



Recommendation for Action

File #: 22-3245, Agenda Item #: 2.

10/27/2022

Posting Language

Conduct a public hearing to receive public comment regarding the issuance of up to \$25,000,000 of Multi-family Housing Revenue Bonds to be issued by the Austin Housing Finance Corporation to finance the purchase and rehabilitation of the Arbors at Creekside, a multi-family housing development located at 1026 Clayton Lane, Austin, Texas 78723, by the Creekside Senior Housing Limited Partnership, or an affiliated entity.

Lead Department

Austin Housing Finance Corporation.

Fiscal Note

No funding from the City of Austin or the Austin Housing Finance Corporation is being requested. This item has no fiscal impact.

Prior Council Action:

May 19, 2022 - Austin City Council (Council) conducted a public hearing and approved a resolution related to an application by Creekside Senior Housing Limited Partnership, or an affiliated entity, for housing tax credits for a multi-family development that will be financed through the private activity bond program to be known as Arbors at Creekside, located at or near 1026 Clayton Lane, Austin, Texas 78723, within the City.

May 5, 2022 - Council set a public hearing related to an application by Creekside Senior Housing Limited Partnership, or an affiliated entity, for housing tax credits for a multi-family development that will be financed through the private activity bond program known as Arbors at Creekside, located at or near 1026 Clayton Lane, Austin, Texas 78723, within the City.

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:

October 13, 2022 - The Austin Housing Finance Corporation (AHFC) set a public hearing for October 27, 2022, regarding the issuance 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 known as the Arbors at Creekside, located at 1026 Clayton Lane, Austin, Texas 78723.

September 2, 2021 - AHFC approved a resolution authorizing the formation of AHFC Arbors Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of the Austin Housing Finance Corporation; approving its Certificate of Formation and By-Laws; appointing its Board of Directors and President; and authorizing AHFC Arbors Non-Profit Corporation to act as general partner of the limited partnership that will own the Arbors at Creekside Apartments, located at 1026 Clayton Lane, Austin, Texas.

September 2, 2021 - AHFC approved an inducement resolution for private activity bond financing to be

submitted to the Texas Bond Review Board for an allocation of up to \$25,000,000 in private activity volume cap multi-family non-recourse bonds by Creekside Senior Housing Limited Partnership, or an affiliated entity, for the rehabilitation of an affordable multi-family known as Arbors at Creekside, located at 1026 Clayton Lane, Austin, Texas 78723.

April 8, 2021 - AHFC authorized negotiation and execution of a loan agreement and related documents with Arbors Housing Partners Ltd., the owner of the affordable multi-family rental development known as the Arbors at Creekside, located at 1026 Clayton Lane, for needed repairs and potential operating shortfalls, in an amount not to exceed \$750,000.

April 8, 2021 - AHFC 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 affordable multi-family rental development known as the Arbors at Creekside, located at 1026 Clayton Lane, in an amount not to exceed \$1,250,000.

December 10, 2020 - AHFC approved a resolution authorizing the creation of AHFC Arbors Investor Non-Profit Corporation as an affiliate and instrumentality of AHFC to purchase one or more limited partner interests in Arbors Housing Partners, Ltd., the owner of Arbors at Creekside.

May 24, 2001 - AHFC approved a resolution authorizing the creation of the Arbors at Creekside Non-Profit Corporation to participate in the development of the Arbors at Creekside, a 176-unit affordable senior citizen apartment complex located at 1022 Clayton Lane, Austin, Texas.

May 24, 2001 - AHFC approved a resolution authorizing the negotiation of an agreement for AHFC to participate as a co-developer of the Arbors at Creekside.

Additional Backup Information:

This public hearing meets the Tax Equity Financial Responsibility Act (TEFRA) hearing requirements and allows 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 development. The property is located in Council District 1.

Project Proposal

Creekside Senior Housing Limited Partnership, which is a partnership between National Church Residences and AHFC, plans to acquire and rehabilitate a 176-unit multi-family development located at 1026 Clayton Lane, Austin, Texas 78723. The current owner of the development is Arbors Housing Partners, Ltd., of which Arbors at Creekside Non-Profit Corporation, an AHFC affiliate, is the general partner. The community will be affordable to households earning at or below 60% of the area median family income (AMFI). The intended target population of the development is the elderly population.

The purchase and rehabilitation are proposed to be partially funded with 4% Low Income Housing Tax Credits and tax-exempt private activity 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 paying property tax. AHFC Rental Housing Development Assistance program funding is not expected as AHFC will receive proceeds through its affiliate, Arbors at Creekside Non-Profit Corporation, when Creekside Senior Housing Limited Partnership purchases the development. These proceeds will be reinvested into the development.

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