

Board Agenda for Regular Meeting



February 5, 2026

AGENDA

February 5, 2026

9:30 A.M.

The Board of Commissioners will meet at 502 E. 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

MISSION STATEMENT: To create safe, affordable, and livable housing options that empower individuals and families to thrive, fostering strong, inclusive communities for generations to come.

II. PUBLIC FORUM / CITIZEN COMMUNICATION

- Anyone desiring to discuss or comment on items directly related to the HATC is always welcome.
- If the item is deemed related to an Agenda item at the current meeting, the presiding officer will inform the guest that pending action(s) remain(s).
- Speakers must sign in prior to the start of the Board Meeting by emailing Arlenne Lozano at arlenne.lozano@traviscountytexas.gov.
- Each speaker is allotted a maximum of three minutes for their comments.
- In cases where multiple speakers represent the same organization, the primary speaker is permitted three minutes, while subsequent speakers are limited to one minute each. The total speaking time for all representatives from the same organization is capped at ten minutes.

III. PUBLIC HEARING

Consideration and possible action regarding Resolution No. HATC-2026-01, which is to Authorize:

- i. Travis County Facilities Corporation Multifamily Housing Tax-Exempt Revenue Bonds (Belmont Apartments) Series 2026A;
- ii. Travis County Facilities Corporation Multifamily Housing Taxable Revenue Bonds (Belmont Apartments) Series 2026B;
- iii. Travis County Facilities Corporation to Approve Authorizing the Bonds;
- iv. Travis County Facilities Corporation to Approve Authorizing its Participation in the Belmont Apartments Transaction;
- v. And Other Matters in Connection Therewith

IV. CONSENT AGENDA

- a. Approval of the Minutes of the January 14, 2026, Annual Meeting.

V. DISCUSSION ITEMS

HATC 2026-2030 Strategic Plan Priority Areas:

Enhance Housing Quality and Management Excellence | Maximize Resident Self-Sufficiency and Holistic Support | Visibility, Communication, and Community Engagement | Achieve Organizational Stability and Operational Efficiency | Drive Sustainable Growth and Resource Diversification

- a. Resident Spotlight – Good News: *Tamiko Richardson & Family*, Former HCV/CoC Program Participant
- b. CEO/Executive Director's Report
 - i. Voucher Programs/Homeless Initiatives
 - 1. HCV Programs (Conventional)
 - 2. Homeless Initiatives
 - 3. Special Purpose Vouchers
 - ii. Affordable Housing Program [Resident Services, Compliance, Occupancy, Physical Improvements, Delinquency, Service Requests]
 - 1. Eastern Oaks Apartments
 - 2. Summit Oaks Apartments
 - 3. Alexander Oaks Apartments
 - 4. Carson Creek Homes
 - 5. Manor Town Apartments
 - 6. Manor II Apartments
 - iii. HATC Finance Report for Period Ending in 11/30/2025
 - iv. HATC Foundation
 - v. Human Resources / Organizational Development
- c. Board Reports
 - i. Executive Committee - *Report on organizational leadership, long-range planning concepts, and high-level operational or administrative topics that may later be presented to the full Board for consideration.*
 - ii. Real Estate Committee - *Report on real property, redevelopment opportunities, community development initiatives, and potential real estate activities that may come before the Board.*
 - iii. Governance Committee - *Report on board structure, governance practices, policy frameworks, and board development topics for possible future presentation to the full Board.*
 - iv. HR Committee - Report on personnel-related topics, organizational structure considerations, and human resources policy concepts that may be presented to the Board for future action.
 - v. 50th Anniversary Committee- *Report on general ideas, themes, and planning concepts related to commemorative or milestone events of the Authority.*

