



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

**AGENDA ITEM NO: 3
AGENDA DATE: 1/13/2011
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SUBJECT: Conduct a public hearing and receive public input regarding the issuance of up to six million dollars of Austin Housing Finance Corporation Multi-family Housing Revenue Bonds to finance the acquisition and rehabilitation of the Marshall Apartments, 1401 East 12th Street and 1157 Salina Street, a 100-unit apartment complex to be owned and operated by MARSHALL AFFORDABLE PARTNERS, LTD., a single purpose Limited Partnership affiliated with Summit Housing Partners, Montgomery, 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: Elizabeth A. Spencer, Treasurer, Austin Housing Finance Corporation, 974-3182

PRIOR COUNCIL ACTION:

PRIOR BOARD ACTION: December 9, 2010 – the Board approved an Inducement Resolution and set a 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 six million in multi-family housing non-recourse bonds to provide interim and permanent financing for acquisition and rehabilitation of the Marshall 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 1,350 affordable subsidized units in Austin have agreements with HUD that expire in 2011, including the Marshall Apartments. Upon acquisition of the property, Marshall Affordable Partners, Ltd. will apply to HUD for a renewal of the direct rent subsidy payments.