



Recommendation for Action

File #: 21-2970, **Agenda Item #:** 3.

9/30/2021

Posting Language

Conduct a public hearing to receive public comment regarding Austin Housing Finance Corporation's issuance of up to \$25,000,000 of Multi-family Housing Revenue Bonds to finance a proposed housing development located at 11700 Dionda Lane in Austin, Texas 78617, by the Austin Colorado Creek Apartments, LP, or an affiliated entity, and to be known as Austin Colorado Creek Apartments.

Lead Department

Housing and Planning Department.

Fiscal Note

No funding from the City of Austin or the Austin Housing Finance Corporation is being requested. This item has no fiscal impact.

Prior Council Action:

October 8, 2015 - Austin City Council conducted a public hearing and approved a resolution of no objection for the tax credit application to be submitted to the Texas Department of Housing and Community Affairs for the Austin Colorado Creek Apartments.

For More Information:

Rosie Truelove, Treasurer, Austin Housing Finance Corporation, 512-974-3064; Mandy DeMayo, Interim Deputy Director, Housing and Planning Department, 512-974-1091.

Council Committee, Boards and Commission Action:

October 15, 2015 - AHFC Board approved an inducement resolution for \$25 million in private activity volume cap for the Austin Colorado Creek Apartments.

November 19, 2015 - AHFC Board conducted a public hearing and receive public comment regarding the issuance of up to \$25 million dollars of Multifamily Housing Revenue Bonds to be issued by the Austin Housing Finance Corporation to finance the development of the Austin Colorado Creek Apartments by Austin Colorado Creek Apartments, LP.

February 25, 2016 - AHFC Board authorized the issuance, sale, and delivery of Austin Housing Finance Corporation Multi-family Housing Revenue Bonds, in an aggregate amount up to \$25,000,000, approving related documents, in substantially the form attached to the resolution, to provide financing for the development of Austin Colorado Creek Apartments, located at 11700 Dionda Lane in Austin, Texas 78617, and authorizing specific named representatives of the Austin Housing Finance Corporation to execute the documents relating to issuance of the bonds and closing the transaction.

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 \$25,000,000 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

Austin Colorado Creek Apartments, LP., an affiliate of RISE Residential Construction, L.P., a Texas certified WBE, has developed Austin Colorado Creek Apartments, a 240-unit multi-family project, located at 11700 Dionda Lane in Austin, Texas 78617. The community is affordable to 48 households at or below 50% AMFI, and 192 households at or below 60% AMFI.

The project is financed with 4% Low Income Housing Tax Credits and Private Activity Bonds (PABs) issued by Austin Housing Finance Corporation (AHFC). AHFC originally issued the PABs in 2016. Because of significant delays in converting the construction debt to permanent debt, and because a permanent lender had not yet been identified at the original PAB closing, Austin Colorado Creek Apartments, LP, must in effect seek a “refunding” of the PABs, which is practically a “re-issuance” of PABs. Therefore, this resolution to authorize the issuance of bonds is largely a technical matter, given that the development is already constructed and fully leased.

For more information on the proposed project, as well as socioeconomic characteristics and amenities in the surrounding area, please see the project’s Development Application here:

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

Strategic Outcome(s):

Economic Affordability and Opportunity.