VI. ACTION ITEMS

| | |
|-----------------------------|---|
| Resolution No. HATC-2026-01 | To <i>Authorize</i> Travis County Facilities Corporation Multifamily Housing Tax-Exempt Revenue Bonds (Belmont Apartments) Series 2026A; Travis County Facilities Corporation Multifamily Housing Taxable Revenue Bonds (Belmont Apartments) Series 2026B; Travis County Facilities Corporation to Approve Authorizing the Bonds; Travis County Facilities Corporation to Approve Authorizing its |
|-----------------------------|---|

HATC 2026-2030 Strategic Plan Priority Areas:

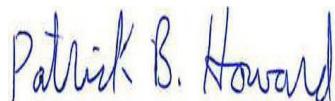
Enhance Housing Quality and Management Excellence | Maximize Resident Self-Sufficiency and Holistic Support | Visibility, Communication, and Community Engagement | Achieve Organizational Stability and Operational Efficiency | Drive Sustainable Growth and Resource Diversification

| | |
|--|--|
| | Participation in the Belmont Apartments Transaction; And Other Matters in Connection Therewith |
|--|--|

VII. EXECUTIVE SESSION

- *The Board of Commissioners may consider any item posted on the Agenda in the Executive Session if there are issues that require consideration, and the Board of Commissioners announces 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*

VIII. ADJOURNMENT



Patrick B. Howard, Secretary
Housing Authority of Travis County, Texas

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

II. PUBLIC FORUM / CITIZEN COMMUNICATION

III. PUBLIC HEARING

Consideration and possible action regarding
Resolution No. HATC-2026-01

IV. CONSENT AGENDA

- a. Approval of the Minutes of the January 14, 2026, Annual Meeting.

**Housing Authority of Travis County
Board of Commissioners
Annual Meeting
502 East Highland Mall Blvd., Suite 106-B
Austin, TX 78752**

**January 14, 2026
9:30 AM**

MINUTES

The Housing Authority of Travis County (HATC) held its Annual Board of Commissioners meeting on January 14, 2026, 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. Chair Laura Goettsche called the meeting to order at approximately 9:31 A.M.
 - b. Executive Assistant Arlenne Lozano conducted a Roll Call of Commissioners.
 - i. Chair Laura Goettsche: Present
 - ii. Commissioner Jolene Keene: Present
 - iii. Commissioner Sharal Brown: Present
 - iv. Commissioner Wilmer Roberts: Present
 - v. Commissioner Jimmy Paver: Present
 - c. CEO/Executive Director Patrick B. Howard confirmed a quorum.
 - d. Staff in attendance: CEO/Executive Director Patrick B. Howard; COO/Deputy Director Cora Thomas; Director of Voucher Programs & Homeless Initiatives Christina Diaz; Administrative Specialist Brittany Brown; Social Worker Jacqueline Garcia; Housing Specialist Joanne Lopez; and Executive Assistant to the CEO Arlenne Lozano
 - e. Others in attendance: DNRBSZ, P.C. Senior Associate Attorney Stanley Oliver Springerley
- II. PUBLIC FORUM / CITIZEN COMMUNICATION**
 - a. N/A
- III. ACTION ITEMS**
 - a. Administer the Oath of Office to newly appointed Commissioner
 - i. Chair Goettsche administered the Oath of Office and swore in Commissioner Keene.
- IV. CONSENT AGENDA**
 - a. Approval of the Minutes of December 4, 2025, Regular Meeting
 - 1. Commissioner Brown made a **motion** for approval.
 - 2. Commissioner Roberts **seconded** the motion.
 - 3. Commissioner Keene **abstained**.
 - 4. Motion **passed** by majority vote.
- V. DISCUSSION ITEMS**
 - a. Election of Officers (Chair and Vice-Chair)

- i. Chair Goettsche offered the recommendations prepared by the Governance Committee – Laura Goettsche, Chair, Sharal Brown, Vice-Chair.
- ii. Commissioner Paver made a **motion** for approval.
- iii. Commissioner Roberts **seconded** the motion.
- iv. Motion **passed** unanimously.

