

Recommendation for Board Action				
Austin Housing Finance Corporation	Item ID	60260	Agenda Number	3.
Meeting Date:	8/4/2016		Department:	Neighborhood and Community Development
Subject				
<p>Approve an inducement resolution for private activity bond financing to be submitted to the Texas Bond Review Board for an allocation of up to \$20,000,000 in private activity volume cap multi-family non-recourse bonds for a proposed affordable senior multi-family development by Villages at Fiskville, LP, or an affiliated entity, located at 10017 Middle Fiskville Road. (District 4)</p>				
Amount and Source of Funding				
Fiscal Note				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
Purchasing Language:				
Prior Council Action:				
For More Information:	David Potter, Neighborhood Development Program Manager, Neighborhood Housing and Community Development, 512-974-3192.			
Boards and Commission Action:				
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Approval of this inducement resolution will permit staff to submit an application to the Texas Bond Review Board (BRB) requesting consideration to authorize the Austin Housing Finance Corporation (AHFC) to issue multi-family housing revenue bonds in an amount up to \$20,000,000 to assist with the development of the Villages at Fiskville Apartments by Villages at Fiskville, LP, or an affiliated entity. The property is located in Council District 4.</p> <p>Regulations governing the issuance of revenue bonds for the purpose of financing affordable housing specify that the bonds are non-recourse, and the full faith and credit of the AHFC or the City of Austin is not pledged to repay the bonds.</p> <p><u>Proposed Project</u> The development will be located at 10017 Middle Fiskville Road and would be 100% affordable to households with incomes at or below 60% Median Family Income (MFI), currently \$32,700 for a 1-person household. The development is proposed to be partially funded with non-competitive 4% Low Income Housing Tax Credits, and</p>				

Private Activity Bonds issued by Austin Housing Finance Corporation.

Estimated Sources of Funds

<u>Sources</u>		<u>Uses</u>	
Private Activity Bonds	\$ 15,365,000	Acquisition	\$ 1,139,268
Tax Credit Equity	9,931,816	Construction Cost	18,990,363
Deferred Developer Fee	<u>850,887</u>	Soft & Carrying	2,223,957
Total	\$ 26,147,703	Reserves & Developer Fee	<u>3,794,116</u>
		Total	\$ 26,147,703

Project Attributes

- No AHFC funding is being requested.
- The project will be 100% affordable to households with incomes at or below 60% MFI.
- Units reserved for seniors 55 and older.
- Amenities will include a pool, clubhouse, gazebo, computer lab, and garden area.
- The unit mix will include:
 - 58 1-bed/1-bath units, approximately 734 square feet;
 - 114 2-bed/1-bath units, approximately 969 square feet.

Current Property Tax Status and Future Impact

The property is currently fully taxed and has no property tax exemption, according to Travis Central Appraisal District (TCAD). To determine if the future use will qualify for some type of exemption after completion, the Owner will need to apply directly to TCAD.

LDG Development

LDG Development, the developer for Villages at Fiskville, LP, is a multi-family housing developer based in Louisville, Kentucky, with offices in Austin and has a focus on affordable housing. LDG has developed over 4,000 units and numerous commercial properties in 12 states including Kentucky, Indiana, Louisiana, Texas and Kansas.

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