



**PUBLIC NOTICE OF A MEETING
TAKE NOTICE OF A BOARD OF DIRECTORS
REGULAR BOARD MEETING
OF THE
AUSTIN AFFORDABLE HOUSING CORPORATION**

**TO BE HELD AT
HACA's Central Office
1124 S. IH 35, Austin, Texas
(512.477.4488)**

COMMENCING AT 12:00 NOON ON THURSDAY, NOVEMBER 16, 2017, TO CONDUCT BUSINESS AS FOLLOWS:

**CALL TO ORDER, ROLL CALL
CERTIFICATION OF QUORUM**

Tyra Duncan-Hall, Chairperson

CONSENT AGENDA

Items on the Consent Agenda may be removed at the request of any Director and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion, or action at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Texas Government Code, Texas Open Meetings Act.

CONSENT AGENDA

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of a Board Minutes Summary for the Board Meeting held on September 21, 2017

Michael Gerber
President & CEO.

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 2: Presentation, Discussion, and Possible Action of Resolution No. 97 by the Board of Directors of Austin Affordable Housing Corporation ("AAHC") authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to:

Ron Kowal
VP Housing Development/Asst
Mgmt.

- i. Facilitate the development of the Bridges at Cameron Apartments, which consists of affordable housing units and associated amenities built upon land to be ground-leased from the Housing Authority of the City of Austin ("HACA");
- ii. Cause AAHC's wholly owned, subsidiary limited liability company, LDG Bridges at Cameron GP, LLC (the "General Partner") to execute an amended and restated agreement of limited partnership of LDG Bridges at Cameron, LP (the "Partnership") and other related documents;
- iii. Cause the Partnership to enter into development financing for the Project; and
- iv. Cause AAHC and/or the General Partner and/or the Partnership to execute any such further documentation as necessary or desirable to allow the consummation of the transactions described herein

ITEM 3: Presentation, Discussion, and Possible Action of Resolution No. 98 by the Board of Directors of Austin Affordable Housing Corporation ("AAHC") authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to:

Ron Kowal
VP Housing Development/Asst
Mgmt.

- i. Facilitate the development of the Commons at Goodnight Apartments, which consists of affordable housing units and associated amenities built upon land to be ground-leased from the Housing Authority of the City of Austin ("HACA");
- ii. Cause AAHC's wholly owned, subsidiary limited liability company, Commons at

*The Austin Affordable Housing Corporation (AAHC) Board of Commissioners reserves the right to discuss and consider items out of order on the agenda on an as needed basis.

The Austin Affordable Housing Corporation is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to the communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Judy Paciocco or Nidia Hiroms at HACA at 512.477.4488, for additional information; TTY users route through Relay Texas at 711. For more information on AAHC, please contact Nidia Hiroms at 512.477.4488 x 2104.

Goodnight GP, LLC (the “General Partner”) to execute an amended and restated agreement of limited partnership of Commons at Goodnight, LP (the “Partnership”) and other related documents;

- iii. Cause the Partnership to enter into development financing for the Project; and
- iv. Cause AAHC and/or the General Partner and/or the Partnership to execute any such further documentation as necessary or desirable to allow the consummation of the transactions described herein.

ITEM 4: Presentation, Discussion, and Possible Action regarding Resolution No. 99 by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing the President/CEO to enter into negotiations, develop and enter into a memorandum of understanding between AAHC, LDG Multifamily, LLC and Sagebrook (the “Developer”) for the development of the Elysium Grand development

Ron Kowal
VP Housing Development/Asst
Mgmt.

ITEM 5: Presentation, Discussion, and Possible Action regarding Resolution No. 100 by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing the President/CEO to enter into negotiations, develop and enter into a memorandum of understanding between AAHC, LDG Multifamily, LLC and Lonestar Development Partners (the “Developer”) for the development of the Rail development

Ron Kowal
VP Housing Development/Asst
Mgmt.

REPORTS

Update on AAHC Activities

Ron Kowal
VP Housing Development/Asst
Mgmt.

EXECUTIVE SESSION

The Board may go into Executive Session (close its meeting to the public) Pursuant to:

- a. § 551.071, Texas Gov’t Code, consultations with Attorney regarding legal advice, pending or contemplated litigation; or a settlement offer;
- b. § 551.072, Texas Gov’t Code, discussion about the purchase, exchange, lease or value of real property;
- c. § 551.074, Texas Gov’t Code, discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
- d. § 551.077, Texas Gov’t Code, discuss certain economic development negotiations.

OPEN SESSION

If there is an Executive Session, the Board will return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session.

ADJOURNMENT

“Pursuant to § 30.06, Penal Code, (trespass by holder of license with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun.”

“Pursuant to § 30.07, Penal Code (trespass by holder of license with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly.”

“En virtud del § 30.06, Código Penal, (traspaso titular de licencia con una pistola), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en este reunión con una arma o pistola.

“En virtud del § 30.07, Código Penal (prevaricación por titular de la licencia con un arma o pistola abiertamente llevado), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con un arma o pistola que lleva abiertamente.