- b. Board Committee Assignments
 - i. Chair Goettsche proposed that the Committee assignments be as follows:
 - 1. Executive Committee - *Laura Goettsche and Sharal Brown*.
 - 2. Real Estate - *Sharal Brown and Jolene Keene*.
 - 3. Governance - *Jimmy Paver and Jolene Keene*.
 - 4. HR Committee - *Jimmy Paver and Wilmer Roberts*.
- c. Overview of the Adopted 2026-2030 Strategic Plan
 - i. CEO/Executive Director Patrick B. Howard provided a summary of the five key components of the Strategic Plan – *Enhancing housing quality and management excellence, maximizing resident self-sufficiency and holistic support, strengthen visibility, communication, and community engagement, achieve organizational stability and operational efficiency, and drive sustainable growth and resource diversification*.
- d. Year in Review: Resident Spotlight
 - i. COO/Deputy Director Cora Thomas provided a summary of the 2025 resident-focused events as they related to the three-pillars of the HATC Foundation – *Family Enrichment, Youth Development, and Self-Sufficiency*.

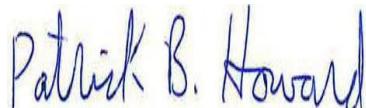
VI. EXECUTIVE SESSION

N/A

VII. ADJOURNMENT

- a. Commissioner Brown made a **motion** for approval.
- b. Commissioner Roberts **seconded** the motion.
- c. Motion **passed** unanimously.

The meeting was adjourned at approximately 10:01 A.M.



Patrick B. Howard, Secretary
Housing Authority of Travis County

V. DISCUSSION ITEMS

- a. Resident Spotlight – Good News:**
Tamiko Richardson & Family, Former HCV/CoC Program Participant

V. DISCUSSION ITEMS

- b. CEO/Executive Director's Report**
 - i. Voucher Programs/Homeless Initiatives**
 - 1. HCV Program (*Conventional*)**
 - 2. Homeless Initiatives**
 - 3. Special Purpose Vouchers**

CEO/Executive Director's Report
Item V.b.i.1. Voucher Programs/Homeless Initiatives
February 5, 2026
Subject: Housing Choice Voucher (HCV) Program (*Conventional*)

Background Information: The HCV program is financed by the U.S. Department of Housing and Urban Development (HUD) to provide rent subsidies in the form of housing assistance payments (HAP) to private Landlords on behalf of extremely low, very low-income individuals/families, senior citizens, and persons with disabilities. *HCV totals do not include COC, Mainstream, or EHV.*

Synopsis of Housing Choice Voucher Utilization – as of *12/31/25*

| 691 Total Number of Vouchers | |
|-------------------------------------|--|
| 435 | Number of Vouchers utilized (<i>Conventional</i>) |
| 658 | Total Lease-up for the HCV program (<i>Actual, i.e., 667/691</i>) |
| 95.22% | Total Lease-up for the HCV program (<i>Percentage, i.e., 667/691</i>) |
| <hr/> | |
| 396 | Applicants on the Waiting List |
| 81 | Port-In Families served by HATC |
| 19 | Number of HATC Project-Based Vouchers (<i>designated for Cambridge Villas</i>) |
| 19 | Number of HATC Project-Based Vouchers currently leased/under contract |

| Monthly Data Dec 2025 | | Housing Assistance Program Operations |
|------------------------------|--|--|
| 1 (COC) | | New Admissions |
| 82 | | Annual Reexaminations Completed |
| 25 | | Interims Completed |
| 19 | | Annual HQS Completed |
| 2 | | End of Participation |

Recommended Action:

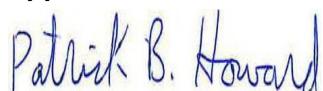
For discussion/information only. No action is needed.

