



**RBA  
AUSTIN HOUSING FINANCE CORPORATION  
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO.:** AHFC-4  
**AGENDA DATE:** Thu 08/26/2004  
**PAGE:** 1 of 1

**SUBJECT:** Approve a loan to DITTMAR HOMES, Austin, TX, for a total amount not to exceed \$500,000 to refinance land acquisition and provide pre-development for Phase I of the Colton Bluff single-family subdivision development in southeast Austin. Dittmar Homes will construct up to ninety-nine (99) homes with at least 40% of the homes serving families at or below 80% Median Family Income (MFI). Additional homebuyer assistance will be available for families at or below 65% MFI.

**AMOUNT & SOURCE OF FUNDING:** Funding is available in the Fiscal Year 2003-2004 Austin Housing Finance Corporation budget.

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

**REQUESTING** Austin Housing Finance  
**DEPARTMENT:** Corporation

**DIRECTOR'S**  
**AUTHORIZATION:** Paul Hilgers

**FOR MORE INFORMATION CONTACT:** Paul Hilgers, Community Development Officer, Neighborhood Housing and Community Development, 974-3108.

**PRIOR BOARD ACTION:** N/A

**BOARD AND COMMISSION ACTION:** N/A

-----  
The Austin Housing Finance Corporation (AHFC) Board is requested to approve a loan to Dittmar Homes in an amount not to exceed \$500,000. This loan is requested as gap financing to assist with land refinancing and predevelopment costs necessary for the development of Phase I of the Colton Bluff single-family subdivision. The interest rate would be the Prime Rate plus 1%, and repayment would occur in 24 months.

The property is located in southeast Austin at Colton Bluff Springs Road and McKinney Falls Parkway. The Colton Bluff Subdivision will contain up to 99 single-family homes. All of the homes will meet the S.M.A.R.T. Housing™ criteria and at least 40% of the homes will be sold to families earning 80% of Austin's Median Family Income (MFI) or below (currently \$56,900 for a family of four). Additional homebuyer assistance will be available for families at or below 65% MFI.

Estimated sources and uses of funds for project implementation are as follows:

**Sources:**

S.M.A.R.T. Housing™ CIP Funds \$500,000

**Uses:**

Predevelopment costs	\$100,000
Refinance land acquisition	\$400,000

The funding requested is available from the S.M.A.R.T. Housing™ Capital Improvement Program and the request is consistent with the City's Consolidated Plan. Approval of funding for this project will assist the Neighborhood Housing and Community Development Office and the AHFC in meeting the goal to create and/or retain 5,000 units of affordable housing by 2005.