



# AUSTIN HOUSING FINANCE CORPORATION

## BOARD OF DIRECTORS' MEETING AUSTIN HOUSING FINANCE CORPORATION THURSDAY, JANUARY 27, 2022

Board of Directors:  
 Steve Adler, President  
 Natasha Harper-Madison, Director  
 Vanessa Fuentes, Director  
 Sabino Renteria, Director  
 Greg Casar, Director  
 Ann Kitchen, Director  
 Mackenzie Kelly, Director  
 Leslie Pool, Director  
 Paige Ellis, Director  
 Kathie Tovo, Director  
 Alison Alter, Vice President  
 Spencer Cronk, General Manager  
 Myrna Rios, Secretary  
 Rosie Truelove, Treasurer  
 Anne Morgan, General Counsel

The Board of Directors of the Austin Housing Finance Corporation (AHFC) was convened on Thursday, JANUARY 27, 2022 via Videoconference. The following were the AHFC items considered by the Austin Housing Finance Corporation's Board of Directors.

President Adler called the meeting to order at 11:46 a.m.

President Adler recessed the meeting at 11:49 a.m. without objection.

President Adler reconvened the meeting at 2:13 p.m.

### CONSENT AGENDA

**AHFC1.** Approve the meeting minutes of the December 2, 2021 and December 9, 2021 board meetings of the Austin Housing Finance Corporation.  
**The motion approving the minutes for the December 2, 2021 and December 9, 2021 board meetings was approved on consent on Director Kelly's motion, Director Pool's second on an 11-0 vote.**

**AHFC2.** Authorize the negotiation and execution of a 20-month contract that includes three 12-month contract extension options with each of the following non-profit agencies: Interfaith Action of Central Texas, Meals on Wheels and More, Inc., Easterseals Central Texas, Inc., and American Youthworks to fund and administer the Architectural Barrier Removal (ABR) Owner and Architectural Barrier Removal (ABR) Renter Programs in an amount not to exceed \$1,695,000 (\$1,510,000 for ABR Owner and \$185,000 for ABR Renter).  
**The motion authorizing the negotiation and execution of a 20-month contract with Interfaith Action of Central Texas, Meals on Wheels and More, Inc., Easterseals Central Texas, Inc., and American Youthworks was approved on consent on Director Kelly's motion, Director Pool's second on an 11-0 vote.**

**AHFC3.** Authorize the negotiation and execution of a 20-month contract that includes three 12-month contract extension options with each of the following non-profit agencies: American Youthworks, Austin Area Urban League, Austin Habitat for Humanity, Inc., Easterseals Central Texas, Inc., Interfaith Action of Central Texas, Meals on Wheels and More, Inc., and Rebuilding Together Austin to fund and administer the General Obligation Bond Funded Home Repair Program, GO REPAIR!, in an amount not to exceed \$7,000,000.  
**The motion authorizing the negotiation and execution of a 20-month contract with American Youthworks, Austin Area Urban League, Austin Habitat for Humanity, Inc., Easterseals**

**Central Texas, Inc., Interfaith Action of Central Texas, Meals on Wheels and More, Inc., and Rebuilding Together Austin was approved on consent on Director Kelly's motion, Director Pool's second on an 11-0 vote.**

