



Thursday, March 08 2007

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**Neighborhood Housing and Community
Development
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No 9

Subject Authorize negotiation and execution of an amendment to the Anderson Hill Redevelopment Program Loan Agreement with the Austin Revitalization Authority

Amount and Source of Funding Funding is available in the Neighborhood Housing and Community Development Department (NHCD) Special Revenue Fund Community Development Block Grant Program Income

**Additional Backup
Material**

(click to open)

No Attachments Available

For More Information Paul Hilgers Director Neighborhood Housing and Community Development 974 3108

This action will amend the Loan Agreement to allow reimbursement of ARA's expenses associated with development of the initial units and identify a new source of funding which will expedite the completion of the remaining rehabilitated units in the Juniper Olive area

On August 8 2002 Council authorized the transfer of 15 parcels of land including the transfer of 3 historic structures to the Austin Revitalization Authority (ARA) for the development of low/mod income housing in the Anderson Hill area (Juniper Olive) and a forgivable loan up to \$600 000 to assist ARA historically renovate ten of the properties

The project goals required the renovation and/or new construction of 18 units in two phases Approximately ten (10) of the units required extensive historical rehabilitation and eight (8) of the are newly constructed units All of the units must be marketed and sold to persons at or below 80 percent Median Family Income (MFI) ARA has completed the historic renovations of four (4) units in the Juniper Oliver area Three homes have being sold to low/mod families and one (1) is being marketed for sale to a low/mod family

To implement the first phase of the project the COA entered into the forgivable Anderson Hill Redevelopment Program Loan Agreement for \$240 000 (Loan Agreement) to rehabilitate four (4) historical units and newly construct three (3) units in May 2004 The forgivable loan authorized a maximum reimbursement of up to \$60 000 per rehabilitated unit (s) to offset the historical renovation cost and allow low/mod home buyers to afford the homes marketed for sale The renovation costs were increased in order to comply with Department of Interior historic rehabilitation standards and the deteriorated state of the historical homes

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