item #: 33.

6/16/2022

Posting Language

Approve a resolution consenting to Austin Affordable PFC, Inc., an affiliate of the Housing Authority of the City of Austin, issuing multi-family private activity bonds in an amount not to exceed \$30,000,000 to partially finance new construction of an affordable rental development located at or near 2001 Rosewood Avenue, Austin, Texas, 78702.

Lead Department

Housing and Planning Department.

Fiscal Note

It is expected that the Pathways at Rosewood Courts East, LP, the owner of the proposed development known as Pathways at Rosewood Courts, will apply to the Austin Housing Finance Corporation for a gap loan in the amount of \$9,200,000. This item has no fiscal impact.

Prior Council Action:

February 4, 2021 - Council passed Resolution No. 20210204-022, approving an application to be submitted to the Texas Department of Housing and Community Affairs, indicating that Council supports the proposed development.

March 22, 2018 - Council passed Resolution No. 20180322-089, rezoning and changing the zoning map for a portion of the property generally known as Rosewood Courts located at 2001 Rosewood Avenue in the central East Austin Neighborhood Plan Area from Multifamily Residence-Moderate-High Density-Neighborhood Plan (MF-4-NP) Combining District to Multifamily Residence Moderate-High Density-Historic Landmark-Neighborhood Plan (MF-4-H-NP) Combining District.

February 25, 2016 - Council passed Resolution No. 20160225-048, initiating historic zoning on Rosewood Courts.

For More Information:

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Additional Backup Information:

If approved, this resolution will allow Austin Affordable PFC, Inc. (the Issuer), a public facilities corporation created under Texas Local Government Code Section 303.002 and affiliated with the Housing Authority of the City of Austin (HACA), to issue multi-family housing revenue bonds to help finance the new construction and partial historic renovation of a 184-unit multi-family rental development to be located at or near 2001 Rosewood Avenue, Austin, Texas 78702.

The applicant for bond financing is Pathways at Rosewood Courts East, LP. The developer will also be applying for, or already has applied for, an award of non-competitive 4% tax credits from the Texas Department of Housing and Community Affairs.

The Issuer has induced the issuance of up to \$30,000,000 in multi-family housing revenue bonds that will partially fund the acquisition and rehabilitation of this rental development. On April 27, 2022, the Issuer conducted the public hearing required under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA). A picture of the public notice of the TEFRA hearing from HACA's website and a transcript of the TEFRA hearing are included as backup.

TEFRA requires that the local governmental entity where the project is located give its approval for the bonds to be issued. Approving the issuance of these bonds does not create any obligation of the City with respect to repayment of the bonds. Since the Issuer has demonstrated compliance with TEFRA, staff recommends approving the resolution.

The proposed development's application to the City, as well as socioeconomic data and amenities in the surrounding area, may be found at <https://austintexas.gov/page/current-applications>.

Strategic Outcome(s):

Economic Opportunity and Affordability.