

**STRATEGIC HOUSING FINANCE CORPORATION  
BOARD OF DIRECTORS  
REGULAR MEETING  
502 E. Highland Mall Blvd., Suite 106-B  
Austin, Texas 78752  
September 6, 2018  
10:00 a.m.**

**MINUTES**

The Strategic Housing Finance Corporation of Travis County, Texas, held a Regular Board of Directors meeting at 502 East Highland Mall Blvd., 106-B, Austin, TX 78752 on the above date. A quorum was established, and President Eddie Karam called the meeting to order at 10:20 a.m.

**1. CALL TO ORDER, ROLL CALL**

Roll Call of Directors: President Eddie Karam, Vice President Wilmer Roberts, Director John Hernandez. Absent: Director Ann Denton, Director Robbye Meyer. Guests: Cliff Blount with Naman, Howell, Smith & Lee, PLLC. Staff in Attendance: Executive Vice President Patrick Howard, Director of Real Estate Development Robert Onion, Executive Assistant Esther Johnson, Senior Administrative Assistant Debbie Honeycutt, Project Coordinator Nancy Rojas and Intern Jack Vowell.

**2. CERTIFICATION OF QUORUM**

Executive Vice President Patrick Howard certified the quorum.

**3. CITIZEN COMMUNICATION**

*Anyone desiring to discuss or comment on items directly related to SHFC is always welcome; sign-in must be completed prior to the opening of the meeting. Please limit all presentations to 3 minutes or less. If the item is deemed related to an agenda item at the current meeting, the presiding officer will inform the citizen that pending action(s) remain.*

There were none at that time.

**4. CONSENT AGENDA**

4A. Approval of the Minutes from May 22, 2018 Joint Special Meeting / Budget Work Session

4B. Approval of the Minutes from May 22, 2018 Joint Special Meeting / Budget Work Session

Vice President Wilmer Roberts made a **motion** to approve Item 4A and 4B. Director John Hernandez seconded the motion, which **passed** unanimously.

**5. REPORTS**

5A. Presentation and discussion regarding Existing Affordable Multifamily Development

Partnerships {Robert Onion, Director of Real Estate}

*(Cityview at the Park Apartments, Southpark Ranch Apartments, Paddock at Norwood Apartments, Forest Park Apartments, Silver Springs Apartments, William Cannon Place Apartments, Heights on Parmer Apartments, Cambridge Villas, Austin Colorado Creek Apartments, Marquis at Shoreline Apartments, Austin Creekview Apartment Homes, Heights on Parmer Phase II Apartments, Parmer at Boyce Apartments and Del Valle Apartments)*

Director of Real Estate Development Robert Onion presented Item 5A.

5B. Presentation and discussion regarding Potential Affordable Multifamily Development

Partnerships {Robert Onion}

Mr. Onion presented Item 5B.

5C. Governance, Finance and Administration Committee

There were none at that time.

5D. Real Estate Development Committee

There were none at that time.

**6. REGULAR AGENDA**

6A. Presentation, discussion and possible action to **Resolution No. SHFC-2018-12** To *Approve* the prescription of the form and substance of an Agreement to Issue Bonds for Multifamily Housing Revenue Bonds (Ventura at Parmer Lane Apartments) series 2018, to be located at Parmer Lane and Highway 130, Austin, Travis County, Texas; and *Authorize* the execution of such agreement; and *Authorize* the filing of an application with the Texas Bond Review Board for a reservation of an allocation of State volume cap for private activity bonds; and *Authorize* additional provisions relating thereto.

Mr. Hernandez made a **motion** to approve Resolution No. SHFC-2018-12. Vice President Roberts seconded the motion, which **passed** unanimously.

6B. Presentation, discussion and possible action of **Resolution No. SHFC-2018-13**: To *Authorize* and direct the officers and staff of Strategic Housing Finance Corporation of Travis County to pursue ownership opportunities for the Rosemont at Williamson Creek Apartments located at 4509 E St Elmo Rd, Austin, Texas, 78744 and to negotiate and execute a memorandum of understanding related to the ownership of such apartment community.

Vice President Roberts made a **motion** to approve Resolution No. SHFC-2018-13. Mr. Hernandez seconded the motion, which **passed** unanimously.

6C. Presentation, discussion and possible action of **Resolution No. SHFC-2018-14**: To *Authorize* and direct the officers and staff of Strategic Housing Finance Corporation of Travis County to pursue ownership opportunities for the Blunn Creek Apartments located at 701 Woodward St, Austin, Texas, 78704 and to negotiate and execute a memorandum of understanding related to the ownership of such apartment community.

Vice President Roberts made a **motion** to approve Resolution No. SHFC-2018-14. Ms. Hernandez seconded the motion, which **passed** unanimously.

6D. Presentation and discussion regarding partnership opportunities to serve affordable housing tenants at 80% or below of AMI Under Chapter 303 of the State of Texas Legislature (the Public Facility Corporation Act).

Mr. Onion presented Item 6D.

6E. Discussion and consideration regarding Board of Directors issues and concerns

There were none at that time.

**EXECUTIVE SESSION**

- According to the Texas Government Code Annotated 551.071, Consulting with Attorney
- According to the Texas Government Code Annotated 551.072, Real Property
- According to the Texas Government Code Annotated 551.074, Personnel Matters
- According to the Texas Government Code Annotated 551.076, Security
- According to the Texas Government Code Annotated 551.087, Economic Development Negotiations

The Board of Directors may consider any matter posted on the agenda in Executive Session if there are issues that require consideration in Executive Session and the Board of Directors announce that the item will be considered during the Executive Session.

There were none at that time.

Reconvene from Executive Session and take any action deemed necessary as a result of the Executive Session discussions

N/A

## ADJOURNMENT

Vice President Roberts made a **motion** to adjourn the Board meeting. Mr. Hernandez seconded the motion, which **passed** unanimously.

The Board meeting adjourned at 11:10 a.m.

Respectfully submitted,



Patrick Howard, Executive Vice President

## MISSION STATEMENT

*Preserving and developing affordable housing and vibrant communities  
to enhance the quality of life for all.*

- A copy of these minutes can be found on the web site ([www.hatctx.com](http://www.hatctx.com))
- An audio recording is available upon request, 512-854-8245