



Recommendation for Action

File #: 22-3599, **Agenda Item #:** 5.

12/8/2022

Posting Language:

Approve a resolution authorizing the formation of AHFC Hyde Park Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of the Austin Housing Finance Corporation; approving the forms of its Certificate of Formation and By-Laws; appointing its Board of Directors and President; and authorizing AHFC Hyde Park Non-Profit Corporation to act as general partner or controlling member of the general partner of the limited partnership that will own properties located at or near 4415 Avenue B, Austin, Texas 78751; 1037 East 44th Street, Austin, Texas 78751; 4100 Avenue A, Austin, Texas 78751; 609 East 45th Street, Austin, Texas 78751; and 4209 Speedway, Austin, Texas 78751.

Lead Department:

Austin Housing Finance Corporation.

Fiscal Note:

This Item has no fiscal impact.

For More Information:

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

Additional Backup Information:

This item requests the Austin Housing Finance Corporation (AHFC) to adopt a resolution authorizing the formation of the AHFC Hyde Park Non-Profit Corporation (Non-Profit Corporation) and the forms of its Certificate of Formation and By-Laws; appoint the Board of Directors and President of the Non-Profit Corporation; and authorize the Non-Profit Corporation to serve as general partner or the controlling member of the general partner of the limited partnership (the "Owner") which will own multifamily developments (the "Developments") located at or near 4415 Avenue B, Austin, Texas 78751; 1037 East 44th Street, Austin, Texas 78751; 4100 Avenue A, Austin, Texas 78751; 609 East 45th Street, Austin, Texas 78751; and 4209 Speedway, Austin, Texas 78751. The land upon which the Developments will be located will be conveyed to AHFC at or before the permanent financing closing, and AHFC will ground lease it to the Owner under the terms of a ground lease between AHFC and the Owner.

The proposed forms of the Certificate of Formation and the By-Laws for the Non-Profit Corporation are attached as Exhibits A and B to the resolution. The Board of Directors of the Non-Profit Corporation will serve for terms stated in the By-Laws. The requested Director appointments are:

Director: J. Rodney Gonzales

Director: Rosie Truelove

Director: Mandy DeMayo

The requested appointment for President of the Corporation is J. Rodney Gonzales. The President serves for the term stated in the By-Laws.

The remaining officers of the Non-Profit Corporation will be appointed by the Non-Profit Corporation's Board of

Directors at its first organizational meeting or by unanimous consent.

Proposal, Ownership and Financing Structures:

AHFC is partnering with Affordable Central Texas and Austin Housing Conservancy (ACT) to acquire a portfolio of naturally occurring affordable housing multifamily properties in Council Districts 7 and 9. The total size of the portfolio is 270 units, with one site including commercial office space of approximately 10,593 square feet. The 270 units are spread across 10 properties, with the majority of the properties being located in Hyde Park. AHFC and ACT are pursuing a financing structure that maximizes the number of deeply affordable units, while also allowing for a variety of income restrictions to minimize displacement and to create mixed-income communities. Fifty (50) percent of the rental units will be between 50 percent and 60 percent area median family income (AMFI); the remaining 50 percent of the rental units will be at 80 percent, 100 percent, and 120 percent AMFI, with no more than 10 percent being market rate.

This is a portfolio acquisition, meaning that AHFC and ACT made a lump-sum offer to the seller of all the properties. AHFC and ACT will each be contributing equity to the transaction, to be levered with private debt sourced from either Fannie Mae or Freddie Mac, and possibly debt sourced from a local and regional bank. AHFC will be acquiring two of the properties entirely. Lastly, AHFC will be paying an additional \$2,500,000 for the land located at 6000, 6008, and 6010 North Lamar Boulevard, Austin, Texas 78752, given that land's value relative to the entirety of the portfolio. The total lump-sum offer accepted by the seller is \$43,000,000.

The portfolio consists of five properties in Hyde Park that range between 10 units and 14 units. AHFC and ACT intend to convert at least four of these properties to for-sale condominiums. AHFC and ACT will rehab each property before selling the units as condominiums. The goal is to place 60 percent of the for-sale units in the City of Austin Community Land Trust (CLT) program. The remaining 40 percent will be sold at market rate prices to accommodate a range of households that wish to acquire attainable housing in Hyde Park.

Two properties will be acquired solely by AHFC but managed by ACT. Those two properties are located at 1100 East 32nd Street, Austin, Texas 78722 (located in Cherrywood with 24 units) and 4000 Avenue A, Austin, Texas 78751 (located in Hyde Park with 32 units). AHFC may consider opportunities to sell these two assets to a mission-driven, affordable housing nonprofit.

The Non-Profit Corporation will join an ownership structure that will own those five properties in Hyde Park that range between 10 and 14 units. The intended rehabilitation for four of the properties will be substantial. Those properties include: 4415 Avenue B, Austin, Texas 78751; 1037 East 44th Street, Austin, Texas 78751; 4100 Avenue A, Austin, Texas 78751; and 4209 Speedway, Austin, Texas 78751. These condo conversions should add approximately 25 to 30 units to the Austin CLT, while also create attainable homeownership opportunities for households that do not qualify for Austin's CLT program.

AHFC and ACT will jointly assess the redevelopment potential for 609 E. 45th Street, Austin, Texas 78751 using Affordability Unlocked.