Attachments:

- Housing Choice Voucher Programs Overview
- Total Households Served

Prepared by:

Christina Diaz, Director of Voucher Programs & Homeless Initiatives

Approval:


Patrick B. Howard, CEO/Executive Director

ATTACHMENT A

| | Leased | | HCV Allocation | % Leased |
|---|--------------------|------------------------------|----------------|----------|
| | First of the month | After the first of the month | | |
| Project Based Vouchers (PBV) | 19 | | 19 | 100% |
| Housing Choice Vouchers (<i>Conventional</i>) (HCV) | 435 | | 423 | 102.84% |
| Port-Outs (PO) HCV | 27 | | 27 | 100% |
| Non-Elderly and Disabled (NED) | 65 | | 75 | 86.67% |
| **HUD-VASH Vouchers | 22 | | 30 | 73.33% |
| **Homeless Preference | 38 | 1 | 40 | 97.50% |
| **Family Unification Program (FUP) | 47 | | 72 | 65.28% |
| **Stability Voucher Program (SV) | 4 | | 5 | 80.00% |
| Total | 657 | 1 | 691 | 95.22% |
| Total HCV Leased after the first of the month: | 658 | | | |

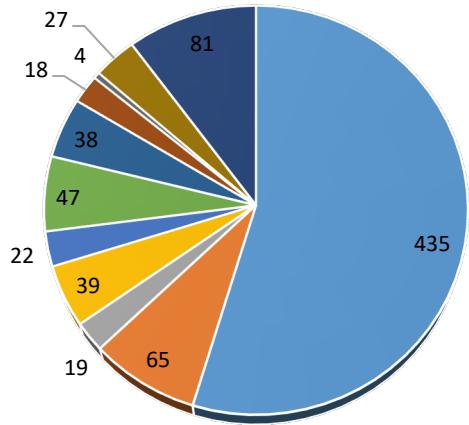
| Programs not counted in HCV TOTAL: | Leased (Last Day of month) | Voucher Allocation | % Leased |
|------------------------------------|----------------------------|--------------------|----------|
| **Continuum Of Care (COC) | 80 | 74 | 108.11% |
| Mainstream (MVP) | 38 | 49 | 77.55% |
| **Emergency Housing Vouchers (EHV) | 18 | 18 | 100% |
| Port Ins | 81 | N/A | N/A |

| Vouchers Searching (Not Leased) | Applicants | Current Participants | Total |
|---------------------------------|------------|----------------------|-------|
| TOTAL All Projects | 1 | 10 | 11 |

| | | | |
|--|--|--|-----|
| Waiting List (HCV, Choice PBRA, HP, MVP) | | | 396 |
|--|--|--|-----|

ATTACHMENT B

December 2025



- Housing Choice Voucher (HCV)
- Non-Elderly and Disabled (NED)
- Project-Based Vouchers (PBV)
- Homeless Preference (HP)
- Veterans Assistance Supportive Housing (VASH)
- Family Unification Program (FUP)
- Mainstream (MVP)
- Emergency Housing Vouchers (EHV)
- Stability Vouchers (SV)
- Port-Outs (PO)
- Port-Ins (PI)

CEO/Executive Director's Report

Item III.b.i.2. Voucher Programs/Homeless Initiatives

February 5, 2026

Subject: Homeless Initiatives

Synopsis of Housing Continuum of Care (CoC) Program – as of *12/31/25*

| | |
|--------------------|---|
| \$1,518,808 | HATC Total CoC award for 2024 competition |
| 7/1/25 – 6/30/26 | Grant period for current award – serving chronically homeless clients with a disability |
| 80 | Continuum of Care participants provided housing assistance |

Synopsis of Homeless Preference (HP HCV) – as of *12/31/25*

| | |
|--------------------------|--|
| One in every Four | Allocation of new Vouchers given to a referred homeless applicant via the HATC-adopted preference |
| Referrals | Those made by homeless-providing agencies in which HATC as a current MOU |
| 39 | Number of tenants under contact via the Homeless Preference |

Recommended Action:

For discussion/information only. No action is needed.

