



## Recommendation for Action

---

**File #:** 23-1221, **Agenda Item #:** 3.

2/23/2023

---

**Posting Language:**

Authorize negotiation and execution of a Housing Assistance Payment Contract and related documents with The Roz Parkside, LP, or an affiliated entity, for 60 Local Housing Vouchers that will pay fair market rent for a multi-family rental development to be known as The Roz, located at or near 3435 Parker Lane, Austin, Texas 78741.

**Lead Department:**

Austin Housing Finance Corporation.

**Fiscal Note:**

This item has no fiscal impact.

**Prior Council Action:**

February 9, 2023 - Council approved Resolution No. 20230209-AHFC003 related to an application by The Roz Parkside, LP, or an affiliated entity, for 9% Low Income Housing Tax Credits for a new construction development to be known as The Roz, located at or near 3435 Parker Lane, Austin, Texas 78741, and related to the allocation of housing tax credits within the City and near the proposed development.

**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 - Austin Housing Finance Corporation (AHFC) approved Resolution No. 20221201-AHFC004 authorizing the formation of AHFC Mabel Davis Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of AHFC; approving the form of its certificate of formation and by-laws; appointing its Board of Directors and President; and authorizing AHFC Mabel Davis Non-Profit Corporation to act as general partner or managing member (or controlling member of general partner or managing member) of the entity that will own an approximately 90- to 110-unit multifamily rental development located at or near 3435 Parker Lane, Austin, Texas 78741.

**Additional Backup Information:**

If approved, AHFC will be authorized to negotiate and execute a Housing Assistance Payment Contract (the Contract) and related documents with The Roz Parkside, LP, in order to provide a project-based rental subsidy to Continuum of Care (CoC) and permanent supportive housing (PSH) units. The Contract term is for one year, with the option to extend for each year of the permanent senior debt period, not to exceed 18 years in total. The one-year options are subject to the availability of sufficient appropriations from the City's Housing Trust Fund (HTF). The Roz Apartments, Phase II of the City View at the Park Apartments, will be located at or near 3435 Parker Lane, Austin, Texas 78741, within the City in Council District 3.

This Contract and the 60 vouchers are funded under the contract between AHFC and the Housing Authority of the City of Austin (HACA) for HACA to administer AHFC's Local Housing Voucher Program.

---

This Contract stems from the City's recently launched Local Housing Voucher Program (LHVP), which is supported by the City's HTF. Council made its first appropriations to the LHVP in Fiscal Years 2020-2021 and 2021-2022. With the Fiscal Year 2022-2023 appropriation, \$9,150,000 has accumulated in the LHVP. Housing and Planning Department staff estimates that, with these ongoing accruals for the next two years and with modest increases in appropriations over the coming years, the LHVP can subsidize approximately 375 to 425 PSH units once the LHVP funding is fully committed. These 375 to 425 PSH units are estimated to be spread across eight developments. In effect, the LHVP will have helped to finance the construction of eight developments with a total unit count of approximately 850 PSH units. The ongoing, annual commitment to those 375 to 425 PSH units is dependent on ongoing funding to support the LHVP.

**Proposal, Ownership and Financing Structure for The Roz:**

The Roz is a proposed supportive housing community to be located at 3435 Parker Lane, Austin, Texas 78741. This approximately 1.676-acre multifamily development will consist of 100 to 110 units, which will all be targeted for supportive housing. AHFC will be the ground lessor, a general partner member, and co-developer in this development, and SGI Ventures will be a general partner member and co-developer. Endeavors, a nonprofit supportive service corporation headquartered in San Antonio, Texas will be a Special Limited Partner, Saigebrook Development, LLC and O-SDA Industries, LLC will serve as development consultants, and New Hope Housing will serve as property management and supportive housing coordinator and consultant. Financing for the development is proposed to come from 9% Low Income Housing Tax Credits and a Rental Housing Development Assistance loan from AHFC to the owner.