



AUSTIN HOUSING FINANCE CORPORATION

BOARD OF DIRECTORS' MEETING AUSTIN HOUSING FINANCE CORPORATION THURSDAY, JUNE 1, 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, June 1, 2023, 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 Watson called the meeting to order at 11:14 a.m. Director Harper-Madison was absent. Directors Alison Alter and Kelly appeared via videoconference.

CONSENT AGENDA

The following items were acted on by one motion.

AHFC1. Approve the meeting minutes of the May 4, 2023, Board of Directors meeting of the Austin Housing Finance Corporation.

The motion to approve the minutes of the May 4, 2023, Board of Directors meeting of the Austin Housing Finance Corporation was approved on consent on Director Ryan Alter's motion, Director Pool's second on a 10-0 vote. Director Harper-Madison was absent.

AHFC2. Authorize negotiation and execution of a loan agreement and related documents with Accessible Housing Austin!, or an affiliated entity, in an amount not to exceed \$1,500,000 for repairs, replacement, and remediation related to the air conditioning system for the multi-family rental development known as AHA! at Briarcliff located at or near 1915 Briarcliff Blvd., Austin, Texas 78723. District(s) Affected: District 4.

The motion authorizing negotiation and execution of a loan agreement and related documents with Accessible Housing Austin!, or an affiliated entity, was approved on consent on Director Ryan Alter's motion, Director Pool's second on a 9-1 vote. Director Kelly voted nay. Director Harper-Madison was absent.

AHFC3. Authorize negotiation and execution of a loan agreement and related documents with Cairn Point at Cameron, LP, or an affiliated entity, in an amount not to exceed \$6,077,738 for a multi-family rental development to be known as Cairn Point at Cameron located at or near 7205 Cameron Road, Austin, Texas 78752. District(s) Affected: District 4.

The motion authorizing negotiation and execution of a loan agreement and related documents with Cairn Point at Cameron, LP, or an affiliated entity, was approved on consent on Director Ryan Alter's motion, Director Pool's second on a 9-1 vote. Director Kelly voted nay. Director Harper-Madison was absent.

- AHFC4.** Authorize negotiation and execution of a loan agreement and related documents with Foundation Communities, Inc., or an affiliated entity, in an amount not to exceed \$8,861,676 for a rental development to be known as Norman Commons, located at or near 3811 1/2 Tannehill Lane, Austin, Texas 78721. District(s) Affected: District 1.
The motion authorizing negotiation and execution of a loan agreement and related documents with Foundation Communities, Inc., or an affiliated entity, was approved on consent on Director Ryan Alter's motion, Director Pool's second on a 9-1 vote. Director Kelly voted nay. Director Harper-Madison was absent.
- AHFC5.** Authorize negotiation and execution of a loan agreement and related documents with AGC RBJ II, LLC, or an affiliated entity, in an amount not to exceed \$6,000,000 for a rental development to be known as The Rebekah, located at or near 1320 Art Dilly Drive, Austin, Texas 78702. District(s) Affected: District 3.
The motion authorizing negotiation and execution of a loan agreement and related documents with AGC RBJ II, LLC, or an affiliated entity, was approved on consent on Director Ryan Alter's motion, Director Pool's second on a 9-1 vote. Director Kelly voted nay. Director Harper-Madison was absent.
- AHFC6.** Authorize negotiation and execution of a loan agreement and related documents with The Rhett, LP, or an affiliated entity, in an amount not to exceed \$6,400,000 for a multi-family rental development to be known as The Rhett located at or near 1000 East Yager Lane, Austin, Texas 78753. District(s) Affected: District 1.
The motion authorizing negotiation and execution of a loan agreement and related documents with The Rhett, LP, or an affiliated entity, was approved on consent on Director Ryan Alter's motion, Director Pool's second on a 9-1 vote. Director Kelly voted nay. Director Harper-Madison was absent.
- AHFC7.** Authorize negotiation and execution of a loan agreement and related documents with The Works III at Tillery, LLC, or an affiliated entity, in an amount not to exceed \$8,000,000 for a multi-family rental development to be known as The Works III located at or near 701 Tillery Street, Austin, Texas 78702. District(s) Affected: District 3.
The motion authorizing negotiation and execution of a loan agreement and related documents with The Works III at Tillery, LLC, or an affiliated entity, was approved on consent on Director Ryan Alter's motion, Director Pool's second on a 9-1 vote. Director Kelly voted nay. Director Harper-Madison was absent.
- AHFC8.** Authorize negotiation and execution of a loan agreement and related documents with HTG Anderson, LLC, or an affiliated entity, in an amount not to exceed \$4,000,000 for a rental development to be known as Red Oaks located at or near 1100 Block of Ranch Road and El Salido Parkway, Austin, Texas 78750. District(s) Affected: District 6.
The motion authorizing negotiation and execution of a loan agreement and related documents with HTG Anderson, LLC, or an affiliated entity, was approved on consent on Director Ryan Alter's motion, Director Pool's second on a 9-1 vote. Director Kelly voted nay. Director Harper-Madison was absent.
- AHFC9.** Authorize negotiation and execution of a new or amended loan agreement and related documents with FC Juniper Creek Housing, LP, or an affiliated entity, in an amount not to exceed \$3,300,000, for a total amount of \$6,600,000, for a multi-family rental development to be known

