



AUSTIN HOUSING FINANCE CORPORATION

BOARD OF DIRECTORS' MEETING

AUSTIN HOUSING FINANCE CORPORATION

THURSDAY, SEPTEMBER 1, 2022

Board of Directors:
Steve Adler, President
Natasha Harper-Madison, Director
Vanessa Fuentes, Director
Sabino Renteria, Director
José Vela, 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, September 1, 2022 in the Council Chambers of City Hall, 301 W. Second Street, Austin, TX and 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 3:38 p.m.

CONSENT AGENDA

- AHFC1. Approve negotiation and execution of a loan agreement and related documents with FC Balcones Terrace Housing Corporation, or an affiliated entity, in an amount not to exceed \$2,449,419 for a rental development known as Balcones Terrace located at or near 10024 North Capital of Texas Highway, Austin, Texas 78759. District(s) Affected: District 7.
The motion authorizing the negotiation and execution of a loan agreement and related documents with FC Balcones Terrace Housing Corporation, or an affiliated entity was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.
- AHFC2. Approve the negotiation and execution of a loan agreement and related documents with SGI Ventures, LLC, or an affiliated entity, in an amount not to exceed \$5,000,000 for a rental development to be known as Cady Lofts located at or near 1004, 1006, and 1008 East 39th Street, Austin, Texas 78751. District(s) Affected: District 9.
The motion authorizing the negotiation and execution of a loan agreement and related documents with SGI Ventures, LLC, or an affiliated entity was approved on consent on Director Tovo's motion, Director Renteria's second on a n 11-0 vote.
- AHFC3. Authorize negotiation and execution of a contract with Capital Impact Partners in an amount not to exceed \$352,770 for a term of 12 months beginning October 1, 2022, to develop training for small affordable housing developers operating in the City of Austin, Texas.

The motion authorizing the negotiation and execution of a contract with Capital Impact Partners was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.

- AHFC4. Authorize negotiation and execution of a loan agreement with Austin Revitalization Authority, or an affiliated entity, in an amount not to exceed \$560,000 for an ownership development to be known as Carver Townhomes, to be located at or near 7217 Carver Avenue, Austin, Texas 78752. District(s) Affected: District 4.

The motion authorizing the negotiation and execution of a loan agreement with Austin Revitalization Authority, or an affiliated entity was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.

- AHFC5. Authorize negotiation and execution of a loan agreement with Capital A Housing, or an affiliated entity, in an amount not to exceed \$195,000 for an ownership development to be known as 1021 E St Johns, to be located at or near 1021 East Saint Johns Avenue, Austin, Texas 78752. District(s) Affected: District 4.

The motion authorizing the negotiation and execution of a loan agreement with Capital A Housing, or an affiliated entity was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.

- AHFC6. Approve negotiation and execution of a loan agreement and related documents with Foundation Communities, Inc., or an affiliated, entity in an amount not to exceed \$1,050,000 for a rental development to be known as Highland Studios located at or near 5900 Airport Blvd Austin, Texas 78752. District(s) Affected: District 4.

The motion authorizing the negotiation and execution of a loan agreement and related documents with Foundation Communities, Inc., or an affiliated entity was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.

- AHFC7. Approve negotiation and execution of a loan agreement and related documents with June West, LLC, or an affiliated entity, in an amount not to exceed \$2,300,000 for a rental development known as June West located at or near 1200-1206 Koenig Lane, Austin, Texas 78756. District(s) Affected: District 7.

The motion authorizing the negotiation and execution of a loan agreement and related documents with June West, LLC, or an affiliated entity was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.

- AHFC8. Authorize negotiation and execution of a loan agreement with Guadalupe Neighborhood Development Corporation, or an affiliated entity, in an amount not to exceed \$3,084,310 for a rental development to be known as La Vista de Lopez, to be located at or near 809 East Ninth Street, Austin, Texas 78702. District(s) Affected: District 1.

The motion authorizing the negotiation and execution of a loan agreement with Guadalupe Neighborhood Development Corporation, or an affiliated entity was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.

