



Recommendation for Action

File #: 23-1311, Agenda Item #: 3.

3/9/2023

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 \$40,000,000 to Austin Leased Housing Associates VI, Limited Partnership, or an affiliated entity, to finance the rehabilitation of the affordable multifamily housing development known as Woodway Square, located at or near 1700 Teri Road, Austin, Texas 78744; 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

The item has no fiscal impact.

Prior Council Action:

February 9, 2023 - City Council (Council) conducted a public hearing related to an application by Austin Leased Housing Associates VI, Limited Partnership, or an affiliated entity, for housing tax credits for rehabilitation of a multi-family housing development that will be financed through the private activity bond program to be known as Woodway Square, located at or near 1700 Teri Road, Austin, Texas 78744, within the City and approved a resolution related to the proposed development, the application, and the allocation of housing tax credits and private activity bonds..

February 7, 2002 - Council approved an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1700 Teri Road (Williamson Creek Watershed) from SF-3, Family Residence district, zoning to MF-3, Multifamily Residence Medium Density district, zoning.

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:

February 9, 2023 - The Board of the Austin Housing Finance Corporation (AHFC) conducted a public hearing related to the issuance by the AHFC of up to \$40,000,000 of multi-family housing revenue bonds to Austin Leased Housing Associates VI, Limited Partnership, or an affiliated entity, to finance rehabilitation of a multi-family housing development to be known as Woodway Square, located at or near 1700 Teri Road, Austin, Texas 78744.

September 29, 2022 - The Board of the Austin Housing Public Facility Corporation (AHPFC) approved an inducement resolution related to an application for private activity bond financing that authorizes an allocation of up to \$34,000,000 in private activity volume cap multi-family non-recourse bonds to Austin Leased Housing

Associates VI, Limited Partnership, or an affiliated entity, for a proposed affordable multi-family development to be known as Woodway Square, located at 1700 Teri Road, Austin, Texas 78744.

May 6, 2021 - AHFC Board approved an inducement resolution related to an application for private activity bond financing that authorizes an allocation of up to \$40,000,000 in private activity volume cap multi-family non-recourse bonds to Austin Leased Housing Associates VI, Limited Partnership, or an affiliated entity, for a proposed affordable multi-family development to be known as Woodway Square, located at 1700 Teri Road, Austin, Texas 78744.

Additional Backup Information:

If approved, this action will authorize AHFC to issue up to \$40,000,000 in multi-family housing non-recourse bonds to provide interim and permanent financing for the rehabilitation of Woodway Square. The property is located in Council District 2.

Proposed Development

Woodway Square is a 240-unit development located at 1700 Teri Road, Austin, Texas 78744. Constructed in 2003, the property was originally financed with private activity bonds from Travis County HFC and 4% Low-Income Housing Tax Credits (LIHTCs) from TDHCA. The property currently serves residents earning 60% or less of the area median income and will continue to do so with the new allocation of LIHTCs.

The issuance of private activity bonds will help to finance a rehabilitation that will create a new fitness center, bus shelter, playground, provide upgrades to unit finishes and equipment, and extend the project's affordability period.

Current Property Tax Status and Future Impact

The property currently has a 50% property tax exemption through On Track Ministries, Inc.. The Travis Central Appraisal District will determine whether the residential use of this vacant property will be eligible for any exemptions after the property is developed.

Financing for the development is proposed to come in part from 4% LIHTCs Credits and Private Activity Bonds issued by AHFC.

Austin Leased Housing Associates VI - Dominion / On Track Ministries / Polaris Holdings

Dominion was founded in 1972 and has developed, owned, and managed multifamily apartment units for over 45 years. Dominion has expanded to own and manage over 34,000 rental apartment units in more than 20 states across the nation. While Dominion is headquartered in Minnesota, it now operates a satellite office in Addison, Texas containing approximately 20 development and management staff. There are over 7,300 units in 42 properties across Texas that Dominion owns and manages.

On Track Ministries, Inc. will be the sole member of the General Partner. On Track Ministries is a non-profit organization with the focus of providing low- and moderate-income housing assistance for citizens meeting established federal guidelines and qualifying for such services. The non-profit provides guidance to low-income individuals through housing assistance and urban renewal programs.

Polaris Holdings will serve as the Investor Limited Partner.

For more information on the proposed project, as well as socioeconomic characteristics and amenities in the surrounding area, please see the project's publicly posted

[https://www.austintexas.gov/sites/default/files/files/Housing %26 Planning/AHFC%20Bond%20Application%20-%20Woodway%20Square.pdf](https://www.austintexas.gov/sites/default/files/files/Housing%20Planning/AHFC%20Bond%20Application%20-%20Woodway%20Square.pdf).