Attachments:

N/A

Prepared by:

Christina Diaz, *Director of Voucher Programs & Homeless Initiatives*

Approval:



Patrick B. Howard, *CEO/Executive Director*

CEO/Executive Director's Report

Item V.b.i.3. Voucher Programs/Homeless Initiatives

February 5, 2026

Subject: Special Purpose Vouchers (SPVs assigned by HUD)

a. Non-Elderly Disabled Vouchers (NED)

HATC has been awarded **75** Housing Choice Vouchers (HCVs) under different special-purpose voucher program types to serve non-elderly persons with disabilities.

Synopsis of Non-Elderly Disabled Vouchers (NED) – as of **12/31/25**

| | |
|-----------|---|
| 75 | Total Number of Housing Choice Vouchers awarded to HATC specifically for non-elderly persons with disabilities |
| 65 | Number of tenants under contract |

b. Family Unification Program (FUP)

The FUP is a program under which Housing Vouchers are provided to two different populations:

- i. Families for whom the lack of adequate housing is a primary factor in:
 - The imminent placement of the family's child or children in out-of-home care, or
 - The delay in the discharge of the child or children to the family from out-of-home care.

There is no time limitation on FUP family vouchers.

- ii. For a period not to exceed 36 months, otherwise eligible youths who have attained at least 18 years and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act and is homeless or is at risk of becoming homeless at age 16 or older.

Limitations for youth must not exceed 36 months.

Synopsis of Family Unification Program (FUP) – as of **12/31/25**

| | |
|-----------|--|
| 72 | Total Number of Family Unification Vouchers (FUP) |
| 34 | Original number of FUP awarded to HATC (as of 1/01/19) |
| 38 | Additional FUP awarded to HATC (as of 11/01/21) |
| 47 | Number of tenants under contract |

c. Mainstream Voucher Program (MVP)

Synopsis of Mainstream Voucher Program (MVP) – as of 12/31/25

| | |
|----|---|
| 49 | Total Number of Mainstream Voucher Program allocation |
| 30 | Original number of MVP awarded to HATC (as of 2/01/20) ^{1,2} |
| 9 | Additional Vouchers awarded to HATC as of 8/01/20 |
| 10 | Additional Vouchers awarded to HATC as of 9/01/22 |
| 38 | Number of tenants under contract |

¹**Note:** Original allocation of Vouchers under different special purpose voucher program types to serve non-elderly people (18-61) with disabilities.

²**Note:** The head of household does not have to be the qualifying disabled applicant. A member of the household must meet the qualifications.

d. Veteran's Affairs Supportive Housing (HUD-VASH)
Synopsis of Veteran's Affairs Supportive Housing (HUD-VASH) – as of 12/31/25

| | |
|----|---|
| 30 | Total Number of HUD-VASH allocation |
| 15 | Original number of HUD-VASH awarded to HATC as of 06/16 |
| 15 | Additional Vouchers awarded to HATC as of 2/01/20 |
| 22 | Number of tenants under contract |

e. Emergency Housing Vouchers (EHV)

- The Emergency Housing Voucher (EHV) program is available through the American Rescue Plan Act (ARPA).
- Through EHV, HUD provided 70,000 Housing Choice Vouchers to local Public Housing Authorities (PHAs) to assist individuals and families who are homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking or were recently homeless or have a high risk of housing instability.
- HATC has an MOU with Integral Care and Travis County Mental Health Public Defender to provide supportive services.
- Funding for this program ends in 2026. Participants will transfer to CoC or HCV.

