City of Austin

Recommendation for Action

File #: 25-1654, **Agenda Item #:** 106. 8/28/2025

Posting Language

Conduct a public hearing and approve the development by 5900 Pleasant Valley, LP, or an affiliated entity, to be known as Sycamores at Pleasant Valley, located at or near 5901 South Pleasant Valley Road, Austin, Texas 78744, for the construction of a multifamily residential development to be partially financed through private activity bonds issued by Austin Housing Finance Corporation. Funding: This item has no fiscal impact.

Lead Department

Housing Department.

Fiscal Note

This item has no fiscal impact.

For More Information:

Mandy DeMayo, Interim Director, Housing Department, 512-974-1091.

Council Committee, Boards and Commission Action:

February 13, 2025 - Austin Housing Finance Corporation (AHFC) authorized negotiation and execution of a grant agreement, and related documents, with St. David's Foundation to receive a $750,000 grant to be the funding source of a loan to 5900 Pleasant Valley, LP, or its affiliate, for the residential development known as Sycamores at Pleasant Valley located at or near 5900 South Pleasant Valley Road, Austin, Texas 78744.

February 29, 2024 - AHFC authorized negotiation and execution of a loan agreement and related documents with 5900 Pleasant Valley, LP, or an affiliated entity, in an amount not to exceed $8,950,000 for the development of rental housing to be known as 5900 South Pleasant Valley located at or near 5900 S. Pleasant Valley, Austin, Texas 78744.

October 5, 2023 - AHFC approved a resolution authorizing the formation of AHFC Pleasant Valley Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of the Austin Housing Finance Corporation; approving its Certificate of Formation and Bylaws; appointing its board of directors and president; and authorizing AHFC Pleasant Valley Non-Profit Corporation to act as general partner, or managing member, of the entity that will own an approximately 96-unit multifamily rental development located at or near 5900 S. Pleasant Valley Road, Austin, Texas 78744; and authorizing a ground lease.

September 21, 2023 - AHFC approved an inducement resolution 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 Pleasant Valley LP, or an affiliated entity for a proposed affordable multi-family development located at or near 5900 South Pleasant Valley Road, Austin, Texas 78744.

July 20, 2023 - AHFC authorized negotiation and execution of all necessary agreements and instruments with Structure Development & JCM Ventures, or other qualified applicant, to develop affordable housing on approximately 2.5 acres located at or near 5900 S. Pleasant Valley Road, Austin, Texas 78744.

August 26, 2021 - AHFC authorized the negotiation and execution of all documents and instruments necessary or desirable to acquire approximately 5.30 acres for affordable housing purposes located at or near 5900 South Pleasant Valley Road and 5901 Drowsy Willow Trail, in an amount not to exceed $2,050,000, including closing costs.

Additional Backup Information:
This action conducts a public hearing on a proposed development to be funded through private activity bonds issued by the Austin Housing Finance Corporation. After the public hearing, Council will consider approving the proposed development. New legislation HB 21 amended Chapter 394 of the Texas Local Government Code and requires a public hearing by Council and approval prior to AHFC issuing private activity bonds for the proposed development.

This Property is located in Council District 2.

During the permitting process, the address for the development changed to 5901 South Pleasant Valley Road, Austin, Texas 78744.

Proposed Development
5900 Pleasant Valley, LP plans to develop a new construction, 75-unit affordable multifamily residential development located at or near 5901 South Pleasant Valley Road, Austin, Texas 78744. The development includes a partnership among AHFC, Structure Development, and JCM Ventures, and consists of one elevator-served building with 75 affordable units. The affordable units will consist of one, two, and three-bedroom units. 19 of the 75 units will be made available at 40 percent median family income (MFI) and 56 of the 75 units will be made available at 50 percent MFI. The intended target population of the development is the general population.

Financing for the development is sourced from private activity bonds to be issued by AHFC, 4% Low Income Housing Tax Credits, a Rental Housing Development Assistance subordinate loan from AHFC, a deferred developer fee, and other third-party funding sources.

Property Tax Impact
AHFC, or an AHFC affiliate, will be the owner of the land and an AHFC affiliate will be the general partner in 5900 Pleasant Valley, LP, thereby allowing for a full property tax exemption.

The proposed development's application to the City, as well as socioeconomic and amenities in the surrounding area, may be found at
<https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/R-OHDA/WEB%20VERSION_AHPFC%20Bond%20App_Pleasant%20Valley.pdf>