



Recommendation for Action

File #: 21-1187, Agenda Item #: 1.

2/18/2021

Posting Language

Conduct a public hearing and receive public comment regarding Austin Housing Finance Corporation's issuance of up to \$22,000,000 of Multi-family Housing Revenue Bonds to finance a proposed housing development at or near 4400 Nuckols Crossing Road, Austin, Texas, 78744, by MHP City Heights, Ltd., or an affiliated entity, and to be known as City Heights.

Lead Department

Housing and Planning Department.

Fiscal Note

The Austin Housing Finance Corporation has awarded a \$4,000,000 loan to MHP City Heights, Ltd.

Prior Council Action:

February 6, 2020 - Council approved a resolution of support for City Heights to the Texas Department of Housing and Community Affairs' 2020 9% Low Income Housing Tax Credit (LIHTC) round. Having not secured a 9% LIHTC award, City Heights will now pursue a 4% LIHTC award.

July 31, 2020 - Austin City Council set a public hearing for August 27, 2020 regarding an application by MHP City Heights, Ltd., for housing tax credits for a multi-family development that will be financed through the private activity bond program.

August 27, 2020 - Austin City Council conducted a public hearing regarding an application by MHP City Heights, Ltd., for housing tax credits for a multi-family development that will be financed through the private activity bond program.

For More Information:

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

Council Committee, Boards and Commission Action:

November 14, 2019- AHFC Board approved negotiation and execution of a loan agreement with McDowell Housing Partners, LLC, or an affiliated entity in an amount not to exceed \$4,000,000 for a multifamily rental development to be known as City Heights.

June 11, 2020- AHFC Board approved an inducement resolution for an allocation of up to \$22,000,000 in private activity volume cap multifamily non-recourse bonds to MHP City Heights, Ltd., or an affiliated entity, for a proposed affordable multifamily development to be known as City Heights.

February 4, 2021- AHFC set a public hearing for February 18, 2021, regarding the issuance of up to \$22,000,000 of Multi-family Housing Revenue Bonds to be issued by the Austin Housing Finance Corporation to finance the project of City Heights by MHP City Heights, Ltd., or an affiliated entity, for a proposed housing development to be located at 4400 Nuckols Crossing Road, Austin, Texas, 78744.

Additional Backup Information:

This public hearing meets the Tax Equity Financial Responsibility Act (TEFRA) hearing requirements and allows the Austin Housing Finance Corporation (AHFC) to receive public input for the issuance of up to \$22,000,000 in housing non-recourse bonds that will provide interim and permanent financing for the affordable housing project. The property is located in Council District 2.

Project Proposal

MHP City Heights, Ltd., which is an affiliate of McDowell Housing Partners, LLC, is planning to develop a 179 unit multi-family development to be located at 4400 Nuckols Crossing Road, Austin, Texas, 78744. The community will be affordable to households earning at or below 80% of the Austin Median Family Income (MFI). The development is proposed to be partially funded with 4% Low Income Housing Tax Credits and tax-exempt bonds issued by the Austin Housing Finance Corporation. The development was recently awarded a \$4,000,000 loan from AHFC.

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