Synopsis of Emergency Housing Vouchers (EHV) – as of 12/31/25

| | |
|----|---------------------------------------|
| 34 | Total Number of EHV allocation |
| 18 | Updated Attrition Total (as per HUD) |
| 18 | Number of tenants under contract |

f. Stability Vouchers (SV)

- The Stability Voucher initiative makes Housing Choice Voucher (HCV) assistance available to Public Housing Agencies (PHAs) in partnership with local Continuum of Care and/or Victim Service Providers to assist households experiencing or at risk of homelessness, those fleeing or attempting to flee

domestic violence, dating violence, sexual assault, stalking, human trafficking, and veterans and families that include a veteran family member that meets one of the proceeding criteria.

Synopsis of Stability Vouchers (SV) – as of *12/31/25*

5 | Total Number of SV allocation (as of 11/1/23)

4 | Number of tenants under contract

Recommended Action:

For discussion/information only. No action is needed.

Attachments:

N/A

Prepared by:

Christina Diaz, *Director of Voucher Programs & Homeless Initiatives*

Approval:

Patrick B. Howard

Patrick B. Howard, *CEO/Executive Director*

V. DISCUSSION ITEMS

b. CEO/Executive Director's Report

ii. Affordable Housing Program [Occupancy, Physical Improvements, Delinquency, Service Requests]

CEO/Executive Director's Report

Item V.b.ii Affordable Housing Program

February 5, 2026

Subject: An overview and summary of the activities within the Affordable Housing Program, consisting of the Project Based Rental Assistance (PBRA) properties (3), non-subsidized Senior Properties (2) and a Family site (1).

Background information:

| PROPERTY | ADDRESS | UNIT COUNT |
|-----------------------------------|---|------------|
| SEA RAD Apartments – Eastern Oaks | 4922 Nuckols Crossing, Austin, TX 78744 11607 | 30 |
| SEA RAD Oaks – Summit Oaks | Sierra Nevada Austin, TX. 78759 | 24 |
| SEA RAD Oaks – Alexander Oaks | 6119 Valiant Circle, Austin, TX. 78749 | 51 |
| Carson Creek Homes | 1300 Cool Shadow, Del Valle, TX. 78617 | 16 |
| Manor Town Apartments | 200 W. Carrie Manor St., Manor, TX. 78653 | 33 |
| Manor Town II | 212 S. Bastrop St, Manor, TX 78653 | 20 |
| TOTAL | | 174 |

Recommended Action:

For discussion/information only. No action is needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachments:

- A. Carleton Affordable Housing Report
- B. Service Requests Report

Prepared by:

Carlos Guzman, *Director of Affordable Housing Programs*

Approval:



Patrick B. Howard, *CEO/Executive Director*

| | |
|-----------------|--|
| PROPERTY | SEA RAD Apartments – Eastern Oaks |
|-----------------|--|

| | | | | |
|--|--|--|--|--|
| OCCUPANCY & RENT COLLECTION | | | | |
|--|--|--|--|--|

| Occupancy / Trend | Vacant Units / Notice to Vacate (NTV) | Leased Unit(s) | Delinquent Rent | Delinquency Notes |
|-------------------|---------------------------------------|-----------------|-----------------|--|
| 97% / 100% | 1 / 0 | Applicant(s): 1 | \$6,712.00 | Current - \$2,051.00 30 days - \$4,443.00 60 days - \$218.00 |

| MANAGEMENT PRIORITIES | STATUS |
|------------------------------|---------------|
|------------------------------|---------------|

| | |
|---|--|
| ▪ Compliance / Inspections | ▪ <i>The Pre-NSPIRE/Curb Appeal/Housekeeping inspections from U.S. Inspection Group were completed on August 18, 2025. Currently developing a Phase Out Plan to start FY 2026 QRT 1.</i> |
| ▪ OCAF / Annual Rent Adjustments | ▪ <i>The 2026 OCAF has been sent to HUD for review and approval.</i> |
| ▪ Routine / Periodic Maintenance | ▪ <i>Assessment completed for Re-Striping the entire property parking lot. Project to be completed FY2026 QRT 1.</i> ▪ <i>Property Winterization: Properties have been inspected and servicing HVAC /heating systems, checking and insulating pipes, sending notices to residents' doors with alerts and winter tips (e.g., dripping faucets) and placing Freeze warning signs around the properties.</i> |
| ▪ Capital Improvements | ▪ <i>A scope of work will be under development during the first QRT to replace all damaged gutters.</i> |

