



MINUTES OF THE BOARD OF DIRECTORS MEETING
AUSTIN HOUSING FINANCE CORPORATION
APRIL 9, 2026

The Austin Housing Finance Corporation Board of Directors (Board) was convened on April 9, 2026, in the Council Chambers of City Hall, 301 West 2nd Street, Austin, Texas 78701, and via videoconference. The Board considered the following items.

President Watson called the meeting to order at 10:30 a.m. Director Harper-Madison appeared via videoconference. Director Velásquez was absent.

CONSENT AGENDA

The following items were acted on by one motion.

AHFC1. Authorize negotiation and execution of a loan agreement and related documents with Guadalupe Neighborhood Development Corporation, or an affiliated entity, in an amount not to exceed \$150,000 for an ownership housing development to be known as 806 Vargus, located at or near 806 Vargus Road, Austin, Texas 78741. Funding: Funding in the amount of \$150,000 is available in the Fiscal Year 2025-2026 Operating Budget of the Austin Housing Finance Corporation using Project Connect Funds.

The motion authorizing the negotiation and execution of a loan agreement and related documents with Guadalupe Neighborhood Development Corporation, or an affiliated entity, was approved on consent on Vice President Vela's motion, Director Siegel's second on a 10-0 vote. Director Velásquez was absent.

AHFC2. Authorize negotiation and execution of a loan agreement and related documents with Guadalupe Neighborhood Development Corporation, or an affiliated entity, in an amount not to exceed \$135,000 for an ownership housing development to be known as 3124 Father Joe Znotas, located at or near 3124 Father Joe Znotas Street, Austin, Texas 78702. Funding: Funding in the amount of \$135,000 is available in the Fiscal Year 2025-2026 Operating Budget of the Austin Housing Finance Corporation using HOME Community Housing Development Organization Funds.

The motion authorizing the negotiation and execution of a loan agreement and related documents with Guadalupe Neighborhood Development Corporation, or an affiliated

entity, was approved on consent on Vice President Vela's motion, Director Siegel's second on a 10-0 vote. Director Velásquez was absent.

AHFC3. Authorize negotiation and execution of a loan agreement and related documents with Guadalupe Neighborhood Development Corporation, or an affiliated entity, in an amount not to exceed \$6,400,000 for an ownership housing development to be known as Ada Anderson Place, located at or near 5712 ½ Jackie Robinson Street, Austin, Texas 78721. Funding: Funding in the amount of \$6,400,000 is available in the Fiscal Year 2025-2026 Capital Budget of the Austin Housing Finance Corporation using 2022 General Obligation Bonds.

The motion authorizing the negotiation and execution of a loan agreement and related documents with Guadalupe Neighborhood Development Corporation, or an affiliated entity, was approved on consent on Vice President Vela's motion, Director Siegel's second on a 10-0 vote. Director Velásquez was absent.

AHFC4. Authorize 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 \$4,700,000, for an ownership housing development to be known as Goodnight Ranch, located at or near 5800 Rotunda View, Austin, Texas 78747. Funding: Funding in the amount of \$4,700,000 is available in the Fiscal Year 2025-2026 Capital Budget of the Austin Housing Finance Corporation using 2022 General Obligation Bonds.

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 Vice President Vela's motion, Director Siegel's second on a 10-0 vote. Director Velásquez was absent.

AHFC5. Authorize negotiation and execution of a new or amended loan agreement and related documents with Guadalupe Neighborhood Development Corporation, or an affiliated entity, in the amount of \$2,135,500, for a total loan amount not to exceed \$5,218,900, for an ownership development to be known as Johnny Limon Village, located at or near 800 Gardner, Austin, Texas 78721. Funding: Funding in the amount of \$2,135,500 is available in the Fiscal Year 2025-2026 Capital Budget of the Austin Housing Finance Corporation using 2022 General Obligation Bonds.

The motion authorizing the 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 Vice President Vela's motion, Director Siegel's second on a 10-0 vote. Director Velásquez was absent.

AHFC6. Authorize negotiation and execution of all documents and instruments necessary or desirable for AHFC Central Housing Non-Profit Corporation to make a capital contribution to Central Housing, LP, or an affiliated entity, in an amount not to exceed \$2,500,000, for repaying a portion of the seller financing at the Preserve at Central Park, located at or near 6008 and 6010 North Lamar Blvd., Austin, Texas 78752. Funding: Funding in the amount of \$2,500,000 is available in the Fiscal Year 2025-2026 Operating Budget of the Austin Housing Finance Corporation using Project Connect Funds.

The motion authorizing the negotiation and execution of all documents and instruments necessary or desirable for AHFC Central Housing Non-Profit Corporation to make a capital contribution to Central Housing, LP, or an affiliated entity, was approved on consent on Vice President Vela's motion, Director Siegel's second on a 10-0 vote. Director Velásquez was absent.

