



Recommendation for Action

File #: 22-3520, **Agenda Item #:** 13.

12/8/2022

Posting Language:

Approve a resolution authorizing the issuance of Austin Housing Finance Corporation Multi-family Housing Revenue Bonds, in an aggregate principal amount up to \$9,000,000, to provide financing for the development of the Live Make Apartments located at 1127 Tillery Street, Austin, Texas 78702; approving related documents, in substantially the form attached to the resolution; and authorizing specific named representatives of the Austin Housing Finance Corporation to execute the documents relating to issuance of the bonds and closing the transaction.

Lead Department:

Austin Housing Finance Corporation.

Fiscal Note

All bond issuance fees will be paid by the Applicant, Live Make Housing Partners, LP, or an affiliated entity. This item has no fiscal impact.

Prior Council Action:

October 13, 2022 - The Austin City Council (City) conducted a public hearing related to an application by Live Make Housing Partners LP for housing tax credits for the development of the Live Make Apartments and approved Resolution No. 20221013-046 related to the proposed development, the application, and the allocation of housing tax credits and private activity bonds.

September 29, 2022 - The City set a public hearing for October 13, 2022, regarding an application by Live Make Housing Partners LP for housing tax credits for the development of the Live Make Apartments.

May 19, 2022 - The City conducted a public hearing and approved Ordinance No. 20220519-064 amending Ordinance No. 030327-12, which adopted the Govalle/Johnston Terrace Combined Neighborhood Plan as an element of the Imagine Austin Comprehensive Plan, to change the land use designation from single-family use to neighborhood mixed-use for the property located at 1127, 1129 (portion of), and 1129 1/2 (portion of) Tillery Street, and 1118, 1202, and 1204 Henninger Street on the future land use map.

March 25, 2021 - The City authorized negotiation and execution of all documents and instruments necessary or desirable for the acquisition of approximately 2.48 acres generally located at 1127 Tillery Street from the Austin Housing Finance Corporation for a total amount not to exceed \$748,202.

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:

December 1, 2022 - The Board of the Austin Housing Finance Corporation (AHFC) Authorized the negotiation and execution of a loan agreement with Live Make Housing Partners LP, or an affiliated entity, in an amount not to exceed \$6,500,000 for a rental development to be known as Live Make, to be located at or near 1127 Tillery Street, Austin, Texas 78702.

October 27, 2022 - The AHFC Board conducted a public hearing regarding the issuance of up to \$9,000,000 of Multi-family Housing Revenue Bonds by the Austin Housing Finance Corporation to finance the development of the Live Make Apartments by Live Make Housing Partners LP, or an affiliated entity.

October 13, 2022 - The AHFC Board set a public hearing for October 27, 2022, regarding the issuance of up to \$9,000,000 of Multi-family Housing Revenue Bonds by the Austin Housing Finance Corporation to finance the development of the Live Make Apartments by Live Make Housing Partners LP, or an affiliated entity.

September 2, 2021 - The AHFC Board approved Resolution No. 20210902-AHFC002 authorizing an allocation of up to \$9,000,000 in private activity volume cap multi-family non-recourse bonds to Live Make Housing Partners LP, or an affiliated entity, for the development of the Live Make Apartments.

March 25, 2021 - The AHFC Board authorized negotiation and execution of all documents and instruments necessary or desirable to sell approximately 2.48 acres located at or near 1127 Tillery Street to the City of Austin for an amount not less than \$748,202.

September 17, 2020 - The AHFC Board authorized negotiation and execution of an agreement with MRE Capital and Imagine Art, or other qualified respondent to the 1127 Tillery RFP, to develop approximately 5.15 acres for affordable housing purposes.

Additional Backup Information:

If approved, this action will authorize AHFC to issue up to \$9,000,000 in multi-family housing non-recourse bonds to provide interim and permanent financing for the development of the Live Make Apartments. The property is located in Council District 3.

Proposed Project:

Live Make Housing Partners LP, which is affiliated with MRE Capital, Imagine Art, and Citrine Development, plans to develop a 66-unit multi-family development to be located at 1127 Tillery Street. The community will be affordable to households earning at or below 60 percent of the Austin Median Family Income. The intended target population of the development is the general population.

The development is proposed to be partially funded with four percent Low Income Housing Tax Credits and tax-exempt bonds issued by AHFC. The ownership entity will enter into a long-term ground lease with AHFC for the development site. Because of the affiliation with AHFC, the property will be exempt from property tax. No funding from AHFC is being requested.

The proposed development's application to the City of Austin, as well as socioeconomic data and amenities in the surrounding area, may be found at

<https://www.austintexas.gov/sites/default/files/files/Live%20Make%20-%20PAB%20Application%20-%208-6-2021%20-%20FINAL.pdf>.