



Recommendation for Action

File #: 21-1688, Agenda Item #: 2.

4/22/2021

Posting Language

Approve an inducement resolution related to an application for private activity bond financing that authorize an allocation of up to \$20,000,000 in private activity volume cap multi-family non-recourse bonds to Cairn Point Austin at Springdale, LP, or an affiliated entity, for a proposed affordable multi-family development to be known as Cairn Point, located at 5612 Springdale, Austin, Texas 78723.

Lead Department

Housing and Planning Department.

Fiscal Note

Up to \$20,000,000 of Private Activity Bonds may be issued by the Austin Housing Finance Corporation for this project. These bonds are not obligations of the City of Austin or of Austin Housing Finance Corporation, and the full faith and credit of the City is not pledged to repay these bonds.

For More Information:

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

Additional Backup Information:

If approved, this inducement resolution will permit staff to submit an application to the Texas Bond Review Board that requests authority for 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 Cairn Point by Cairn Point Austin at Springdale, LP, or an affiliated entity. The property is located in Council District 1.

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.

Proposed Project

Cairn Point Austin at Springdale is a 130-unit affordable senior community that will provide wrap-around supportive services for persons who have experienced homelessness and housing instability. The target population will be older persons who have faced housing insecurity with efficiency units, outdoor recreational space and common area spaces with supportive programming provided by Family Eldercare - a Central TX-based 501(c)(3) nonprofit founded in 1982 and guided by the vision that a supportive community is a great place to grow old.

The Vecino Group will partner with the Austin Housing Finance Corporation to develop Cairn Point Austin with the shared goals of providing deeply affordable and supportive housing to prevent and end homelessness in a vibrant urban neighborhood while ensuring economic integration and preventing long-term displacement. An affiliate of AHFC will serve as General Partner of the Owner and will also be a co-developer of the project.

Cairn Point Austin will be developed as an all-studio, 4-story, elevator-served apartment building with targeted and supportive interior and exterior common area spaces.

The proposed development is to be located at 5612 Springdale, Austin, TX 78723. Financing for the development is proposed to come in part from 4% Low Income Housing Tax Credits and Private Activity Bonds issued by AHFC. The Owner intends to apply for an RHDA loan award as well.

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>.