AHFC7. Authorize negotiation and execution of a loan agreement and related documents with South First Affordable Partners LP, or an affiliated entity, in an amount not to exceed \$4,950,000 for a multifamily rental development to be known as South First Affordable Apartments, a scattered-site project, located at or near 714 Turtle Creek Boulevard, Austin, Texas 78745 and 5609 Cougar Lane, Austin, Texas 78745. Funding: Funding in the amount of \$4,950,000 is available in the Fiscal Year 2025-2026 Capital Budget of the Austin Housing Finance Corporation using \$3,559,827 from 2018 General Obligation Bonds and \$1,390,173 from 2022 General Obligation Bonds.

The motion authorizing the negotiation and execution of a loan agreement and related documents with South First Affordable Partners LP, or an affiliated entity, was approved on consent on Vice President Vela's motion, Director Siegel's second on a 10-0 vote. Director Velásquez was absent.

AHFC8. Authorize negotiation and execution of all documents and instruments necessary or desirable to grant in fee simple Lot 1, Block A, Norman Commons Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the plat thereof recorded in Document No. 202300220 of the Official Public Records, Travis County, Texas, located at or near 3801 Tannehill Lane, Austin, Texas 78721, to Guadalupe Neighborhood Development Corporation for the development of approximately 32 affordable ownership units. Funding: Approving this transfer does not constitute any obligation of Austin Housing Finance Corporation or the City of Austin to cover any costs associated with the transfer.

The motion authorizing the negotiation and execution of all documents and instruments necessary or desirable to grant in fee simple Lot 1, Block A, Norman Commons Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the plat thereof recorded in Document No. 202300220 of the Official Public Records, Travis County, Texas, located at or near 3801 Tannehill Lane, Austin, Texas 78721, to Guadalupe Neighborhood Development Corporation for the development of approximately 32 affordable ownership units, was approved on consent on Vice President Vela's motion, Director Siegel's second on a 10-0 vote. Director Velásquez was absent.

AHFC9. Authorize negotiation and execution of a new or amended loan agreement and related documents with The Sasha, LP, or an affiliated entity, in the amount of \$300,000, for a total loan amount not to exceed \$8,795,000, for a multifamily rental development to be known as The Sasha, located at or near 1325 Grove Boulevard, Austin, Texas 78741. Funding: Funding in the amount of \$300,000 is available in the Fiscal Year 2025-2026

Operating Budget of the Austin Housing Finance Corporation using Project Connect Funds.

The motion authorizing the negotiation and execution of a new or amended loan agreement and related documents with The Sasha, LP, or an affiliated entity, was approved on consent on Vice President Vela's motion, Director Siegel's second on a 10-0 vote. Director Velásquez was absent.

AHFC10. Authorize negotiation and execution of a loan agreement and related documents with Verbena Flats LP, or an affiliated entity, in an amount not to exceed \$8,000,000 for a multifamily rental development to be known as Verbena Flats, located at or near 1017 West Slaughter Lane, Austin, Texas 78748. Funding: Funding in the amount of \$8,000,000 is available in the Fiscal Year 2025-2026 Capital Budget of the Austin Housing Finance Corporation using 2022 General Obligation Bonds.

The motion authorizing the negotiation and execution of a loan agreement and related documents with Verbena Flats LP, or an affiliated entity, was approved on consent on Vice President Vela's motion, Director Siegel's second on a 10-0 vote. Director Velásquez was absent.

AHFC11. Authorize negotiation and execution of an amendment to the agreement with the Housing Authority of the City of Austin to administer Austin Housing Finance Corporation's Local Housing Voucher Program to increase the amount of the agreement by \$6,000,000, for an initial 12-month term with up to two 12-month renewal options, for a total agreement amount not to exceed \$21,756,091. Funding: Funding in the amount of \$6,000,000 is available in the Fiscal Year 2025-2026 Capital Budget of the Austin Housing Finance Corporation through the Housing Trust Fund. Funding for the remaining agreement term is contingent upon available funding in future budgets.

The motion authorizing the negotiation and execution of an amendment to the agreement with the Housing Authority of the City of Austin was approved on consent on Vice President Vela's motion, Director Siegel's second on a 10-0 vote. Director Velásquez was absent.

President Watson adjourned the meeting at 10:38 a.m. without objection.

Board of Directors: Kirk Watson, President ♦ José Vela, Vice President
Natasha Harper-Madison, Director ♦ Vanessa Fuentes, Director ♦ José Velásquez, Director ♦ Ryan Alter, Director
Krista Laine, Director ♦ Mike Siegel, Director ♦ Paige Ellis, Director ♦ Zohaib Qadri, Director ♦ Marc Duchen, Director
T.C. Broadnax, General Manager ♦ Erika Brady, Secretary ♦ Mandy DeMayo, Treasurer ♦ Deborah Thomas, General Counsel