

**AGENDA**



**Recommendation for Council Action**

Austin City Council	Item ID	74375	Agenda Number	63.
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Meeting Date:	9/28/2017	Department:	Neighborhood Housing and Community Development
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**Subject**

Set a public hearing for an application to be submitted to the Texas Department of Housing and Community Affairs by the Austin Geriatric Center, Inc., or an affiliated entity, for the rehabilitation of the senior housing units in the Rebekah Baines Johnson Center and the development of additional new affordable senior housing at the site, located at 21 Waller Street. (District 3) (Suggested date and time: October 19, 2017 beginning at 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX)

**Amount and Source of Funding**

No funding from the City of Austin or the Austin Housing Finance Corporation is being requested.

**Fiscal Note**

There is no unanticipated fiscal impact. A fiscal note is not required.

**Purchasing Language:**

**Prior Council Action:** December 17, 2015 – Council approved Resolution No. 20151217-057, initiating amendments to the Waterfront Overlay, Land Development Code § 25-2-735 (Festival Beach Sub-district Regulations), to increase allowable impervious cover, and directed the City Manager to process an ordinance to be presented to City Council for consideration after completion of the required public process.  
June 23, 2016 – Council passed Ordinance No. 20160623-101, amending city code section 25-2-735 relating to regulation of senior housing and mixed use development within the waterfront overlay.

**For More Information:** Rosie Truelove, Neighborhood Housing and Community Development Interim Director, 512-974-3064; David Potter, Neighborhood Housing and Community Development Program Manager, 512-974-3192.

**Council Committee, Boards and Commission Action:** February 9, 2017 – AHFC Board authorized negotiation and execution of a loan to the Austin Geriatric Center, Inc. for an amount not to exceed \$3,000,000 for the RBJ Center tower rehabilitation and development of new multi-family senior housing at the site.

**MBE / WBE:**

**Related Items:**

**Additional Backup Information**

This action will set a public hearing to receive public comment to consider approval of a resolution as required by the Texas Department of Housing and Community Affairs (TDHCA) 2017 Uniform Multi-family Rules. The applicant must submit to TDHCA a resolution of no objection from the applicable governing body in which the proposed development is located. The property is located in District 3.

**Proposed Project**

The proposed project at the Rebekah Baines Johnson (RBJ) Center will take place in stages. First, the infrastructure will be installed that will support 277 units of new housing to be developed. Next, the new housing will be constructed around the Tower, and residents will be relocated to the new housing while the Tower is being rehabilitated. Tower residents will have the option to remain in the new housing or return to the Tower once the rehabilitation work is complete. When completed, RBJ Center will have a total of 502 units, 478 of which will be income-restricted and all reserved for persons aged 55 and older.

Financing for the development is proposed to come from non-competitive 4% Low Income Housing Tax Credits, the Private Activity Bonds issued by Austin Housing Finance Corporation (AHFC), Rental Housing Development Assistance (RHDA) funding from AHFC, private lender loans, and by the sale of certain sections of the property for market-rate housing and commercial purposes.

**Estimated Sources and Uses of Funds (New Construction)**

<u>Sources:</u>		<u>Uses:</u>	
Private Lender Loan	\$16,000,000	Acquisition	\$6,184,001
Tax Credits	18,872,856	Pre-Development & Soft Costs	1,705,546
Grants	6,048,353	Construction/Hard Costs	32,904,735
AHFC funding	3,000,000	Reserves & Escrows	1,614,922
Charitable Reserve	445,000	Developer Fee & Financing Costs	7,149,871
Deferred Developer Fee	5,192,866	<b>Total</b>	<b>\$49,559,075</b>
<b>Total</b>	<b>\$49,559,075</b>		

**Estimated Sources and Uses of Funds (Tower Rehabilitation)**

<u>Sources:</u>		<u>Uses:</u>	
Private Lender Loan	\$8,400,000	Acquisition	\$10,000,000
Tax Credits	18,224,190	Pre-Development & Soft Costs	1,467,363
Grants	6,469,705	Construction/Hard Costs	27,032,614
Requested AHFC & Other Government funding	10,000,000	Developer Fee & Financing Costs	5,579,767
Charitable Reserve	445,000		
Deferred Developer Fee	540,839		
<b>Total</b>	<b>\$44,079,744</b>	<b>Total</b>	<b>\$44,079,744</b>

**New Construction**

**Project Characteristics**

- 277 new construction multi-family units to be constructed.
- 47 efficiency units (approximately 525 to 631 square feet, approximate rent \$380 to \$800).
- 173 one-bedroom units (approximately 715 to 850 square feet, approximate rent \$707 to \$1,166).
- 24 two-bedroom units (approximately 1,069 to 1,210 square feet, approximate rent \$837 to \$1,387).

**Population Served**

- Persons age 55 and older.
- Eighteen (18) units will be reserved for households with incomes at or below 30% Median Family Income (MFI), currently \$17,100 per year for a single-person household.
- Ninety-four (94) units will be reserved for households with incomes at or below 50% MFI, currently \$28,500 for a single-person household.

- One hundred forty-six (146) units will be reserved for households with incomes at or below 60% MFI, currently \$34,200 for a single-person household.
- Nineteen (19) units will have no income restrictions.

#### **Tower Rehabilitation**

##### **Project Characteristics**

- 225 units will be rehabilitated. The RBJ Tower was completed in 1972.
- 92 efficiency units (approximately 496 to 524 square feet, approximate rent \$380 to \$665).
- 133 one-bedroom units (approximately 598 to 606 square feet, approximate rent \$402 to \$1,222).

##### **Population Served**

- Persons age 55 and older.
- Twenty-seven (27) units will be reserved for households with incomes at or below 30% Median Family Income (MFI), currently \$17,100 per year for a single-person household.
- One hundred thirty-one (131) units will be reserved for households with incomes at or below 50% MFI, currently \$28,500 for a single-person household.
- Sixty-two (62) units will be reserved for households with incomes at or below 60% MFI, currently \$34,200 for a single-person household.
- Five (5) units will have no income restrictions.

##### **Current Property Tax Status and Future Impact**

The property is currently 100% exempt from property tax. However, any sections of the property sold for private development will likely be fully taxable. When the RBJ Center is completed and if ownership is transferred to another entity, the Travis Central Appraisal District will determine whether the property will continue to be eligible for exemption.

##### **DMA Development Company**

DMA Development Company is very experienced in the development and construction of complicated real estate developments, having extensive experience with both new construction and renovation, and with all the financial tools proposed for this project. In 2016, DMA Development Company closed bond financing and is completing construction on Aldrich 51, a 240-unit vertical mixed use development in the Mueller community. Previously, DMA Development Company developed a highly successful senior development, Wildflower Terrace, also in the Mueller community.

For more information on the proposed project, as well as socioeconomic characteristics and amenities in the surrounding area, please see the project's Development Application here: <http://austintexas.gov/page/fy-15-16-funding-applications>