

**STRATEGIC HOUSING FINANCE CORPORATION  
BOARD OF DIRECTORS  
REGULAR MEETING  
502 E. Highland Mall Blvd., Suite 106-B  
Austin, Texas 78752  
February 4, 2021  
10:00 a.m.**

**MINUTES**

The Strategic Housing Finance Corporation of Travis County, Texas, held a Regular Board of Directors Meeting via Zoom on the above date.

<https://us02web.zoom.us/j/2496318264?pwd=TmVYWEVRM3JRK1pPMHdhNmVDWTNvQT09>

**Dial by your location  
1-346-248-7799 US (Houston)  
Meeting ID: 249 631 8264  
Password: 547394**

**I. CALL TO ORDER / ROLL CALL / CONFIRMATION OF QUORUM**

A quorum was established, and President Wilmer Roberts called the meeting to order at 11:11 a.m.

Roll Call of Directors: President Wilmer Roberts, Vice President Ann Denton, Director John Hernandez, Director Eddie Karam, Director Robbye Meyer. President Wilmer Roberts left the meeting at 11:35 a.m. & Director Robbye Meyer left the meeting at 12:00 p.m. Guest: Cliff Blount with Naman, Howell, Smith & Lee PLLC and Jessica Chen with Brown, Graham & Company, PC. Staff in Attendance: CEO/Executive Vice President Patrick Howard, Executive Assistant Shannon Farese, Director of Real Estate Development Robert Onion, Sr. Administrative Assistant Debbie Honeycutt, Asset Manager Keith Hoffpaur, Director of Finance Subra Narayanaiyer. Executive Vice President Patrick Howard certified the quorum.

**II. CONSENT AGENDA**

A. Approval of the Minutes from the January 14, 2021 Annual Meeting

Director Robbye Meyer made a **motion** to approve Items II.A. Director Eddie Karam seconded the motion, which **passed** unanimously.

**III. PUBLIC FORUM / CITIZEN COMMUNICATION**

- Anyone desiring to discuss or comment on items directly related to the SHFC is always welcome.
- 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.
- Speakers must sign-in prior to the start of the Board Meeting by emailing Debbie Honeycutt at [Debbie.Honeycutt@traviscountytx.gov](mailto:Debbie.Honeycutt@traviscountytx.gov)
- Maximum three-minute limit per speaker.

There were none at that time.

#### IV. ACTION ITEM

A. Resolution No. SHFC-2021-01	To <u>Approve</u> the authorization of the issuance of Multifamily Housing Revenue Bonds, the proceeds of which will be used to finance the acquisition and/or rehabilitation of the Rosemont at Oak Valley apartments located at 2800 Collins Creek Drive, Austin, Travis County, Texas; <u>Authorize</u> 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 <u>Authorize</u> additional provisions relating thereto.
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Ms. Meyer made a **motion** to approve Item IV.A. Mr. Karam seconded the motion.

After much discussion and a failure to come to an agreement regarding the need to have a commitment from the partner regarding 30% AMI units Ms. Meyer withdrew her motion.

There was no action taken.

#### V. DISCUSSION ITEM – *Subra Narayananaiyer*

A. Discussion regarding the preparation of an FY20 Audit for SHFC – *Subra Narayananaiyer*

Director of Finance Subra Narayananaiyer and Jessica Chen presented Item V.A.

After the background information was provided to the Board members from Jessica Chen, it was decided an audit of Strategic Housing Finance Corporation (SHFC) was not a requirement.

#### VI. EXECUTIVE VICE PRESIDENT’S REPORT

A. Existing Affordable Multifamily Development Partnerships – *Robert Onion*

B. Potential Affordable Multifamily Development Partnerships – *Robert Onion*

Director of Real Estate Development Robert Onion presented Item VI.A. & VI.B.

- Existing and Pending Developments Reports
- Potential Partnership Report

#### VII. NEW / UNFINISHED BUSINESS

A. Discussion and consideration regarding Board of Directors issues and concerns

Vice President Ann Denton suggested working with staff on a step by step plan for 30% units.

#### VIII. EXECUTIVE SESSION

- The Board of Directors may consider any item posted on the Agenda in Executive Session if there are issues that require consideration, and the Board of Directors announce that the item will be considered during such time in accordance with one or more of the following:
  - Texas Government Code Annotated 551.071, Consulting with Attorney
  - Texas Government Code Annotated 551.072, Real Property
  - Texas Government Code Annotated 551.074, Personnel Matters
  - Texas Government Code Annotated 551.076, Security
  - Texas Government Code Annotated 551.087, Economic Development Negotiations

## IX. ADJOURNMENT

Director John Hernandez made a **motion** to adjourn the Board meeting. Mr. Karam seconded the motion, which **passed** unanimously.

The Board meeting adjourned at 12:12 p.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