



Recommendation for Action

File #: 22-2983, **Agenda Item #:** 7.

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 \$45,000,000 in private activity volume cap multi-family non-recourse bonds to ACG RBJ II, LLC, or an affiliated entity, for a proposed affordable multi-family development to be known as The Rebekah, located at 1320 Art Dilly Drive, Austin, Texas 78702.

Lead Department:

Austin Housing Public Facility Corporation.

Fiscal Note:

Up to \$45,000,000 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 of Austin (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:

March 25, 2021 - Council conducted a public hearing related to an application by AGC RBJ II, LLC, or an affiliated entity, for housing tax credits for a multi-family development to be financed through the private activity bond program and to be known as The Rebekah, located at or near 1320 Art Dilly Drive, Austin, Texas 78702, within the City; and passed Resolution No. 20210325-081 related to the proposed development, the application, and the allocation of housing tax credits and private activity bonds.

For More Information:

Rosie Truelove, Treasurer, Austin Housing Public Facility Corporation, 512-974-3064; Mandy DeMayo, Deputy Director, Housing and Planning Department, 512-974-1091.

Council Committee, Boards and Commission Action:

September 2, 2021 - The Austin Housing Finance Corporation Board (AHFC Board) approved Resolution No. 20210902-AHFC004 for private activity bond financing to be submitted to the Texas Bond Review Board for an allocation of up to \$45,000,000 in private activity volume cap multi-family non-recourse bonds, by AGC RBJ II, LLC, or an affiliated entity, for a proposed affordable multi-family development to be known as The Rebekah, located at 1320 Art Dilly Drive, Austin, Texas, 78702.

October 15, 2020 - The AHFC Board approved Resolution No. 20201015-AHFC002 for private activity bond financing to be submitted to the Texas Bond Review Board for an allocation of up to \$37,000,000 in private activity volume cap multi-family non-recourse bonds, by AGC RBJ II, LLC, or an affiliated entity, for a proposed affordable multi-family development to be known as The Rebekah, located at 1320 Art Dilly Drive, Austin, Texas, 78702.

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

\$45,000,000 to assist with the development of The Rebekah by DMA Development Company, LLC (in partnership with Austin Geriatric Center), or an affiliated entity. The property is located in Council District 3.

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 225 units to be located at 1320 Art Dilly Drive, Austin, Texas, 78702. 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>.