



# AUSTIN HOUSING FINANCE CORPORATION

## BOARD OF DIRECTORS' MEETING AUSTIN HOUSING FINANCE CORPORATION THURSDAY, APRIL 20, 2023

Board of Directors:  
Kirk Watson, President  
Natasha Harper-Madison, Director  
Vanessa Fuentes, Director  
José Velásquez, Director  
José Vela, Director  
Ryan Alter, Director  
Mackenzie Kelly, Director  
Leslie Pool, Director  
Paige Ellis, Vice President  
Zohaib Qadri, Director  
Alison Alter, Director  
Jesús Garza, 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, April 20, 2023, in the Council Chambers of City Hall, 301 W. 2nd Street, Austin, TX and via Videoconference. The following were the AHFC items considered by the Austin Housing Finance Corporation's Board of Directors.

President Watson called the meeting to order at 10:33 a.m. Director Harper-Madison appeared via videoconference.

### CONSENT AGENDA

- AHFC1.** Approve the meeting minutes of the February 23, 2023, March 9, 2023, and March 23, 2023, Board of Directors meetings of the Austin Housing Finance Corporation.  
**The motion to approve the minutes of the February 23, 2023, March 9, 2023, and March 23, 2023, Board of Directors meetings of the Austin Housing Finance Corporation was approved on consent on Director Qadri's motion, Vice President Ellis' second without objection.**
- AHFC2.** Approve a resolution amending the Austin Housing Finance Corporation Grant Operating Budget for Fiscal Year 2022-2023 in the amount of \$34,000,000 and the Housing Assistance Fund Budget for Fiscal Year 2022-2023 in the amount of \$5,000,000 for a total budget amount not to exceed \$59,657,424.  
**Resolution No. 20230420-AHFC002 was approved on consent on Director Qadri's motion, Vice President Ellis' second on a 10-1 vote. Director Kelly voted nay.**
- AHFC3.** Approve a resolution amending the Austin Housing Finance Corporation Capital Budget for Fiscal Year 2022-2023 in the amount of \$45,920,000 for a total budget amount not to exceed \$60,529,827.  
**Resolution No. 20230420-AHFC003 was approved on consent on Director Qadri's motion, Vice President Ellis' second on a 10-1 vote. Director Kelly voted nay.**
- AHFC4.** Authorize negotiation and execution of an amendment to the Fiscal Year 2022-2023 Service Agreement with the City of Austin to increase funding to the Austin Transit Partnership Grant Fund by \$34,000,000, the 2022 General Obligation Bond Fund by \$45,000,000, and the Housing Trust Fund by \$920,000 for a total contract amount not to exceed \$114,807,251.

**The motion authorizing negotiation and execution of an amendment to the Fiscal Year 2022-2023 Service Agreement with the City of Austin was approved on consent on Director Qadri's motion, Vice President Ellis' second on a 10-1 vote. Director Kelly voted nay.**

- AHFC5.** Authorize negotiation and execution of an agreement with GMC Consultants, LLC for tenant relocation and housing locator services in an amount not to exceed \$700,000.  
**The motion authorizing negotiation and execution of an agreement with GMC Consultants, LLC was approved on consent on Director Qadri's motion, Vice President Ellis' second on a 10-1 vote. Director Kelly voted nay.**

- AHFC6.** Approve a resolution amending and restating Resolution No. 20221208-AHFC004 to delete 6000 North Lamar Blvd., Austin, Texas 78752, and 4200 and 4208 Avenue A, Austin, Texas 78751 from the properties to be owned by the limited partnership and to change the name of AHFC Central Fiesta Non-Profit Corporation to AHFC Central Housing Non-Profit Corporation; authorizing the formation of AHFC Central Housing 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 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 6008 and 6010 North Lamar Blvd., Austin, Texas 78752. District(s) Affected: District 7, District 9.  
**Resolution No. 20230420-AHFC006 was approved on consent on Director Qadri's motion, Vice President Ellis' second on a 10-1 vote. Director Kelly voted nay.**

- AHFC7.** Approve a resolution authorizing an amendment to the Certificate of Formation of AHFC Hyde Park Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of the Austin Housing Finance Corporation to include 4200 and 4208 Avenue A, Austin, Texas 78751 and delete 1037 East 44th Street, Austin, Texas 78751 as the properties to be owned by the limited partnership of which AHFC Hyde Park Non-Profit Corporation with act as the general partner or controlling member of the general partner; approving the forms of its Certificate of Amendment and amended 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; 4100 Avenue A, Austin, Texas 78751; 609 East 45th Street, Austin, Texas 78751; 4209 Speedway, Austin, Texas 78751, and 4200 and 4208 Avenue A, Austin, Texas 78751. District(s) Affected: District 7, District 9.  
**This item was withdrawn and replaced with Item 10.**

- AHFC8.** Approve a resolution authorizing the formation of AHFC Central Property 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 Property Non-Profit Corporation to own the property located at or near 6000 North Lamar Blvd., Austin, Texas, 78752. District(s) Affected: District 7, District 9.  
**Resolution No. 20230420-AHFC008 was approved on consent on Director Qadri's motion, Vice President Ellis' second on a 10-1 vote. Director Kelly voted nay.**

- AHFC9.** Set a public hearing regarding a Second Amendment to the Funding Loan Agreement related to the issuance of multi-family housing revenue bonds to Govalle Terrace Partners, LP for revising the face amount of the bonds to the anticipated amount of \$9,600,000 and extending the maturity

date to December 1, 2037 to finance the operating costs of a multi-family housing development known as Los Portales de Lena Guerrero, formerly known as Govalle Terrace, located at or near 5225 Jain Lane, Austin, Texas 78721. (Suggested date: May 4, 2023, Austin City Hall, 301 West 2nd Street, Austin, Texas 78701). District(s) Affected: District 3.

**The public hearing was set for May 4, 2023, Austin City Hall, 301 W. 2nd Street, Austin, Texas on consent on Director Qadri's motion, Vice President Ellis' second on a 10-1 vote. Director Kelly voted nay.**

#### **AGENDA ADDENDUM**

**AHFC10.** Approve a resolution authorizing an amendment to the Certificate of Formation of AHFC Hyde Park Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of the Austin Housing Finance Corporation to include 4200 and 4208 Avenue A, Austin, Texas 78751 and delete 1037 East 44th Street, Austin, Texas 78751 as the properties to be owned by the limited partnership of which AHFC Hyde Park Non-Profit Corporation will act as the general partner or controlling member of the general partner; approving the forms of its Certificate of Amendment and Amended and Restated 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; 4100 Avenue A, Austin, Texas 78751; 609 East 45th Street, Austin, Texas 78751; 4209 Speedway, Austin, Texas 78751, and 4200 and 4208 Avenue A, Austin, Texas 78751. District(s) Affected: District 7, District 9.

**Resolution No. 20230420-AHFC010 was approved on consent on Director Qadri's motion, Vice President Ellis' second on a 10-1 vote. Director Kelly voted nay.**

**President Watson adjourned the meeting at 10:37 a.m. without objection.**

**The minutes were approved on this the 18<sup>th</sup> day of May 2023 on consent without objection.**