



Recommendation for Action

File #: 22-3120, **Agenda Item #:** 4.

10/13/2022

Posting Language

Set a public hearing related to the issuance by the Austin Housing Finance Corporation of up to \$25,000,000 of multi-family housing revenue bonds to Creekside Senior Housing Limited Partnership, or an affiliated entity, to finance a multi-family development to be known as the Arbors at Creekside, located at or near 1026 Clayton Lane, Austin, Texas 78723, within the City of Austin. (Suggested date: Thursday, October 27, 2022, Austin City Hall, 301 W. 2nd Street, Austin, Texas 78701).

Lead Department

Austin Housing Finance Corporation.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

May 19, 2022 - Council conducted a public hearing and approved Resolution No. 20220519-056 related to an application by Creekside Senior Housing Limited Partnership for housing tax credits for a multi-family development to be financed through the private activity bond program and to be known as Arbors at Creekside, located at or near 1026 Clayton Lane, Austin, Texas 78723.

May 5, 2022 - Council set a public hearing for May 19, 2022, related to an application by Creekside Senior Housing Limited Partnership, 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 Arbors at Creekside, located at or near 1026 Clayton Lane, Austin, Texas 78723.

For More Information:

Rosie Truelove, Treasurer, Austin Housing Finance 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 of Directors approved Resolution No. 20210902-AHFC006 authorizing the formation of AHFC Arbors Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of the Austin Housing Finance Corporation, to act as general partner of the limited partnership that will own the Arbors at Creekside.

September 2, 2021 - The Austin Housing Finance Corporation Board of Directors approved Resolution No. 20210902-AHFC001 related to an application for private activity bond financing which authorizes an allocation of up to \$25,000,000 in private activity volume cap multi-family non-recourse bonds to Creekside Senior Housing Limited Partnership for the Arbors at Creekside.

April 8, 2021 - The Austin Housing Finance Corporation Board of Directors authorized negotiation and execution of a loan agreement and related documents with Arbors Housing Partners Ltd., the owner of the Arbors at Creekside, for needed repairs and potential operating shortfalls, in an amount not to exceed

\$750,000.

April 8, 2021 - The Austin Housing Finance Corporation Board of Directors authorized negotiation and execution of a loan agreement and related documents with AHFC Arbors Investor Non-Profit Corporation to purchase the limited partner interests in Arbors Housing Partners Ltd., the owner of the Arbors at Creekside, in an amount not to exceed \$1,250,000.

December 10, 2020 - The Austin Housing Finance Corporation Board of Directors approved Resolution No. 20201210-AHFC004 authorizing the creation of AHFC Arbors Investor Non-Profit Corporation as an affiliate and instrumentality of the Austin Housing Finance Corporation to purchase one or more limited partner interests in Arbors Housing Partners, Ltd., the owner of the Arbors at Creekside.

May 24, 2001 - The Austin Housing Finance Corporation Board of Directors approved AHFC Resolution No. 010524-06 authorizing the creation of the Arbors at Creekside Non-Profit Corporation to participate in the development of the Arbors at Creekside.

May 24, 2001 - The Austin Housing Finance Corporation Board of Directors approved AHFC Resolution No. 010524-05 authorizing the negotiation of an agreement for Austin Housing Finance Corporation to participate as a co-developer of the Arbors at Creekside.

Additional Backup Information:

This public hearing will meet the Tax Equity Financial Responsibility Act (TEFRA) hearing requirements and allows the Austin Housing Finance Corporation (AHFC) to receive public input for the issuance of up to \$25,000,000 in housing non-recourse bonds to provide interim and permanent financing for the affordable housing project. The property is located in Council District 1.

Project Proposal

Creekside Senior Housing Limited Partnership, which is a joint partnership between National Church Residences and Austin Housing Finance Corporation (AHFC), plans to acquire and rehabilitate a 176-unit multi-family development to be located at 1026 Clayton Lane, Austin, Texas 78723. The development will be affordable to households earning at or below 60% of the Austin Median Family Income (MFI). The intended target population of the development is the elderly population.

The development is proposed to be partially funded with 4% Low Income Housing Tax Credits and tax-exempt bonds issued by AHFC. The general partner of the development's partnership will be an affiliate of AHFC. Because of the affiliation with AHFC, the property will be exempt from property tax. Funding from AHFC, or an affiliate thereof, will be requested for the planned rehabilitation of the development. This funding will not be sourced from the Rental Housing Development Assistance program with AHFC, but instead will be sourced through proceeds from the sale of the Arbors at Creekside to the new owner, Creekside Senior Housing Limited Partnership.

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>.