



# AUSTIN HOUSING FINANCE CORPORATION

## BOARD OF DIRECTORS' MEETING

### AUSTIN HOUSING FINANCE CORPORATION

THURSDAY, DECEMBER 8, 2022

Board of Directors:  
Steve Adler, President  
Nataasha 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, December 8, 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 12:08 p.m.

#### CONSENT AGENDA

**AHFC1.** AHFC1. Approve the meeting minutes of the November 3, 2022, Board of Directors meeting of the Austin Housing Finance Corporation.

**The motion to approve the minutes of the November 3, 2022, Board of Directors meeting of the Austin Housing Finance Corporation was approved on consent on Director Renteria's motion, Director Harper-Madison's second on an 11-0 vote.**

**AHFC2.** Authorize negotiation and execution of all documents and instruments necessary or desirable for Austin Housing Finance Corporation, or its affiliates, to acquire solely, or in joint partnership, fee simple interest in multifamily apartments located at or near 1100 E. 32nd Street, Austin, Texas, 78722; 4000 Avenue A, Austin, Texas, 78751; 4415 Avenue B, Austin, Texas, 78751; 1037 E. 44th Street, Austin, Texas, 78751; 4100 Avenue A, Austin, Texas, 78751; 609 E. 45th Street, Austin, Texas, 78751; 4209 Speedway, Austin, Texas, 78751; 6000, 6008, and 6010 North Lamar Blvd., Austin, Texas, 78752; and 4200 and 4208 Avenue A, Austin, Texas, 78751 for affordable housing purposes, in an amount not to exceed \$19,000,000, plus closing costs not to exceed \$400,000. District(s) Affected: District 7, District 9.

**A motion authorizing the negotiation and execution of all documents and instruments necessary or desirable for Austin Housing Finance Corporation, or its affiliates to acquire solely, or in joint partnership, fee simple interest in multifamily apartments located at or near 1100 E. 32nd Street, Austin, Texas, 78722; 4000 Avenue A, Austin, Texas, 78751; 4415 Avenue B, Austin, Texas, 78751; 1037 E. 44th Street, Austin, Texas, 78751; 4100 Avenue A, Austin, Texas, 78751; 609 E. 45th Street, Austin, Texas, 78751; 4209 Speedway, Austin, Texas, 78751; 6000, 6008, and 6010 North Lamar Blvd., Austin, Texas, 78752; and 4200 and 4208 Avenue A, Austin, Texas, 78751 for affordable housing purposes was approved on consent on Director Renteria's motion, Director Harper-Madison's second on an 11-0 vote.**

**AHFC3.** Approve a resolution authorizing the formation of AHFC Avalon Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of the Austin Housing Finance Corporation;

approving the forms of its certificate of formation and by-laws; appointing its Board of Directors and President; and authorizing AHFC Avalon Non-Profit Corporation to acquire, rehabilitate, operate, and manage property located at or near 1100 East 32nd Street, Austin, Texas 78722. District(s) Affected: District 7, District 9.

**Resolution No. 20221208-AHFC003 was approved on consent on Director Renteria's motion, Director Harper-Madison's second on an 11-0 vote.**

- AHFC4.** Approve a resolution authorizing the formation of AHFC Central Fiesta Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of the Austin Housing Finance Corporation; approving the forms of its certificate of formation and by-laws; appointing its Board of Directors and President; and authorizing AHFC Central Fiesta Non-Profit Corporation to act as general partner or controlling member of the general partner of the limited partnership that will own properties located at or near 6000, 6008, and 6010 North Lamar Blvd., Austin, Texas, 78752; and 4200 and 4208 Avenue A, Austin, Texas, 78751. District(s) Affected: District 7, District 9.

**Resolution No. 20221208-AHFC004 was approved on consent on Director Renteria's motion, Director Harper-Madison's second on an 11-0 vote.**

- AHFC5.** Approve a resolution authorizing the formation of AHFC Hyde Park Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of the Austin Housing Finance Corporation; approving the forms of its Certificate of Formation and By-Laws; appointing its Board of Directors and President; and authorizing AHFC Hyde Park Non-Profit Corporation to act as general partner or controlling member of the general partner of the limited partnership that will own properties located at or near 4415 Avenue B, Austin, Texas 78751; 1037 East 44th Street, Austin, Texas 78751; 4100 Avenue A, Austin, Texas 78751; 609 East 45th Street, Austin, Texas 78751; and 4209 Speedway, Austin, Texas 78751. District(s) Affected: District 7, District 9.

