

**STRATEGIC HOUSING FINANCE CORPORATION  
BOARD OF DIRECTORS  
SPECIAL MEETING  
502 E. Highland Mall Blvd., Suite 106-B  
Austin, Texas 78752  
May 5, 2022  
10:45 a.m.**

**MINUTES**

The Strategic Housing Finance Corporation of Travis County, Texas, held a Regular Board of Directors Meeting at 502 E. Highland Mall Blvd., 106-B Austin, Texas 78752 on the above date.

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

A quorum was established, and President Wilmer Roberts called the meeting to order at 11:00 a.m.

Roll Call of Directors: President Wilmer Roberts; Vice President Lisa Rheams; Director Julio Gonzales; Director Kecia Prince; Director Christina Rosales; Absent: Director AJ Bingham; Director Rosa Rios Valdez. Guest: Cliff Blount, J. Baird Smith and Gaylonn Clemmons with Naman, Howell, Smith & Lee PLLC; Jeremy Bristol with Capstone Management. Staff in Attendance: CEO/Executive Vice President Patrick Howard; Executive Assistant Omar Nesbit; Director of Real Estate Development Robert Onion; Asset Manager Keith Hoffpaur; Sr. Administrative Assistant Debbie Honeycutt; Director of Finance Subra Narayananier.

Executive Vice President Patrick Howard certified the quorum.

**II. 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@traviscountytexas.gov](mailto:Debbie.Honeycutt@traviscountytexas.gov)*
- *Maximum three-minute limit per speaker.*

Gabby Garcia with Basta

- Lease addendum
- Process with repairs
- Tenants waiting on reimbursements
- Tenants not receiving copies of leases
- Mailbox issues
- Security issues

Diana Villanueva Tenant at Rosemont

- Walls are back up; second restroom is complete and new flooring throughout the unit
- Lack of communication with the construction crew

Sade Forchs Tenant at Rosemont

- Moved back in her unit a month ago and filled out a repair list and an inventory walk through list. None of those repairs have been fixed.

Mr. Rodriguez Tenant at Rosemont

- Repairs are being completed at unit
- Thanked the management company

Keyionda Goff Tenant at Rosemont

- Could not hear what she said inaudible

Elsa Tenant at Rosemont

- A/C cleaned, and the cap was left off and freon leaked out. Jeremy with Capstone had it fixed the following day.
- Communication is better between Capstone staff and tenants

### III. CONSENT AGENDA

A. Approval of the Minutes from the April 7, 2022 Regular Meeting

Director Christina Rosales made a **motion** to approve Item III.A. Director Kecia Prince seconded the motion, which **passed** unanimously.

### IV. REGULAR AGENDA

A. Rosemont at Oak Valley Status Updates

1. Unit build back plan / schedule

B. Discussion of future option for City View at the Park Apartments

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

- Estimated construction cost to date has remained \$15,264,330.00.
- Total operating deficit to date \$1,293,224.00
- Total sources to date \$16,557,554.00
- Occupancy is currently at 58%
- Lawsuit with BR-Texas in the amount of \$157,976.00
- Lawsuit with Alfred Contractors in the amount of \$99,850.00
- Sole Contractors are owed \$1,257,069.73 has not filed a lawsuit at this time however, they have made a claim
- The remaining Insurance proceeds and reserves have been requested from the Trustee in the amount of \$749,502.88
- Counsel has suggested including the Insurance Company within that lawsuit and name them as an additional defendant

Jeremy Bristol with Capstone Management presented Item IV.1.

- Total vacancies as of April 30, 2022 are 122 units
- 36 total # of units completed as of April 30, 2022

Director of Real Estate Development Robert Onion presented Item IV.B.

- On or about late 2006, City View at the Park LP was closed into a construction loan where SHFC became the General Partner of the Partnership and provided a property tax exemption through a ground lease to the Partnership.
- **Option 1** – Refinance the Debt – SHFC could issue Essential Purpose Bonds for an estimated \$6 million dollars based upon current interest rates and a 30-year amortization.
- **Option 2:** Seek Long term financing such as the HUD 223 F program which may provide a higher loan amount than projected earlier.
- **Option 3:** Offer the property for sale and dissolve the Partnership.
- **Option 4:** Consider the sale of the General Partner interest to City of Austin for the proposed purchase price of **\$1,400,000** or a negotiated higher price.
- Place future options for City View at the Park Apartments on the June Agenda

## V. BOARD COMMITTEE REPORTS

- A. Real Estate Committee – Did not meet
- B. H.R. Committee – Did not meet
- C. Governance Committee – Did not meet
- D. Quality of Life Committee – Did meet. Discussion was regarding the tenant bill of rights

## VI. EXECUTIVE VICE PRESIDENT REPORTS

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

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

- Villages of Middle Fiskville has closed
- There are no current pending developments. Transactions that SHFC sponsored with the Bond Review Board did not receive favorable lottery numbers and the issue with the lease addendum RHDA that might apply to new developments

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

There were no Potential Developments at that time because the bond 4% is not a viable program now.

- C. Finance – *Subra Narayananaiyer*

Director of Finance Subra Narayananaiyer presented Item VI.C.

- SHFC revenues from partnerships currently is \$614,120.00
- Rosemont total expenses through March 31, 2022 is \$1,787,585
- Awaiting to be reimbursed by Travis County \$1,250,269

## VII. NEW / UNFINISHED BUSINESS

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

Director Julio Gonzales presented a document that was included in the Board Reports.

President Wilmer Roberts asked if Board members have completed the Open Meeting training.

Place proposed message board item on the June agenda.

## 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*


There were no Executive Session at that time.

## IX. ADJOURNMENT

Director Christina Rosales made a **motion** to adjourn the Board meeting. Director Lisa Rheams seconded the motion, which **passed** unanimously.

The Board meeting adjourned at 12:20 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))