



## NOTICE OF MEETING

**The Austin Housing Finance Corporation, Board of Directors,  
will convene at 3:00 PM on Thursday, December 08, 2016,  
in Council Chambers at Austin City Hall, 301 W. Second Street, Austin, Texas**


## AGENDA

*The Board of Directors will go into a closed session under Chapter 551 of the Texas Government Code to receive advice from legal counsel, to discuss matters of land acquisition, to discuss personnel matters, or for other reasons permitted by law as specifically listed on this agenda. If necessary, the Board may go into a closed session as permitted by law regarding any item on this agenda.*

### Consent

1. Approve the minutes of the December 01, 2016 Board meeting of the Austin Housing Finance Corporation.
2. Authorize submission, negotiation and execution of all documents and instruments necessary or desirable for the acquisition of real property, offered through an invitation for bid by AUSTIN INDEPENDENT SCHOOL DISTRICT, located at (1) the northwest corner of Doris Drive and Hathaway Drive, (2) 3908 Avenue B, (3) the northeast corner of Jackie Robinson Street and Tannehill Lane, (4) the southeast portion of 411 East Alpine Road, (5) the southwest corner of US highway 183 and Loyola Lane, (6) 4806 Trail West Drive, (7) 110 East 9th Street, (8) 1111 West 6th Street, (9) the east portion of East 51st Street, and (10) 4900 Gonzales Street for an amount not to exceed \$2,880,000 and other consideration, including creation of permanent affordable housing.

### Adjourn

 *The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.*

*For assistance, please call 512-974-2210 or TTY users route through 711.*

A person may request a Spanish language interpreter be made available by contacting the City Clerk's Office not later than twenty-four hours before the scheduled time of the item on which the person wishes to speak. Please call 974-3256 in advance or inform the City Clerk's staff present at the council meeting.

Cualquier persona puede solicitar servicios de intérprete en español comunicándose con la oficina del Secretario/a Municipal a no más tardar de veinte y cuatro horas antes de la hora determinada para el asunto sobre el cual la persona desea comentar. Por favor llame al 974-3256 con anticipo o informe al personal del

Secretario/a Municipal presente en la sesión del Consejo.

<b>Recommendation for Board Action</b>				
Austin Housing Finance Corporation	<b>Item ID</b>	65969	<b>Agenda Number</b>	1.
<b>Meeting Date:</b>	12/8/2016		<b>Department:</b>	Neighborhood and Community Development
Subject				
Approve the minutes of the December 01, 2016 Board meeting of the Austin Housing Finance Corporation.				
Amount and Source of Funding				
Fiscal Note				
A fiscal note is not required.				
<b>Purchasing Language:</b>				
<b>Prior Council Action:</b>				
<b>For More Information:</b>	Tu Ta, Administrative Senior, 512-974-3173.			
<b>Boards and Commission Action:</b>				
<b>MBE / WBE:</b>				
<b>Related Items:</b>				
Additional Backup Information				

## **AUSTIN HOUSING FINANCE CORPORATION**

**THURSDAY, December 1, 2016**

The Board of Directors of the Austin Housing Finance Corporation (AHFC) was convened on Thursday, December 1, 2016, in the Council Chambers of City Hall, 301 W. 2<sup>nd</sup> Street, Austin, Texas. The following were the AHFC items considered by the Austin Housing Finance Corporation's Board of Directors.

Vice President Tovo called the meeting to order at 3:38 p.m. President Adler, Director Renteria and Troxclair were absent.

### **CONSENT AGENDA**

- AHFC1. Approve the minutes of the November 3, 2016 Board meeting of the Austin Housing Finance Corporation.  
The motion approving the November 3, 2016 Board meeting of the Austin Housing Finance Corporation was approved on Director Pool's motion, Director Houston's second on a 6-0 vote. Directors Casar and Gallo were off the dais. President Adler, Directors Renteria and Troxclair were absent.
- AHFC2. Conduct a public hearing regarding the issuance of up to \$11,000,000 of Multi-family Housing Revenue Bonds to be issued by the Austin Housing Finance Corporation to finance the development by Govalle Affordable Housing, L.P., an affiliate of the Cesar Chavez Foundation, for a proposed affordable housing development to be located near Shady Lane and Jain Lane within the thinkEAST Planned Unit Development. (Council District 3)  
The public hearing was conducted and a motion to close the public hearing was approved on Director Pool's motion, Director Garza's second on a 7-0 vote. Director Gallo was off the dais. President Adler, Directors Renteria and Troxclair were absent.

Vice President Tovo adjourned the meeting at 3:41 p.m. without objection.

