

City of Austin



Recommendation for Action

File #: 24-3987, **Agenda Item #:** 6.

2/29/2024

Posting Language

Authorize negotiation and execution of a loan agreement and related documents with Family Eldercare, Inc. or an affiliated entity in the amount of \$1,122,639, for a total loan amount not to exceed \$4,522,639, for the development of rental housing to be known as Real Gardens, located at 2824 and 2826 Real Street, Austin, Texas 78722.

Lead Department

Austin Housing Finance Corporation.

Fiscal Note

Funding in the amount of \$1,122,639 is available in the Fiscal Year 2023-2024 Austin Housing Finance Corporation Operating Budget.

For More Information:

Mandy DeMayo, Treasurer, Austin Housing Finance Corporation, 512-974-1091; Angela Means, Interim Deputy Director, Housing Department, 512-974-1534.

Council Committee, Boards and Commission Action:

September 1, 2022 - Austin Housing Finance Corporation (AHFC) Board authorized negotiation and execution of a loan agreement and related documents with Family Eldercare, Inc. or an affiliated entity in an amount not to exceed \$3,400,000 for a rental development to be known as Rosewood II (now known as Real Gardens), located at 2824 and 2826 Real Street.

Additional Backup Information:

If approved, AHFC will be authorized to enter into a loan agreement and related documents with Family Eldercare, Inc. or an affiliated entity for a rental housing development located in Council District 1.

Current Funding Request: \$1,122,639 Homestead Preservation District Tax Increment Reinvestment Zone

Prior Funding: \$3,400,000 2018 General Obligation Bonds

Project Information: Real Gardens is a new construction, 60-unit, supportive housing project to be developed by Capital A Housing, Inc. and owned and operated by Family Eldercare, Inc. Thirty-five (35) units will be available for rent to households earning at or below 30 percent of the area median family income (MFI), two units will be available for rent to households earning at or below 40 percent MFI, and 23 units will be available for rent at 50 percent MFI. The affordability period is 45 years.

Change in Unit Mix: The unit mix above has changed from what was previously approved by the AHFC Board in 2022. There is now deeper affordability.

Development Application: The proposed development's application to the City may be found here: <http://www.austintexas.gov/page/current-applications>.