



Recommendation for Action

File #: 20-2776, **Agenda Item #:** 7.

8/27/2020

Posting Language

Authorize negotiation and execution of a loan agreement and related documents with Foundation Communities, Inc., or an affiliated entity, in an amount not to exceed \$1,034,000 for a multi-family rental development to be known as The Loretta, to be located at or near 13653 Rutledge Spur.

Lead Department

Neighborhood Housing and Community Development.

Fiscal Note

Funding is available in the FY 2019-2020 Capital Budget of Austin Housing Finance Corporation. A fiscal note is attached.

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 will be authorized to enter into a loan agreement and other documents with Foundation Communities, Inc., or an affiliated entity, for a multifamily rental housing project to be located in Council District 6.

Funding: The Board previously authorized a loan not to exceed \$2,950,000 on May 7, 2020 with the expectation that the developer would apply for additional funding. If the currently requested amount of \$1,034,000 is awarded, the total expected funding for the project would be \$3,984,000.

Sources of Funding: 2018 General Obligation Bonds

Project Information: Project funding will be utilized for development costs of a multi-family housing development consisting of 137 units, of which 14 units will be affordable to households with incomes at or below 30% MFI. An additional 84 units will be affordable to households with incomes at or below 50% MFI. Units will consist of a mix of one-bedroom, two-bedroom and three-bedroom apartments.

Development Application:

The proposed development's application to the City, as well as socioeconomic characteristics and amenity information in the surrounding area, may be found here:

<http://www.austintexas.gov/page/current-applications>.

Strategic Outcome(s):

Economic Opportunity and Affordability.