



AUSTIN HOUSING FINANCE CORPORATION

BOARD OF DIRECTORS' MEETING

AUSTIN HOUSING FINANCE CORPORATION

THURSDAY, September 28, 2017

Board of Directors:
 Steve Adler, President
 Kathie Tovo, Vice President
 Ora Houston, Director
 Delia Garza, Director
 Sabino Renteria, Director
 Greg Casar, Director
 Ann Kitchen, Director
 Jimmy Flannigan, Director
 Leslie Pool, Director
 Ellen Troxclair, Director
 Alison Alter, Director
 Elaine Hart, General Manager
 Jannette Goodall, Secretary
 Rosie Truelove, Treasurer
 Anne Morgan, General Counsel

The Board of Directors of the Austin Housing Finance Corporation (AHFC) was convened on Thursday, September 28, 2017, in the Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas. The following were the AHFC items considered by the Austin Housing Finance Corporation's Board of Directors.

President Adler called the meeting to order at 4:12 p.m. Director Troxclair was absent.

CONSENT AGENDA

The following items were acted on in a combined motion.

- AHFC1. Approve the minutes of the March 23, 2017 and August 3, 2017 Board meeting of the Austin Housing Finance Corporation
The motion approving the March 23, 2017 and August 3, 2017 Board meetings of the Austin Housing Finance Corporation was approved on Director Renteria's motion, Director Garza's second on a 10-0 vote. Director Troxclair was absent.
- AHFC2. Approve an inducement resolution for private activity bond financing to be submitted to the Texas Bond Review Board for an allocation of up to \$20,000,000 in private activity volume cap multi-family non-recourse bonds, by Austin DMA Housing III, LLC, or an affiliated entity, for a proposed affordable multi-family development for seniors to be known as The Nightingale and located at 5900 Charles Merle Drive in the Goodnight Ranch Planned Unit Development. (District 2)
Resolution No. 20170928-AHFC002 was approved on Director Renteria's motion, Director Garza's second on a 10-0 vote. Director Troxclair was absent.
- AHFC3. Set a public hearing to receive public comment regarding the issuance of up to \$50,000,000 dollars of Multi-family Housing Revenue Bonds to be issued by the Austin Housing Finance Corporation to finance the rehabilitation of the senior housing units in the Rebekah Baines Johnson Center and the development of additional new affordable senior housing at the site, located at 21 Waller Street, by the Austin Geriatric Center, Inc., or an affiliated entity. (District 3) (Suggested date and time: October 19, 2017 beginning at 10:30 a.m. at Austin City Hall, 301 W. Second Street, Austin, TX)
The public hearing was set for October 19, 2017, 10:30 a.m. at 301 W. Second Street, Austin, TX on Director Renteria's motion, Director Garza's second on a 10-0 vote. Director Troxclair was absent.

- AHFC4. Approve an inducement resolution for private activity bond financing to be submitted to the Texas Bond Review Board for an allocation of up to \$50,000,000 in private activity volume cap multi-family non-recourse bonds, by the Austin Geriatric Center, Inc., or an affiliated entity, for the rehabilitation of the senior housing units in the Rebekah Baines Johnson Center and the development of additional new affordable senior housing at the site, located at 21 Waller Street. (District 3)
Resolution No. 20170928-AHFC004 was approved on Director Renteria's motion, Director Garza's second on a 10-0 vote. Director Troxclair was absent.
- AHFC5. Set a public hearing to receive public comment regarding the issuance of up to \$13,000,000 of Multi-family Housing Revenue Bonds to be issued by the Austin Housing Finance Corporation to finance the development of the Housing First Oak Springs Apartments by Housing First Oak Springs, LP, or an affiliated entity, for a proposed affordable multi-family development to be located at 3000 Oak Springs Drive. (District 1) (Suggested date and time: 10:30 a.m., Thursday, October 19, 2017, Austin City Hall, 301 W. 2nd Street, Austin, Texas 78701)
The public hearing was set for October 19, 2017, 10:30 a.m. at 301 W. Second Street, Austin, TX on Director Renteria's motion, Director Garza's second on a 10-0 vote. Director Troxclair was absent.
- AHFC6. Set a public hearing to receive public comment regarding the issuance of up to \$20,000,000 of Multi-family Housing Revenue Bonds to be issued by the Austin Housing Finance Corporation to finance the development by Austin DMA Housing III, LLC, or an affiliated entity, for a proposed affordable multi-family development for seniors to be known as The Nightingale and located at 5900 Charles Merle Drive in the Goodnight Ranch Planned Unit Development. (District 2) (Suggested date and time: October 19, 2017 beginning at 10:30 a.m. at Austin City Hall, 301 W. Second Street, Austin, TX)
The public hearing was set for October 19, 2017, 10:30 a.m. at 301 W. Second Street, Austin, TX on Director Renteria's motion, Director Garza's second on a 10-0 vote. Director Troxclair was absent.
- AHFC7. Authorize the negotiation and execution of a one-year contract with the AUSTIN AREA URBAN LEAGUE to fund and administer the Emergency Home Repair Program in an amount not to exceed \$1,000,000 with one 12 month extension option in an amount not to exceed \$1,000,000 for a total contract amount not to exceed \$2,000,000.
The motion to approve the negotiation and execution of a contract with Austin Area Urban League was approved on Director Renteria's motion, Director Garza's second on a 10-0 vote. Director Troxclair was absent.
- AHFC8. Authorize the negotiation and execution of a one-year contract with the HOUSING AUTHORITY OF THE CITY OF AUSTIN to fund and administer the Tenant-Based Rental Assistance Program which provides housing subsidies to homeless families in an amount not to exceed \$527,000 with one 12-month extension option in amount not to exceed \$527,000 for a total contract amount not to exceed \$1,054,000.
The motion to approve the negotiation and execution of a contract with the Housing Authority of the City of Austin was approved on Director Renteria's motion, Director Garza's second on a 10-0 vote. Director Troxclair was absent.

AHFC9. Authorize negotiation and execution of a one-year service agreement with the City under which the Austin Housing Finance Corporation will manage and operate various housing programs on the City's behalf during Fiscal Year 2017-2018 to be funded by the United States Department of Housing and Urban Development and local housing funds in an amount not to exceed \$17,782,983.

The motion to approve the negotiation and execution of a service agreement with the City of Austin was approved on Director Renteria's motion, Director Garza's second on a 10-0 vote. Director Troxclair was absent.

AHFC10. Authorize negotiation and execution of 12-month contracts with each of the following seven non-profit agencies: AMERICAN YOUTHWORKS, AUSTIN AREA URBAN LEAGUE, INC., AUSTIN HABITAT FOR HUMANITY, INC., EASTER SEALS-CENTRAL TEXAS, INC., INTERFAITH ACTION OF CENTRAL TEXAS, MEALS ON WHEELS AND MORE, INC., and REBUILDING AUSTIN TOGETHER for repair of homes eligible through the G.O. Repair! program for a combined total amount not to exceed \$2,500,000.

The motion to approve the negotiation and execution of contracts with American Youthworks, Austin Area Urban League, Inc., Austin Habitat for Humanity, Inc., Easter Seals-Central Texas, Inc., Interfaith Action of Central Texas, Meals on Wheels and More, Inc., and Rebuilding Austin Together was approved on Director Renteria's motion, Director Garza's second on a 10-0 vote. Director Troxclair was absent.

President Adler adjourned the meeting at 4:31 p.m. without objection.

The minutes were approved on this the 7th day of December 2017 on Director Renteria's motion, Director Casar's second on a 9-0 vote. Director Garza and Director Troxclair were absent.