



Recommendation for Action

File #: 23-2878, **Agenda Item #:** 2.

9/21/2023

Posting Language

Approve an inducement resolution related to an application for private activity bond financing that authorizes an allocation of up to \$25,000,000 in private activity volume cap multi-family non-recourse bonds to Pleasant Valley LP, or an affiliated entity, for a proposed affordable multi-family development located at or near 5900 South Pleasant Valley Road, Austin, Texas 78744.

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 Department, 512-974-1091.

Council Committee, Boards and Commission Action:

July 20, 2023 - Austin Housing Finance Corporation (AHFC) authorized negotiation and execution of all necessary agreements and instruments with Structure Development & JCM Ventures, or other qualified applicant, to develop affordable housing on approximately 2.5 acres located at or near 5900 South Pleasant Valley Road, Austin, Texas 78744.

August 26, 2021 - AHFC authorized the negotiation and execution of all documents and instruments necessary or desirable to acquire approximately 5.30 acres for affordable housing purposes located at or near 5900 South Pleasant Valley Road and 5901 Drowsy Willow Trail, Austin, Texas in an amount not to exceed \$2,050,000, including closing costs.

Additional Backup Information:

If approved, this inducement resolution will permit staff to submit an application to the Texas Bond Review Board that requests authority for AHFC to issue multi-family housing revenue bonds in an amount up to \$25,000,000 to assist with the development of by Pleasant Valley LP, or an affiliated entity. The name of the development has not been decided. The property is located in Council District 2.

Regulations governing the issuance of revenue bonds for the purpose of financing affordable housing specify that the bonds are non-recourse. Neither AHFC's nor the City of Austin's full faith and credit is pledged to repay the bonds.

Proposed Project

The proposed development is for approximately 96 units to be located at or near 5900 S. Pleasant Valley Road, Austin, Texas 78744. Financing for the development is proposed to come in part from 4% Low Income Housing Tax Credits and Private Activity Bonds issued by AHFC.

AHFC purchased the site in 2021. A to-be-formed affiliate of AHFC, AHFC Pleasant Valley Non-Profit Corporation, will be the general partner of the development. The Development will be owned by Pleasant Valley LP, a to-be-formed limited partnership, or an affiliated entity.

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

https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/R-OHDA/WEB%20VERSION_AHPFC%20Bond%20App_Pleasant%20Valley.pdf