<b>Recommendation for Board Action</b>				
Austin Housing Finance Corporation	Item ID	65672	Agenda Number	2.
Meeting Date:	12/8/2016	Department:	Neighborhood and Community Development	
Subject				
<p>Authorize submission, negotiation and execution of all documents and instruments necessary or desirable for the acquisition of real property, offered through an invitation for bid by AUSTIN INDEPENDENT SCHOOL DISTRICT, located at (1) the northwest corner of Doris Drive and Hathaway Drive, (2) 3908 Avenue B, (3) the northeast corner of Jackie Robinson Street and Tannehill Lane, (4) the southeast portion of 411 East Alpine Road, (5) the southwest corner of US highway 183 and Loyola Lane, (6) 4806 Trail West Drive, (7) 110 East 9<sup>th</sup> Street, (8) 1111 West 6<sup>th</sup> Street, (9) the east portion of East 51<sup>st</sup> Street, and (10) 4900 Gonzales Street for an amount not to exceed \$2,880,000 and other consideration, including creation of permanent affordable housing.</p>				
Amount and Source of Funding				
Fiscal Note				
A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:	<p>October 13, 2016 – Resolution No. 20161013-005 was approved, directing the City Manager to explore the economic and legal feasibility of a joint affordable housing project that could include the City of Austin and the Austin Independent School District.</p> <p>November 3, 2016 – Resolution No. 20161103-045 was approved, directing the City Manager to work with public entities, such as the Austin Independent School District, to identify opportunities for creating affordable housing.</p>			
For More Information:	Rosie Truelove, AHFC Treasurer, 512-974-3064; David Potter, NHCD Program Manager, 512-974-3192.			
Boards and Commission Action:				
MBE / WBE:				
Related Items:				
Additional Backup Information				

On September 29, 2016, the Austin Independent School District (AISD) issued a Public Notice of Sale, Exchange, or Lease of Real Property and is accepting proposals, offers, and bids on ten parcels it has identified as surplus property. All bids or proposals submitted in response to AISD's Public Notice are subject to approval by the AISD Board of Directors. If the Austin Housing Finance Corporation's (AHFC) bids for these properties are not successful, no AHFC funds will be required. If any bid is successful, funding would be available from Affordable Housing General Obligation Bond funds in the AHFC budget and staff would bring forth another Request for Board Action concerning the actual funding for the property. The deadline to submit proposals or bids is December 14, 2016 by sealed bid.

The (10) ten properties we are seeking approval to bid or propose are the following:

- (1) Doris Drive Land, located at the northwest corner of Doris Drive and Hathaway Drive. This property is 1.234 acres of vacant land located in District 7 and is adjacent to Burnet Middle School in North Central Austin.
- (2) Baker Center, located at 3908 Avenue B in the Hyde Park neighborhood, one block east of Guadalupe Street and located in District 9. The property is 4.361 acres of land with a 65,000 square foot building on site that currently serves as a support facility for AISD administration.
- (3) Tannehill Lane Land, located at the southeast corner of Tannehill Lane and Jackie Robinson Street. This 7.96 acre tract is currently vacant land situated adjacent to Norman Elementary in District 1.
- (4) Central Warehouse Land, located south of Alpine Road and north of Ben White Boulevard. The tract consists of 9.318 acres of vacant land in District 3.
- (5) Loyola Lane Land, located at the southwest corner of US Highway 183 and Loyola Lane. The property consists of 31.987 acres of vacant land that are a total of (3) three contiguous undeveloped tracts of land in northeast Austin in District 1.
- (6) Travis Country Land, located at 4806 Trail West Drive in District 8. This vacant tract of land consists of 12.496 acres in Southwest Austin.
- (7) Millett Opera House, located at 110 East 9<sup>th</sup> Street in District 9. This property consists of a historic three-story building with 18,000 square feet situated on 0.212 acres with no on-site parking and a current lease to the Austin Club, a Texas non-profit.
- (8) Carruth Administration Center, located at 1111 West 6<sup>th</sup> Street in District 9. This tract is located just west of Lamar Blvd. and is composed of (5) five multi-story buildings totaling approximately 134,400 square feet on 2.751 acres of land with 401 parking spaces.
- (9) Service Center Land, located on the east portion of 5101 East 51<sup>st</sup> Street. This property is 12 acres of vacant land in District 1 and is adjacent to the AISD Service Center, approximately .5 miles west of Highway 183.
- 10) Allan Center, located at 4900 Gonzalez Street in District 3. The Allan Center is currently used as an educational and community facility with multiple non-profits that hold leases in the approximately 113,000 square foot building located on 19.81 acres of land.