



MINUTES OF THE BOARD OF DIRECTORS MEETING
AUSTIN HOUSING FINANCE CORPORATION
DECEMBER 12, 2024

The Austin Housing Finance Corporation Board of Directors (Board) was convened on December 12, 2024, 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 11:21 a.m.

CONSENT AGENDA

The following items were acted on by one motion.

- AHFC1.** Approve the minutes of the Austin Housing Finance Corporation Board of Directors meetings for September 26, 2024, October 10, 2024, and October 24, 2024.
The motion to approve the minutes of the Austin Housing Finance Corporation Board of Directors meetings for September 26, 2024, October 10, 2024, and October 24, 2024, was approved on consent on Director Qadri's motion, Director Harper- Madison's second on an 11-0 vote.
- AHFC2.** Authorize negotiation and execution of a loan agreement and related documents with Bailey at Stassney, LP, or an affiliated entity in an amount not to exceed \$5,600,000, for a multifamily rental development to be known as Bailey at Stassney, located at or near 400 and 404 West Stassney Lane, Austin, Texas 78745. Funding is available in the Capital Budget of the Austin Housing Finance Corporation.
Withdrawn.
- AHFC3.** Approve a resolution authorizing the execution of an Affordable Housing Program Agreement, Affordable Housing Program documents, and related documents to obtain a \$2,000,0000 loan or grant from the Federal Home Loan Bank of Dallas for the development known as The Roz located at or near 3435 Parker Lane, Austin, Texas 78741. This item has no fiscal impact.
Resolution No. 20241212-AHFC003 was approved on consent on Director Qadri's motion, Director Harper-Madison's second on an 11-0 vote.
- AHFC4.** Authorize negotiation and execution of a new or amended loan agreement and related documents with Cairn Point Montopolis, LP, or an affiliated entity, in the amount of \$2,000,000, for a total loan amount not to exceed \$8,000,000, for a

multifamily rental development to be known as Cairn Point Montopolis, located at or near 1013 Montopolis Drive, Austin, Texas 78741. Funding is available in the Fiscal Year 2024-2025 Capital Budget of the Austin Housing Finance Corporation.

The motion authorizing the negotiation and execution of a new or amended loan agreement and related documents with Cairn Point Montopolis, LP, or an affiliated entity, was approved on consent on Director Qadri's motion, Director Harper- Madison's second on an 11-0 vote.

AHFC5.

Authorize negotiation and execution of a loan agreement and related documents with TX Clayton 2024, Ltd, or an affiliated entity in an amount not to exceed \$7,950,000, for a multifamily rental development to be known as Cameron HiLine, located at or near 1124 Clayton Lane, Austin, Texas 78723. Funding is available in the Fiscal Year 2024-2025 Capital Budget of the Austin Housing Finance Corporation.

The motion authorizing the negotiation and execution of a loan agreement and related documents with TX Clayton 2024, Ltd, or an affiliated entity, was approved on consent on Director Qadri's motion, Director Harper-Madison's second on an 11-0 vote.

AHFC6.

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 \$3,083,400, for an ownership development to be known as Johnny Limon Village, located at or near 800 Gardner Road, Austin, Texas 78721. Funding is available in the Fiscal Year 2024-2025 Capital Budget of the Austin Housing Finance Corporation.

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 Director Qadri's motion, Director Harper- Madison's second on an 11-0 vote.

AHFC7.

Authorize negotiation and execution of all documents and instruments necessary or desirable to grant in fee simple Lot 2, Block A, 900 Gardner, a subdivision in the City of Austin, Travis County, Texas, according to the plat thereof recorded in Document No. 202200314 of the Official Public Records, Travis County, Texas, located at or near 800 Gardner Road, Austin, Texas 78721, to Guadalupe Neighborhood Development Corporation for the development of approximately 27 affordable ownership units. This item has no fiscal impact.

