



Recommendation for Action

File #: 22-2529, Agenda Item #: 2.

7/28/2022

Posting Language

Authorize negotiation and execution of all necessary agreements and instruments with NHP Foundation and Capital A Housing, or other qualified respondent, to develop affordable housing on approximately three acres located at or near 3515 Manor Road, Austin, Texas 78723.

Lead Department:

Austin Housing Finance Corporation (AHFC).

For More Information:

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

Council Committee, Boards and Commission Action:

December 2, 2021 - AHFC Board of Directors (AHFC Board) approved a Private Activity Bond Inducement Resolution to help fund future development at or near 3515 Manor Road, Austin, Texas 78723.

November 18, 2021 - AHFC Board authorized formation of Manor Non-Profit Corporation, an affiliate of AHFC, to act as the general partner of the owner of the future development at or near 3515 Manor Road, Austin, Texas 78723.

August 26, 2021 - AHFC Board authorized acquisition of approximately two and a half acres at or near 3511 Manor Road, Austin, Texas 78723.

April 22, 2021 - AHFC Board authorized acquisition of approximately half an acre at or near 3515 Manor Road, Austin, Texas 78723.

Additional Backup Information:

AHFC purchased approximately half an acre located at 3515 Manor Road through a private transaction funded with 2018 General Obligation bonds in 2021 and assembled that property with contiguous property consisting of approximately two and a half acres AHFC acquired from the City of Austin Public Works Department in 2022.

AHFC released a Request for Proposals (RFP) solicitation on March 11, 2022, following public engagement in late 2021 to identify a partner to develop the approximate three acres (Property) with affordable housing and provide wrap-around services. This RFP is a partnership between AHFC and the Austin Public Health (APH). AHFC committed upfront to providing the benefits of a partnership with the developer, as well as a forward commitment of Local Housing Vouchers for Permanent Supportive Housing (PSH) units. APH committed to providing a contract to provide wrap-around services to the residents living in the PSH units to a qualified, nonprofit service provider.

A panel convened by AHFC and APH evaluated and scored the proposals received in response to the RFP.

Following initial scoring by the RFP Evaluation Panel, AHFC published all minimally responsive proposals for public consideration and comment. The RFP Evaluation Panel and proposal preferences and commentary

received during the public comment period were provided to the AHFC and APH Executive Teams to help inform their recommendation to the AHFC Board.

The AHFC and APH Executive Teams have recommended that the AHFC Board consider awarding the development opportunity to a partnership between NHP Foundation and Capital A Housing that have proposed constructing 262 units on the Property, including 60 Permanent Supportive Housing units.

Following the Board award of the 3515 Manor affordable housing development opportunity, AHFC will enter an exclusive negotiation period with the selected proposer with the intent of finalizing and executing agreements to develop the property before the end of the fiscal year.

It is expected that APH will submit a Request for Council Action in early September to approve the negotiation and execution of an agreement with the PSH qualified, nonprofit service provider.

Furthermore, it is expected that staff will bring to the AHFC Board in the fall of 2022 an item to award the Local Housing Vouchers to the proposed development.

Both future Council and Board items are dependent on successful partnership negotiations between AHFC and the qualified respondent.

All of the 3515 Manor Road RFP materials, including responsive proposals and citizen input, can be found here: <https://www.austintexas.gov/page/request-proposals>.