

Travis County Facilities Corporation
Board of Directors
Regular Meeting
502 East Highland Mall Blvd., Suite 106-B
Austin, TX 78752

September 4, 2025
9:30 A.M.

MINUTES

The Travis County Facilities Corporation (TCFC) held a Regular Board of Directors meeting on September 4, 2025, at 502 East Highland Mall Blvd., Suite 106-B, Austin, Texas 78752, and via the Zoom link provided below.

<https://Hatctx.com/zoom>

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

- a. Vice President Flores called the meeting to order at approximately 9:30 A.M.
- b. CEO/Executive Director Patrick B. Howard conducted a Roll Call of Directors.
 - i. President Sharal Brown: Present (Virtual)
 - ii. Vice President Judy Flores: Present
 - iii. Director Laura Goettsche: Present
 - iv. Director Wilmer Roberts: Present
 - v. Director Jimmy Paver: Absent
- c. CEO/Executive Director Patrick B. Howard confirmed a quorum.
- d. Staff in attendance: CEO/Executive Director Patrick B. Howard; Director of Voucher Programs & Homeless Initiatives Christina Diaz; Director of Affordable Housing Programs Carlos Guzman; Director of Finance & Administration Subra Narayanaier; Foundation Liaison Itzel Diaz Cornejo; and Executive Assistant Arlenne Lozano.
- e. Others in attendance: LifeWorks Liz Shonefeld, LifeWorks William Rivas-Rivas, Capital A Conor Kenny, David West (virtual), Bracewell LLP Attorney Summer Greathouse (virtual), Kevin Bryniak

II. CONSENT AGENDA

- a. Approval of Minutes from the June 5, 2025, Regular Meeting
 - i. Director Goettsche made a **motion** for approval.
 - ii. Director Roberts **seconded** the motion.
 - iii. Motion **passed** unanimously.

III. PUBLIC FORUM / CITIZEN COMMUNICATION

N/A

IV. REGULAR AGENDA

- a. **Resolution No. TCFC-2025-13**, To Approve inducing the Perch Manor Downs Build-To-Rent Project in partnership with Good + West Residential and the Town Lake Company, to be located at 9001 Hill Lane withing the Austin ETJ; and To Authorize the negotiation and execution of a term sheet; and other matters in connection with therewith.

- i. CEO/Executive Director Howard introduced Good + West partner David West who provided an overview of the project. The proposed development would include 104 units at 80% AMI for 30% of those units going for \$2,291 in rent; 71 units at 60% AMI for 20% of those units. Residential features include a pool, fitness center, dog park, and a pickleball court. The development is about half a mile away from Manor middle high school and Manor high school.
- ii. Director Goettsche made a **motion** for approval.
- iii. Director Roberts **seconded** the motion.
- iv. Motion **passed** unanimously.

V. REGULAR AGENDA

- a. Finance Report as of July 31, 2025
 - i. Director of Finance & Administration Narayanaier presented the financial report, informing the Board of Commissioners that HATC's total liability and equity amounts to \$7,057,917.
 - ii. Director Roberts inquired about ongoing uncertainties within the current marketplace landscape.
 - iii. Vice President Flores requested an update on the status of the pending sale of citizen house of the Bergstrom property.
 - CEO/Executive Director Howard reported that sale is nearing completion, describing the progress as "close."
- b. LifeWorks Guest Speakers provided updates on their 2025 project activities:
 - i. The majority of the financing for their projects has been secured:
 - One remaining financing agreement is expected to close in November 2025.
 - Remaining project completions are anticipated in the latter half of 2027.
 - ii. LifeWorks representatives noted that one of the major challenges they are observing in the market is a rise in rental rates, which is occurring concurrently with a decline in available financing.
 - iii. Conor Kenny from Capital A highlighted the efforts of the Austin Area Urban League, which maintains a 100% voucher-friendly policy. The organization works actively to transitions individuals into stable housing and out of homelessness.

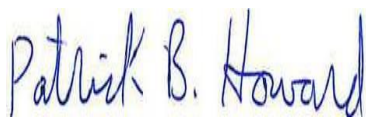
VI. EXECUTIVE SESSION

N/A

VII. ADJOURNMENT

- i. Director Roberts made a **motion** for approval.
- ii. Director Goettsche **seconded** the motion.
- iii. Motion **passed** unanimously.

The meeting was adjourned at approximately 9:50 A.M.



Patrick B. Howard, Secretary
Travis County Facilities Corporation