- AHFC4.** Authorize the negotiation and execution of a 20-month job order contract that includes three 12-month contract extension options with each of the following contractors: ILCOR Homes, Inc., Valdez Remodeling and Weatherization, Inc., and Constructinople, LLC to fund and administer the Homeowner Rehabilitation Loan Program in an amount not to exceed \$2,000,000.  
**The motion authorizing the negotiation and execution of a 20-month contract with ILCOR Homes, Inc. Valdez Remodeling and Weatherization, Inc., and Constructinople, LLC was approved on consent on Director Kelly's motion, Director Pool's second on an 11-0 vote.**
- AHFC5.** Authorize the negotiation and execution of a 20-month contract that includes three 12-month contract extension options with each of the following non-profit agencies: American Youthworks; Austin Area Urban League; Austin Habitat for Humanity, Inc.; Easterseals Central Texas, Inc.; Interfaith Action of Central Texas; Meals on Wheels and More, Inc.; and Rebuilding Together Austin to fund and administer the Plumbing Program in an amount not to exceed \$350,000.  
**The motion authorizing the negotiation and execution of a 20-month contract with American Youthworks; Austin Area Urban League; Austin Habitat for Humanity, Inc.; Easterseals Central Texas, Inc.; Interfaith Action of Central Texas; Meals on Wheels and More, Inc.; and Rebuilding Together Austin was approved on consent on Director Kelly's motion, Director Pool's second on an 11-0 vote.**
- AHFC6.** Authorize the negotiation and execution of a 20-month contract that includes three 12-month contract extension options with each of the following non-profit agencies: American Youthworks, Austin Area Urban League, Austin Habitat for Humanity, Inc., Easterseals Central Texas, Inc., Interfaith Action of Central Texas, Meals on Wheels and More, Inc., and Rebuilding Together Austin to fund and administer the Private Wastewater Lateral Program in an amount not to exceed \$200,000.00.  
**The motion authorizing the negotiation and execution of a 20-month contract with American Youthworks, Austin Area Urban League, Austin Habitat for Humanity, Inc., Easterseals Central Texas, Inc., Interfaith Action of Central Texas, Meals on Wheels and More, Inc., and Rebuilding Together Austin was approved on consent on Director Kelly's motion, Director Pool's second on an 11-0 vote.**
- AHFC7.** Approve a resolution authorizing the formation of AHFC Bungalows Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of the Austin Housing Finance Corporation to develop low-income housing; approving the forms of its certificate of formation and by-laws; appointing its Board of Directors and President; and authorizing AHFC Bungalows Non-Profit Corporation to acquire the former hotel previously known as the Texas Bungalows Hotel & Suites, located at 13311 Burnet Road, Austin, Texas, from the City of Austin, to contract with Integral Care to rehabilitate, develop, manage, and operate the facility as a residential rental development, and to lease its units to qualified tenants who have experienced permanent, chronic homelessness.  
District(s) Affected: District 1.  
**Resolution No. 20220127-AHFC007 was approved on consent on Director Kelly's motion, Director Pool's second on an 11-0 vote.**
- AHFC8.** Approve payment of \$3,587,337 to Milestone Community Builders for the construction of 44 affordable rental units within the Grove Planned Unit Development for households whose incomes

are 60% or below median family income and 6 affordable rental units within the Grove Planned Unit Development for households whose incomes are 80% or below median family income.

**The motion approving payment of \$3,587,337 to Milestone Community Builders was approved on consent on Director Kelly's motion, Director Pool's second on an 11-0 vote.**

- AHFC9.** Approve a resolution authorizing the execution of an Affordable Housing Program Agreement and related Affordable Housing Program documents to obtain a \$750,000 loan or grant for the development to be known as Espero Austin at Rutland Apartments, located at or near 1934 Rutland Drive. District(s) Affected: District 4.

**Resolution No. 20220127-AHFC009 was approved on consent on Director Kelly's motion, Director Pool's second on an 11-0 vote.**

- AHFC10.** Approve a resolution authorizing the formation of AHFC Pecan Park PSH Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of the Austin Housing Finance Corporation to develop low-income housing; approving the forms of its certificate of formation and by-laws; appointing its Board of Directors and President; and authorizing AHFC Pecan Park PSH Non-Profit Corporation to acquire a former hotel, previously known as Candlewood Suites, located at 8000 Cross Park Drive, Austin, Texas, from the City of Austin, to contract with Family Eldercare to rehabilitate, develop, manage, and operate the facility as a residential rental development, and to lease its units to qualified tenants who have experienced homelessness. District(s) Affected: District 6.

**This item was withdrawn.**

- AHFC11.** Approve a resolution authorizing the formation of AHFC Balcones Terrace Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of the Austin Housing Finance Corporation, to develop low-income housing; approving the forms of its certificate of formation and by-laws; appointing its Board of Directors and President; and authorizing AHFC Balcones Terrace Non-Profit Corporation to acquire a former hotel located at 10024 North Capital of Texas Highway, Austin, Texas from an affiliate of Foundation Communities, Inc., and then lease it back to such affiliate which will develop, rehabilitate, manage and operate the development as a residential rental development and lease its units to qualified tenants who have experienced chronic homelessness. District(s) Affected: District 7.

**Resolution No. 20220127-AHFC011 was approved on consent on Director Kelly's motion, Director Pool's second on an 11-0 vote.**

**President Adler adjourned the meeting at 2:18 p.m. without objection.**

**The minutes were approved on this the 3<sup>rd</sup> day of March 2022 on Director Renteria's motion, Director Harper-Madison's second on an 8-0 vote. Director Tovo and Director Pool were off the dais. President Adler was absent.**