



Recommendation for Action

File #: 19-2573, **Agenda Item #:** 4.

8/8/2019

Posting Language

Approve the negotiation and execution of a loan agreement with O-SDA Industries, LLC, or an affiliated entity, in an amount not to exceed \$2,000,000, for a multi-family rental development to be known as The Abali, to be located at 4603 - 4611 North I35 Frontage Road.

Lead Department

Neighborhood Housing and Community Development.

Fiscal Note

A fiscal note is attached.

Prior Council Action:

February 7, 2019 - Council passed Resolution No. 20190207-010, approving an application to be submitted to the Texas Department of Housing and Community Affairs, indicating that Council supports the proposed development.

For More Information:

Rosie Truelove, Treasurer, Austin Housing Finance Corporation, 512-974-3064; Mandy DeMayo, Community Development Administrator, Neighborhood Housing and Community Development, 512-974-1091.

Additional Backup Information:

If approved, the Austin Housing Finance Corporation (AHFC) would be authorized to enter into a loan agreement with the O-SDA Industries, LLC, or an affiliated entity, to develop the multi-family affordable housing community. The proposed activity will be located in Council District 9.

Project Proposal

O-SDA Industries, LLC is applying for additional funding to be used for new construction of The Abali, which will include approximately 56 units. 22 units will be reserved for households with incomes at 60% Median Family Income (MFI) or below. 23 units will be reserved for households with incomes at 50% MFI or below. 6 units will be reserved for households with incomes at 30% MFI or below. 5 units will be market rate. This project is to be partially funded with 9% Low Income Housing Tax Credits.

Funding is proposed from the following sources:

\$1,737,395 General Obligation Bonds
\$ 262,605 Austin Energy

The proposed development's application to the City, as well as socioeconomic and amenities in the surrounding area, may be found here: <https://austintexas.gov/page/current-applications>.