

**STRATEGIC HOUSING FINANCE CORPORATION  
BOARD OF DIRECTORS  
REGULAR MEETING  
502 E. Highland Mall Blvd., Suite 106-B  
Austin, Texas 78752  
March 25, 2021  
9:30 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**

President Wilmer Roberts called the meeting to order at 9:30 a.m.

Roll Call of Directors: President Wilmer Roberts; Vice President Ann Denton; Director John Hernandez; Director Eddie Karam; Director Robbye Meyer. Executive Vice President Patrick certified the quorum.

Guests: Cliff Blount with Naman, Howell, Smith & Lee PLLC, T.G. Crowe; Craig Lintner and Jean Latsha with Pedcor Companies.

Staff in Attendance: CEO/Executive Vice President Patrick Howard; Director of Real Estate Development Robert Onion; Sr. Administrative Assistant Debbie Honeycutt; Asset Manager Keith Hoffpaur; Director of Voucher Programs and Homeless Initiatives Christina Montes; Housing Managers Gabrielle Jones and Carlos Guzman; Director of Finance Subra Narayanaier.

**II. CONSENT AGENDA**

- A. Approval of the Minutes from the March 4, 2021 Regular Meeting
- B. Approval of the Minutes from the March 9, 2021 Joint Strategic Planning Work Session Meeting

Vice President Ann Denton made a **motion** to approve Items II.A and II.B. Director Eddie Karam seconded the motion, which **passed** unanimously.

**III. PUBLIC FORUM / CITIZEN COMMUNICATION**

Speakers:

- Kecia Prince; Lisa Rheams; Maria Chaves tenants at Rosemont at Oak Valley Apartments.
- Jesus Chaves with the *Austin Tenants Council*
- Stephanie Rodriguez

Tenants of Rosemont at Oak Valley and persons from Austin Tenants Council spoke to the Board Members and Staff regarding the damage at Rosemont at Oak Valley caused by the storm that occurred in February 2021.

- Issues that were brought up were water damage to units which are not inhabitable.
- Issues with units before the storm for example critters in the ceiling.
- Prorated rent for tenants that were living in inhabitable units.
- Units inhabitable and still having to pay rent.
- Excessive amounts of debris and trash around the property.

Director John Hernandez asked if staff could get the letters that tenants sent to the management company of Rosemont at Oak Valley.

#### IV. ACTION ITEMS

A. Resolution No. SHFC-2021-02	To <u>Adopt</u> Policy Statements on Affordable Housing Development, as drafted
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Vice President Denton made a **motion** a approve Item IV. A. Mr. Karam seconded the motion, which **passed** unanimously.

B. Resolution No. SHFC-2021-03	To <u>Approve</u> the prescription of the form and substance of an Agreement to Issue Bonds for Multifamily Housing Revenue Bonds (Interport Apartments), to be located south of Dionda Lane, east of Falwell Lane, Del Valle, Travis County, Texas, 78617; <u>Authorize</u> the execution of such agreement; <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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Vice President Denton made a **motion** a approve Item IV.B. Director Robbye Meyer seconded the motion, which **passed** unanimously.

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

- A. Existing Affordable Multifamily Development Partnerships – *Robert Onion*
- B. Potential Affordable Multifamily Development Partnerships – *Robert Onion*
- C. Finance & Administration – *Subra Narayanaiyer*

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

- Existing and Pending Developments Reports
- Potential Partnership Report

Director of Finance Subra Narayanaiyer presented Item V.C.

- SHFC February 2021 Monthly Finance Report

#### VI. NEW / UNFINISHED BUSINESS

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

Vice President Ann Denton suggested scheduling a Real Estate Committee Meeting for March 29, 2021.

Present at next scheduled Real Estate Committee Meeting pro-rated rent, when will repairs be scheduled and health & safety issues regarding Rosemont at Oak Valley.

## VII. 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

There were none at that time.

## VIII. ADJOURNMENT

Vice President Denton made a **motion** to adjourn the Board meeting. Ms. Meyer seconded the motion, which **passed** unanimously.

The Board meeting adjourned at 10:56 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