



Recommendation for Action

File #: 21-1995, **Agenda Item #:** 16.

6/3/2021

Posting Language

Approve a resolution consenting to the issuance of Multi-family Private Activity Bonds in an amount not to exceed \$45,000,000 by Austin Affordable PFC, Inc., an affiliate of the Housing Authority of the City of Austin to finance, in part, the new construction of an affordable rental development located at or near 1101 Reinli Street, Austin, Texas 78723.

Lead Department

Housing and Planning Department.

Fiscal Note

A fiscal note is not required.

Prior Council Action:

June 4, 2020 - Council passed Resolution No. 20200604-023 that indicated the Council's support for the proposed development.

May 20, 2021 - Council set a public hearing regarding an application by LDG The Henderson on Reinli, LP, for housing tax credits for a multi-family development that will be financed through the private activity bond program, with the public hearing to be held on June 3, 2020.

For More Information:

Rosie Truelove, Director, Housing and Planning Department, 512-974-3064; Mandy DeMayo, Community Development Administrator, Housing and Planning Department, 512-974-1091.

Additional Backup Information:

If approved, the resolution will allow Austin Affordable PFC, Inc. (the Issuer), a public facilities corporation created under Texas Local Government Code Section 303.002, and affiliated with the Housing Authority of the City of Austin (HACA), to issue Multi-family Housing Revenue bonds to help finance the new construction of a 306-unit multi-family rental development to be located in the City of Austin.

The applicant for bond financing is LDG The Henderson on Reinli, LP. The developer will also be applying for, or already has applied for, an award of non-competitive 4% tax credits from the Texas Department of Housing and Community Affairs.

The Issuer has induced the issuance of up to \$45,000,000 in Multi-family Housing Revenue Bonds that will partially fund the acquisition and rehabilitation of this rental development. On March 22, 2021 at 5:04 p.m. at the offices of Austin Affordable PFC, 1124 South IH-35, Austin, Texas 78704, the Issuer conducted the public hearing required under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA). A picture of the public notice of the TEFRA hearing from HACA's website and a transcript of the TEFRA hearing is included as backup.

TEFRA requires that the local governmental entity in which the project is located give its approval for the

bonds to be issued. Approving the issuance of these bonds does not constitute any obligation of the City with respect to repayment of the bonds. Since the Issuer has demonstrated compliance with TEFRA, staff recommends approving the resolution.

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>.

Strategic Outcome(s):

Economic Opportunity and Affordability.