**Resolution No. 20221208-AHFC005 was approved on consent on Director Renteria's motion, Director Harper-Madison's second on an 11-0 vote.**

- AHFC6.** Approve a resolution authorizing the formation of AHFC Villa Del Rey Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of the Austin Housing Finance Corporation; approving the forms of its certificate of formation and by-laws; appointing its Board of Directors and President; and authorizing AHFC Villa Del Rey Non-Profit Corporation to acquire, rehabilitate, operate, and manage property located at or near 4000 Avenue A, Austin, Texas 78751. District(s) Affected: District 7, District 9.

**Resolution No. 20221208-AHFC006 was approved on consent on Director Renteria's motion, Director Harper-Madison's second on an 11-0 vote.**

- AHFC7.** Authorize negotiation and execution of a Housing Assistance Payment Contract and related documents with Family Eldercare for 28 Local Housing Vouchers that will pay fair market rent for a permanent supportive housing project known as Pecan Gardens, located at 10811 Pecan Park Boulevard, Austin, Texas 78750. District(s) Affected: District 6.

**A motion authorizing the negotiation and execution of a Housing Assistance Payment Contract and related documents with Family Eldercare was approved on consent on Director Renteria's motion, Director Harper-Madison's second on an 11-0 vote.**

- AHFC8.** Authorize negotiation and execution of a Housing Assistance Payment Contract and related documents with Cady Lofts, LLC, or an affiliated entity, for 25 Local Housing Vouchers that will pay fair market rent for a multi-family rental development to be known as Cady Lofts, located at or near 1004, 1006, and 1008 East 39th Street, Austin, Texas. District(s) Affected: District 9.

- AHFC9.** Authorize negotiation and execution of a Housing Assistance Payment Contract and related documents with Integral Care for 60 Local Housing Vouchers that will pay fair market rent for a permanent supportive housing project known as Seabrook Square II, located at 3515 Manor Road, Austin, Texas 78723. District(s) Affected: District 1.  
**A motion authorizing the negotiation and execution of a Housing Assistance Payment Contract and related documents with Integral Care was approved on consent on Director Renteria's motion, Director Harper-Madison's second on an 11-0 vote.**
- AHFC10.** Authorize negotiation and execution of a 12-month contract with the Housing Authority of the City of Austin to administer Austin Housing Finance Corporation's Local Housing Voucher Program, which will provide Permanent Supportive Housing rental subsidies to the owners of developments that serve individuals exiting homelessness, in an amount not to exceed \$6,000,000.  
**A motion authorizing the negotiation and execution of a of a 12-month contract with the Housing Authority of the City of Austin was approved on consent on Director Renteria's motion, Director Harper-Madison's second on an 11-0 vote.**
- AHFC11.** Authorize negotiation and execution of an 11-month contract with the Housing Authority of the City of Austin to fund and administer the Homeless Assistance/Tenant-Based Rental Assistance Program, which provides housing opportunities through subsidies to individuals experiencing homelessness, in an amount not to exceed \$1,264,779.  
**A motion authorizing the negotiation and execution of a of a 11-month contract with the Housing Authority of the City of Austin was approved on consent on Director Renteria's motion, Director Harper-Madison's second on an 11-0 vote.**
- AHFC12.** Approve an inducement resolution related to an application for private activity bond financing that authorizes an allocation of up to \$50,000,000 in private activity volume cap multi-family non-recourse bonds to Austin Leased Housing Associates V, LP, or an affiliated entity, for a proposed affordable multi-family development to be known as Sage at Franklin Park, located at or near 4500 Nuckols Crossing Road, Austin, Texas 78744. District(s) Affected: District 2.  
**A motion approving an inducement resolution related to an application for private activity bond financing that authorizes an allocation of up to \$50,000,000 in private activity volume cap multi-family non-recourse bonds to Austin Leased Housing Associates V, LP, or an affiliated entity was approved on consent on Director Renteria's motion, Director Harper-Madison's second on an 11-0 vote.**
- AHFC13.** Approve a resolution authorizing the issuance of Austin Housing Finance Corporation Multi-family Housing Revenue Bonds, in an aggregate principal amount up to \$9,000,000, to provide financing for the development of the Live Make Apartments located at 1127 Tillery Street, Austin, Texas 78702; approving related documents, in substantially the form attached to the resolution; and authorizing specific named representatives of the Austin Housing Finance Corporation to execute the documents relating to issuance of the bonds and closing the transaction. District(s) Affected: District 3.  
**Resolution No. 20221208-AHFC013 was approved on consent on Director Renteria's motion, Director Harper-Madison's second on an 11-0 vote.**

**President Adler adjourned the meeting at 12:15 p.m. without objection.**