



Recommendation for Action

File #: 22-2982, **Agenda Item #:** 6.

9/29/2022

Posting Language:

Approve an inducement resolution related to an application for private activity bond financing that authorizes an allocation of up to \$50,000,000 in private activity volume cap multi-family non-recourse bonds to AHFC Ryan Drive Non-Profit Corporation, a to-be-formed non-profit corporation controlled by Austin Housing Finance Corporation, or an affiliated entity, for a proposed affordable multi-family development to be known as Ryan Drive, located at 6909 Ryan Drive, Austin, Texas 78757.

Lead Department:

Austin Housing Public Facility Corporation.

Fiscal Note:

Up to \$50,000,000 of private activity bonds may be issued by the Austin Housing Public Facility Corporation (AHPFC) for this development. These bonds are not obligations of the City or of AHPFC, and the full faith and credit of the City or of AHPFC is not pledged to repay these bonds. This item has no fiscal impact.

Prior Council Action:

April 7, 2022 - Council authorized negotiation and execution of a legal services agreement with Steptoe & Johnson for legal services related to negotiation of a master development agreement and associated real estate documents for the property located at 6909 Ryan Drive in an amount not to exceed \$150,000.

August 26, 2021 - Council authorized negotiation and execution of an exclusive negotiation agreement with 3423 Holdings, LLC for terms governing a master developer contract for the redevelopment of 6909 Ryan Drive, known as the Ryan Drive Site.

November 1, 2018 - Council approved Resolution No. 20181101-024 directing the City Manager to issue a Request for Proposals for redevelopment of a City-owned property located at 6909 Ryan Drive.

For More Information:

Rosie Truelove, Director, Housing and Planning Department, 512-974-3064; Mandy DeMayo, Deputy Director, Housing and Planning Department, 512-974-1091.

Additional Backup Information:

If approved, this inducement resolution will permit staff to submit an application to the Texas Bond Review Board that requests authority for AHPFC to issue multi-family housing revenue bonds in an amount up to \$50,000,000 to assist with the development of Ryan Drive by AHFC Ryan Drive Non-Profit Corporation, a to-be-formed non-profit corporation controlled by Austin Housing Finance Corporation, or an affiliated entity. The property is located in Council District 7.

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 City or of AHPFC is not pledged to repay the bonds.

Proposed Development:

The proposed development is for 247 units to be located at 6909 Ryan Drive, Austin, Texas 78757. Financing for the development is proposed to come in part from 4% Low Income Housing Tax Credits and private activity bonds issued by AHPFC.

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>.