



## Recommendation for Action

**File #:** 23-3001, **Agenda Item #:** 22.

10/5/2023

### **Posting Language**

Approve a resolution consenting to the issuance of Multifamily Private Activity Bonds by Austin Affordable PFC, Inc., an affiliate of the Housing Authority of the City of Austin, in an amount not to exceed \$50,000,000 to finance, in part, the new construction of an affordable rental development located at or near 13411 FM Road 812, Austin, Texas, 78617.

### **Lead Department**

Housing Department.

### **Fiscal Note:**

This item has no fiscal impact.

### **Prior Council Action:**

March 25, 2021 - Council approved a resolution related to an application by LDG Kingswood, LP, or an affiliated entity, for housing tax credits for a multi-family development that will be financed through the private activity bond program to be known as Kingswood located at or near 13411 FM Road 812, Austin, TX 78617, within the City's extraterritorial jurisdiction.

### **For More Information:**

Rosie Truelove, Director, Housing Department, 512-974-3064; Mandy DeMayo, Deputy Director, Housing Department, 512-974-1091.

### **Additional Backup Information:**

If approved, the resolution will allow Austin Affordable PFC, Inc., a public facilities corporation created under Texas Public Facility Corporation Act and affiliated with the Housing Authority of the City of Austin (HACA), to issue Multifamily Housing Revenue Bonds to help finance the new construction of a 328-unit multifamily rental development to be located in the City.

The applicant for bond financing is LDG Kingswood, LP. The developer will be applying for, or already has applied for, an award of non-competitive 4% Low Income Housing Tax Credits from the Texas Department of Housing and Community Affairs.

Austin Affordable PFC, Inc., has induced the issuance of up to \$50,000,000 in Multifamily Housing Revenue Bonds that will partially fund the acquisition and rehabilitation of this rental development. On Friday, July 28, 2023, at 9:01 a.m., Austin Affordable PFC, Inc., conducted the public hearing required under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA). A picture of the public notice of the TEFRA hearing from HACA's website and a transcript of the TEFRA hearing is included as backup.

TEFRA requires that the local governmental entity in which the development is located give its approval before the bonds can be issued. Approving the issuance of these bonds does not constitute any obligation of the City with respect to repayment of the bonds. Since Austin Affordable PFC, Inc., has demonstrated compliance with TEFRA, staff recommends approving the resolution.

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/TEFRA%20Approval%20Resolution%20Request%20-%20City%20of%20Austin.pdf](https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/R-OHDA/TEFRA%20Approval%20Resolution%20Request%20-%20City%20of%20Austin.pdf).