- AHFC9. Approve the negotiation and execution of a loan agreement and related documents with the Vecino Bond Group, LLC, or an affiliated entity, in an amount not to exceed \$4,500,000 for a rental development to be known as Libertad Austin at Gardner located at or near 900 Gardner Road Austin, Texas 78702. District(s) Affected: District 3.
The motion authorizing the negotiation and execution of a loan agreement and related documents with the Vecino Bond Group, LLC, or an affiliated entity was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.
- AHFC10. Approve negotiation and execution of a loan agreement and related documents with Austin Habitat for Humanity, Inc., or an affiliated entity, in an amount not to exceed \$920,000 for an ownership development to be known as Loyola, to be located at or near 5301 Loyola Lane, Austin, Texas 78723. District(s) Affected: District 1.
The motion authorizing the negotiation and execution of a loan agreement and related documents with Austin Habitat for Humanity, Inc., or an affiliated entity was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.
- AHFC11. Approve a resolution authorizing the formation of AHFC Norman Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of the Austin Housing Finance Corporation; approving the form of its certificate of formation and by-laws; appointing its Board of Directors and President; and authorizing AHFC Norman Non-Profit Corporation to act as general partner of the limited partnership that will own a 156-unit multifamily rental development to be known as Norman Apartments located at or near 3811 Tannehill Lane, Austin, Texas. District(s) Affected: District 1.
Resolution No. 20220901-AHFC011 was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.
- AHFC12. Approve the negotiation and execution of a loan agreement and related documents with FC Parker Housing, LP, or an affiliated entity, in an amount not to exceed \$5,563,669 for a rental development to be known as Parker Apartments to be located at or near 2105 Parker Lane, Austin, Texas 78741. District(s) Affected: District 3.
The motion authorizing the negotiation and execution of a loan agreement and related documents with FC Parker Housing, LP, or an affiliated entity was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.
- AHFC13. Authorize the negotiation and execution of a loan agreement with Austin Affordable Housing Corporation, or an affiliated entity, in an amount not to exceed \$9,200,000 for a rental development to be known as Pathway at Rosewood Courts, to be located at or near 2001 Rosewood Avenue, Austin, Texas 78702. District(s) Affected: District 1.
The motion authorizing the negotiation and execution of a loan agreement with Austin Affordable Housing Corporation, or an affiliated entity was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.

- AHFC14. Approve the negotiation and execution of a loan agreement and related documents with Austin Habitat for Humanity, Inc., or an affiliated entity, in an amount not to exceed \$4,671,586 for an ownership development known as Persimmon located at or near 7051 Meadow Lake Boulevard Austin, Texas 78744. District(s) Affected: District 2.
The motion authorizing the negotiation and execution of a loan agreement and related documents with Austin Habitat for Humanity, Inc., or an affiliated entity was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.
- AHFC15. Authorize the negotiation and execution of a loan agreement with Family Eldercare, or an affiliated entity, in an amount not to exceed \$3,400,000 for a rental development to be known as Rosewood II, to be located at or near 2824 and 2826 Real Street, Austin, Texas 78722. District(s) Affected: District 1.
The motion authorizing the negotiation and execution of a loan agreement with Family Eldercare, or an affiliated entity was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.
- AHFC16. Authorize the negotiation and execution of a loan agreement with Austin Area Urban League, or an affiliated entity, in an amount not to exceed \$4,000,000 for a rental development to be known as UEZ I, to be located at or near 6314 FM Road 969 Austin, Texas 78724. District(s) Affected: District 1.
The motion authorizing the negotiation and execution of a loan agreement with Austin Area Urban League, or an affiliated entity was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.
- AHFC17. Approve the meeting minutes of the July 28, 2022, board meeting of the Austin Housing Finance Corporation.
The motion to approve the meeting minutes of the Austin Housing Finance Corporation of July 28, 2022 was approved on consent on Director Tovo's motion, Director Renteria's second on an 11-0 vote.

President Adler adjourned the meeting at 3:41 p.m. without objection.

The minutes were approved on this the 29th day of September 2022 on Director Renteria's motion, Director Vela' second on an 8-0 vote. Director Kelly abstains. Director Harper-Madison and Director Fuentes off the dais.