

CIP EXPENSE DETAIL

DATE OF BOARD CONSIDERATION:
CONTACT DEPARTMENT(S):

6/12/14
Austin Housing Finance Corporation

SUBJECT: Approve the negotiation and execution of a loan in an amount not to exceed \$2,000,000 to TMG-TX Austin II, L.P., for the acquisition of the Cross Creek Apartments, located at 1124 Rutland Drive, within the boundaries of the Restore Rundberg Revitalization Area, for the purpose of rehabilitating and preserving the existing 200 affordable residential units and for making other improvements to the land.

CURRENT YEAR IMPACT:

Department:	Austin Housing Finance Corporation
Project Name:	Cross Creek Apartments
Fund/Department/Unit:	7011-7207-1201
Funding Source:	Fiscal Year 13-14 Capital Budget
Current Appropriation:	11,000,000.00
Unencumbered Balance:	11,000,000.00
Amount of This Action:	<u>(2,000,000.00)</u>
Remaining Balance:	<u>9,000,000.00</u>
 Total Amount of this Action	 <u><u>2,000,000.00</u></u>

ANALYSIS / ADDITIONAL INFORMATION: TMG-TX Austin II, L.P., an affiliate of The Mulholland Group (Whitestone, NY), submitted an application for funding to Austin Housing Finance Corporation (AHFC) requesting \$2,000,000 to assist with the acquisition of the Cross Creek Apartments, an existing 200-unit affordable rental development built in 1976. The units will be rehabilitated and improvements will be made to remove the entire property from the 100-year flood plain, increasing residents' safety.

The request for funding is consistent with the City of Austin's currently approved Consolidated Plan and the AHFC's strategy to provide assistance through below market-rate financing for the development of affordable rental housing for low- and moderate-income households and persons with special needs.