as Juniper Creek located at or near 11630 North Lamar Boulevard, Austin, Texas 78753.
District(s) Affected: District 7.

The motion authorizing negotiation and execution of a new or amended loan agreement and related documents with FC Juniper Creek Housing, LP, or an affiliated entity, was approved on consent on Director Ryan Alter's motion, Director Pool's second on a 10-0 vote. Director Harper-Madison was absent.

- AHFC10.** Authorize negotiation and execution of a new or amended loan agreement and related documents with Guadalupe Neighborhood Development Corporation, or an affiliated entity, in an amount of \$591,302, for a total amount not to exceed \$2,991,302 for the development of ownership housing known as GSNZ 7 Acres West located at or near 2721 Goodwin Avenue, Austin, Texas 78702.
District(s) Affected: District 3.

The motion authorizing negotiation and execution of a new or amended loan agreement and related documents with Guadalupe Neighborhood Development Corporation, or an affiliated entity, was approved on consent on Director Ryan Alter's motion, Director Pool's second on a 10-0 vote. Director Harper-Madison was absent.

- AHFC11.** Authorize negotiation and execution of a new or amended loan agreement and related documents with Austin Habitat for Humanity, Inc., or an affiliated entity, in an amount of \$360,000, for a total amount not to exceed \$931,610, for the development of ownership housing known as Montopolis Townhomes located at or near 6301 Circulo de Amistad, Austin, Texas 78741.
District(s) Affected: District 3.

The motion authorizing negotiation and execution of a new or amended loan agreement and related documents with Austin Habitat for Humanity, Inc., or an affiliated entity, was approved on consent on Director Ryan Alter's motion, Director Pool's second on a 10-0 vote. Director Harper-Madison was absent.

- AHFC12.** Authorize negotiation and execution of a new or amended loan agreement and related documents with Chestnut Neighborhood Revitalization Corporation, or an affiliated entity, in the amount of \$4,400,000, for a total loan amount not to exceed \$5,700,000, for the development of ownership housing to be known as The Ivory located at or near 1309 Chicon Street, Austin, Texas 78702.
District(s) Affected: District 1.

The motion authorizing negotiation and execution of a new or amended loan agreement and related documents with Chestnut Neighborhood Revitalization Corporation, or an affiliated entity, was approved on consent on Director Ryan Alter's motion, Director Pool's second on a 10-0 vote. Director Harper-Madison was absent.

DISCUSSION ITEM

- AHFC13.** Conduct a public hearing regarding issuance by the Austin Housing Finance Corporation of up to \$50,000,000 of multi-family housing revenue bonds to Seabrook Housing LP, or an affiliated entity, to finance the construction of a multi-family housing development to be known as Seabrook Square, located at or near 3515 and 3511 Manor Road, Austin, Texas 78723. District(s) Affected: District 1.

The public hearing was conducted and a motion to close the public hearing was approved on a 10-0 vote. Director Harper-Madison was absent.

President Watson adjourned the meeting at 11:25 a.m. without objection.