The motion authorizing the negotiation and execution of all documents and instruments necessary or desirable to grant in fee simple Lot 2, Block A, 900 Gardner, a subdivision in the City of Austin, Travis County, Texas, according to the plat thereof recorded in Document No. 202200314 of the Official Public Records, Travis County, Texas, located at or near 800 Gardner Road, Austin, Texas 78721, to Guadalupe Neighborhood Development Corporation for the development of approximately 27 affordable ownership units was approved on consent on Director Qadri's motion, Director Harper-Madison's second on an 11-0 vote.

AHFC8.

Authorize negotiation and execution of a loan agreement and related documents with Industry ATX, LLC, or an affiliated entity, in an amount not to exceed \$7,752,000, for an ownership development to be known as Drowsy Willow,

located at or near 5901 Drowsy Willow Trail, Austin, Texas 78744. Funding: Funding is available in the Fiscal Year 2024- 2025 Capital Budget of the Austin Housing Finance Corporation.

This item was postponed to January 30, 2025, on consent on Director Qadri's motion, Director Harper-Madison's second on an 11-0 vote.

- AHFC9.** Authorize negotiation and execution of a loan agreement and related documents with 8301 Riverstone, L.P., or an affiliated entity, in an amount not to exceed \$720,000 for an ownership development to be known as 8301 Riverstone, located at or near 8301 Riverstone Drive, Austin, Texas 78724. Funding is available in the Fiscal Year 2024-2025 Grant Operating Budget of the Austin Housing Finance Corporation.
The motion authorizing the negotiation and execution of a loan agreement and related documents with 8301 Riverstone, L.P., or an affiliated entity, was approved on consent on Director Qadri's motion, Director Harper-Madison's second on an 11-0 vote.
- AHFC10.** Authorize negotiation and execution of a new or amended loan agreement and related documents with Capital A at Menchaca LLC, or an affiliated entity, in the amount of \$525,000 for a total loan amount not to exceed \$1,908,480, for an ownership development to be known as 7331 Menchaca Townhomes, located at or near 7331 Menchaca Road, Austin, Texas 78745. Funding is available in the Fiscal Year 2024-2025 Capital Budget of the Austin Housing Finance Corporation.
The motion authorizing the negotiation and execution of a new or amended loan agreement and related documents with Capital A at Menchaca LLC, or an affiliated entity, was approved on consent on Director Qadri's motion, Director Harper- Madison's second on an 11-0 vote.
- AHFC11.** 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 \$1,200,000, for an ownership development to be known as Prospect Heights, located at or near 1142 Poquito Street, Austin, Texas 78702. Funding is available in the Fiscal Year 2024-2025 Capital Budget of the Austin Housing Finance Corporation.
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 Qadri's motion, Director Harper-Madison's second on an 11-0 vote.
- AHFC12.** Authorize negotiation and execution of a loan agreement and related documents with Texas State Affordable Housing Corporation, or an affiliated entity, in an amount not to exceed \$2,000,000 for an ownership development to be known as Moontower Flats, located at or near 1910 East Martin Luther King Junior Boulevard, Austin, Texas 78702. Funding is available in the Fiscal Year 2024-2025 Capital Budget of the Austin Housing Finance Corporation.
The motion authorizing the negotiation and execution of a loan agreement and related documents with Texas State Affordable Housing Corporation, or an affiliated entity, was approved on consent on Director Qadri's motion, Director Harper-Madison's second on an 11-0 vote.

- AHFC13.** Authorize negotiation and execution of a loan agreement and related documents with Aspire at Big Austin, LP, or an affiliated entity in an amount not to exceed \$8,755,000, for a multifamily rental development to be known as Aspire at Big Austin, located at or near 1000 East Braker Lane, 78753. Funding is available in the Fiscal Year 2024-2025 Capital Budget of the Austin Housing Finance Corporation. **The motion authorizing the negotiation and execution of a loan agreement and related documents with Aspire at Big Austin, LP, or an affiliated entity, was approved on consent on Director Qadri's motion, Director Harper-Madison's second on an 11-0 vote.**

President Watson adjourned the meeting at 11:29 a.m. without objection