



Recommendation for Action

File #: 22-1880, **Agenda Item #:** 56.

5/19/2022

Posting Language

Conduct a public hearing related to an application by Creekside Senior Housing Limited Partnership, or an affiliated entity, for housing tax credits for a multi-family development to be financed through the private activity bond program and to be known as Arbors at Creekside, located at or near 1026 Clayton Lane, Austin, Texas 78723, within the City, and consider a resolution related to the proposed development, the application, and the allocation of housing tax credits and private activity bonds.

Lead Department

Housing and Planning Department.

Fiscal Note

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

Prior Council Action:

May 5, 2022 - Council set a public hearing for May 19, 2022, related to an application by Creekside Senior Housing Limited Partnership, or an affiliated entity, for housing tax credits for a multi-family development that will be financed through the private activity bond program to be known as Arbors at Creekside.

For More Information:

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

Council Committee, Boards and Commission Action:

May 24, 2001 - Austin Housing Finance Corporation Board of Directors approved AHFC Resolution No. 010524-06 authorizing the creation of the Arbors at Creekside Non-Profit Corporation to participate in the development of Arbors at Creekside.

May 24, 2001 - Austin Housing Finance Corporation Board of Directors approved AHFC Resolution No. 010524-05 authorizing the negotiation of an agreement for AHFC to participate as a co-developer of Arbors at Creekside.

December 10, 2020 - Austin Housing Finance Corporation Board of Directors approved Resolution No. 20201210-AHFC004 authorizing the creation of AHFC Arbors Investor Non-Profit Corporation as an affiliate and instrumentality of AHFC to purchase one or more limited partner interests in Arbors Housing Partners, Ltd., the owner of Arbors at Creekside.

April 8, 2021 - Austin Housing Finance Corporation Board of Directors authorized negotiation and execution of a loan agreement and related documents with Arbors Housing Partners Ltd., the owner of Arbors at Creekside, for needed repairs and potential operating shortfalls, in an amount not to exceed \$750,000.

April 8, 2021 - Austin Housing Finance Corporation Board of Directors authorized negotiation and execution of

a loan agreement and related documents with AHFC Arbors Investor Non-Profit Corporation to purchase the limited partner interests in Arbors Housing Partners Ltd., the owner of Arbors at Creekside, in an amount not to exceed \$1,250,000.

September 2, 2021 - Austin Housing Finance Corporation Board of Directors approved Resolution No. 20210902-AHFC006 authorizing the formation of AHFC Arbors Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of the AHFC, to act as general partner of the limited partnership that will own Arbors at Creekside.

September 2, 2021 - Austin Housing Finance Corporation Board of Directors approved Resolution No. 20210902-AHFC001 related to an application for private activity bond financing that authorizes an allocation of up to \$25,000,000 in private activity volume cap multi-family non-recourse bonds to Creekside Senior Housing Limited Partnership, or an affiliated entity, for Arbors at Creekside.

Additional Backup Information:

This action conducts a public hearing to receive public comment on an application that will be (or has been) submitted to the Texas Department of Housing and Community Affairs (TDHCA). The Applicant, Creekside Senior Housing Limited Partnership, or an affiliated entity, seeks funding for the proposed development through 4% Low Income Housing Tax Credits (LIHTCs) and private activity bonds. The property is located within the City in Council District 1.

After the public hearing, Council will consider a resolution of no objection about the proposed development, the application, and, if necessary, the allocation of housing tax credits and private activity bonds.

Proposed Development

Creekside Senior Housing Limited Partnership, which is a joint partnership between National Church Residences and AHFC, plans to acquire and rehabilitate a 176-unit multi-family development to be located at 1026 Clayton Lane, Austin, Texas 78723 (Development). The Development will be affordable to households earning at or below 60% of the Austin Median Family Income. The intended target population of the Development is the elderly population. The Development is proposed to be partially funded with 4% LIHTCs and tax-exempt bonds issued by AHFC. The general partner of the development's partnership will be an affiliate of AHFC. Because of the affiliation with AHFC, the property will be exempt from property tax. Funding from AHFC, or an affiliate thereof, will be requested for the planned rehabilitation of the Development. This funding will not be sourced from the Rental Housing Development Assistance program with AHFC, but instead will be sourced from any proceeds from the sale of Arbors at Creekside to the new owner, Creekside Senior Housing Limited Partnership.

The Development's application to the City, as well as socioeconomic data and amenities in the surrounding area, may be found at <<http://www.austintexas.gov/page/current-rhdaohda-applications>>.

Strategic Outcome(s):

Economic Opportunity and Affordability.