



**RBA: Elm Ridge Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: 2
AGENDA DATE: 12/10/2009
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SUBJECT: Conduct a public hearing and receive public input regarding the issuance of up to \$6 million of Austin Housing Finance Corporation Multi-family Housing Revenue Bonds to finance the acquisition and rehabilitation of the Elm Ridge Apartments, 1121 Harvey Street, a 130-unit apartment complex to be owned and operated by Elm Ridge Affordable Partners, Ltd., a single purpose Limited Partnership affiliated with Summit Housing Partners, Tuscaloosa, Alabama.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING DEPARTMENT: Austin Housing Finance Corporation

FOR MORE INFORMATION CONTACT: Margaret R. Shaw, Treasurer, Austin Housing Finance Corporation, 974-3184

PRIOR COUNCIL ACTION:

PRIOR BOARD ACTION: October 15, 2009 – Approved financing award; November 5, 2009 – Approved Inducement Resolution; set public hearing.

This public hearing meets the Tax Equity Financial Responsibility Act (TEFRA) hearing requirements and allows the Austin Housing Finance Corporation (AHFC) to receive public input for the issuance of up to \$6 million in multi-family housing non-recourse bonds to provide interim and permanent financing for acquisition and rehabilitation of the Elm Ridge Apartments.

The primary public purpose of this financing will be to help preserve the supply of Project-Based Section 8 housing in Austin. Project-Based Section 8 properties receive rental subsidies directly from the U.S. Department of Housing and Urban Development (HUD) for a defined period of time. As identified in the City's 2008 Affordable Housing Preservation Study, approximately 73 percent of the City's affordable subsidized units (779 units) will have agreements with HUD that expire in 2010, including the Elm Ridge Apartments. Upon acquisition of the property, Elm Ridge Affordable Partners, Ltd. will apply to HUD for a renewal of the direct rent subsidy payments.