

Austin Housing Finance Corporation (AHFC) Transcript – 7/20/2023

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[5:57:12 PM]

Without objection, we have recessed the meeting of the Austin city council. I now call to order the meeting of the board of directors of the Austin housing finance corporation. And I'll recognize staff to give us a briefing.

>> Good evening, Mr. President.

>> Board of directors. My name is Jamie may. I'm the housing and community development officer with the housing department on the Austin housing finance corporation board of directors agenda. You have five items. I'll walk through those five items and offer all five on consent. The first item is the approval of the minutes from the last three board of directors meetings. The second is the approval of a rfq or request for qualifications to be awarded to structure development and jklm ventures for the development of

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our five 5900 south pleasant valley road project in district two, the third is the issuance of \$50 million in private activity bonds to the Seabrook housing L.P. Which is for the construction of 3005 and 1535 11 Maynard road. That is our Seabrook square development. That is private activity. Bonds, by the way, just to be clear, the fourth is an amendment to an issuance of a private activity bond from several years ago. This is los Portales de Elena Guerrero, formerly known as govalle terrace. This is an administrative amendment changing some dates and just correcting some errors. The fifth item is the authorization for Austin housing finance corporation to purchase the property located at Ryan drive 6909. Ryan drive from Austin energy. This was this had a sister amend item on the city council agenda which was

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approved just moments ago and I'd be happy to answer any questions.

>> Members of the board of directors, do you have any questions of staff councilmember Kelly? No but I have some no votes.

>> All right. Well I figured that.

>> So I'll come to you on that. Just a second. He has offered this the all these items as part of a consent agenda. I know, I know. I know. What I'm going to do is ask for a motion on the consent agenda. We will then go to speakers. And at that point, well, I'll tell you what, let's just go to the speakers and do that and then if somebody wants to pull something, we can do that. We'll go to the speakers on Ann, to the board of directors of ask Zenobia Joseph . Miss Joseph.

[6:00:23 PM]

>> She's been on the line since this morning. So I don't know. Well go to the next one and come back and we'll decide. Okay, we'll come back to her. Monica Guzman. Okay. Next time I'll just put my beach chair by the podium.

>> Good afternoon. I'm Monica Guzman, policy director at guava lugo Austin vamos, Austin. I'm speaking in support of the dove springs district. Two residents we support approving structured development ventures. We also expressed concern about staff time and efficiency when reviewing rfps because the second highest scoring developer , the other qualified applicant

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dma and development companies, provided an unacceptable response to question a eight excuse me. Question eight please describe how your proposed property manager will affirmatively market the development to low income households of color. It clearly states that let me repeat that households of color who have historically lived in this neighborhood, part of their response, which I'll spare you, but they include white, non-hispanic. Since when are white non-hispanic people, all people of color? That being said, if your votes are not sufficient to approve jkm, we urge you to not approve the other applicant. So and go back and look at the scoring the answers. Thank you.

>> Thank you.

>> Zenobia Joseph. Mayor,

[6:02:24 PM]

director tirz Zenobia Joseph.

>> My comments are specifically related to item four as it relates. To the 5225. Jane lane I just want to remind you that it's 1.8 mile walk to east side memorial. And while I recognize that my comments won't change the progress of this particular development, it is important for you to recognize that on June third, 2018, capital metro eliminated the bus service to east side memorial and pick up service is not a viable solution because you have to wait on hold anywhere from 5 minutes to 60 minutes. And if you hang up, then you have to start over with your whole time. So I think it's important when you're making these decisions regarding the low income housing developments, this one serves 30% to 60% area median income. The 97 units, it's. 23,200 to \$46,380. Today

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as it relates to item five, that's the 6909. Ryan drive item. It is in fact and I agree, it's a significantly below the fair market rate. That's \$3.3 million, 5.5 acre tract is much cheaper than the one acre or \$3.8 million detention pond and Hyde park, where light rail will serve predominantly white riders for this project. Connect. And so while it is certainly a deal over in Ryan, I want you to recognize that 1934 Rutland, you put 100 permanent supportive housing units and I would hope that there will be a commitment to put that many units in this area where the light rail system , the metro rapid busses serve at the same density for low income riders, because as it stands today, south of us 183, the bus is one rapid and north

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of us 183. It is substandard service where we're having to cross in high speed roadways and wait 30 minutes to cross to the west side or the white side of town. Thank you, ma'am. If you have any questions, I'll go through them at this time. Thank you.

>> Thank you. That that concludes the hfc. Thank you. Okay members, let's I'll now entertain a motion to adopt the consent agenda as read. Is there a motion? Council member Vella makes the motion to adopt. It is seconded by council member Allison alter. I will now ask if there's anyone wishing to be shown abstaining from the consent agenda, anyone wishing to be shown as recusing themselves from the consent agenda. Anyone wishing to vote no. And that's your queue? Yes.

>> Sorry. I almost jumped the gun there.

>> Yeah, well, I've never seen anybody likes voting no as much

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as you do.

>> I would like to be shown as voting no on items three through five.

>> Thank you.

>> All right. Councilmember Kelly will be shown voting no on item three, four and five. Y'all want to abstain, recuse or vote no on anything? All right. Is it good? Okay. Councilmember harper-madison, I don't want to miss you. Do you want to be shown as abstaining or recusing or voting no on anything?

>> No, sir. Thank you, chair, for asking.

>> Very good. The motion. The motion is to adopt the consent agenda as read. Is there objection to the motion to adopt the consent agenda as read hearing none. The consent agenda is adopted with council member Kelly being or board director board member Kelly being shown voting no on items three, four, four and five. Without objection , I'll adjourn the Austin housing and finance corporation meeting at. 6:06 P.M.

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