



M E M O R A N D U M

TO: Mayor and Council Members

FROM: Mandy DeMayo, Interim Director, Housing Department

DATE: May 30, 2025

SUBJECT: AHFC Board Meeting June 5, 2025, Agenda Item 4 – Postponement

cc: Dr. Eric Johnson, Assistant City Manager

Due to new legislation impacting Chapter 394 of the Texas Local Government Code (signed by the Governor on May 28, 2025 and effective immediately), Staff recommends a postponement of Agenda Item 4 until the July 24, 2025, Austin Housing Finance Corporation (AHFC) Board meeting.

This item relates to the potential partnership of Sunset Ridge Apartments, a 364 to 444-unit multifamily rental development located at 8413 Southwest Parkway, Austin, Texas 78735. Following the new legislation, AHFC is required to produce and publish an underwriting assessment of the proposed development prior to board approval. The assessment must make “a good faith determination that the total amount of annual rent reduction applicable to the development, as defined by Section 394.9026(a), will be not less than 50 percent of the amount of estimated ad valorem taxes that would be imposed on the property in the same tax year if the applicable property did not receive an exemption from those taxes.” This postponement will provide AHFC time to comply with the legislation.

If you have any questions, please contact me at 512-974-1091 or mandy.demayo@austintexas.gov.