| SERVICE ISSUES BY CATEGORY¹ | NUMBER OF REQUESTS | COMMENTS |
|---|---------------------------|--|
| ▪ Appliance | 0 | All Service Requests during this period have been resolved |
| ▪ Building Exterior | 0 | |
| ▪ Communications | 0 | |
| ▪ Doors and Locks | 0 | |
| ▪ Electrical and lighting | 2 | |
| ▪ Flooring | 0 | |
| ▪ General | 3 | |
| ▪ Grounds and Landscaping | 0 | |
| ▪ Heating and cooling | 0 | |
| ▪ Plumbing and Bath | 4 | |
| ▪ Preventative Maintenance | 3 | |
| ▪ Safety Equipment | 0 | |
| SUBTOTAL | 12 | |

¹12/01/25-12/31/25

| PROPERTY | SEA RAD Apartments – Summit Oaks |
|----------|----------------------------------|
|----------|----------------------------------|

| OCCUPANCY & RENT COLLECTION | | | | |
|-----------------------------|--|--|--|--|
|-----------------------------|--|--|--|--|

| Occupancy / Trend | Vacant Units / Notice to Vacate (NTV) | Leased Unit(s) | Delinquent Rent | Delinquency Notes |
|-------------------|---------------------------------------|----------------|-----------------|-------------------|
|-------------------|---------------------------------------|----------------|-----------------|-------------------|

| | | | | |
|-----------|-------|-----------------|-------------|--|
| 92% / 92% | 2 / 0 | Applicant(s): 0 | \$10,038.00 | Current - \$4,717.00 30 days - \$2,375.00 60 days - \$2,946.00 |
|-----------|-------|-----------------|-------------|--|

| MANAGEMENT PRIORITIES | STATUS |
|-----------------------|--------|
|-----------------------|--------|

| | |
|---|--|
| ▪ Compliance / Inspections | ▪ <i>The TDHCA onsite monitoring review was on August 27, 2025. The official report was received with only 1 noted deficiency related to Social Services. The deficiency has already been corrected and submitted to Compliance to submit to the TDHCA for review. The TDHCA reviewed and accepted the submitted documents. The noncompliance issue is considered corrected.</i> |
| ▪ OCAF / Annual Rent Adjustments | ▪ <i>The 2026 OCAF has been sent to HUD for review and approval.</i> |
| ▪ Routine / Periodic Maintenance | ▪ <i>Assessment completed for Re-Striping the entire property parking lot. Project to be completed FY2026 QRT 1.</i> ▪ <i>Property Winterization: Properties have been inspected and servicing HVAC /heating systems, checking and insulating pipes, sending notices to residents' doors with alerts and winter tips (e.g., dripping faucets) and placing Freeze warning signs around the properties.</i> |
| ▪ Capital Improvements | ▪ <i>A scope of work will be under development during the first QRT to replace all damaged gutters.</i> |

| SERVICE ISSUES BY CATEGORY ¹ | NUMBER OF REQUESTS | COMMENTS |
|---|--------------------|--|
| ▪ Appliance | 2 | Service Requests during this period have been resolved |
| ▪ Building Exterior | 0 | |
| ▪ Communications | 0 | |
| ▪ Doors and Locks | 0 | |
| ▪ Electrical and lighting | 1 | |
| ▪ Flooring | 0 | |
| ▪ General | 0 | |
| ▪ Grounds and Landscaping | 0 | |
| ▪ Heating and cooling | 2 | |
| ▪ Plumbing and Bath | 4 | |
| ▪ Preventative Maintenance | 1 | |
| ▪ Safety Equipment | 0 | |
| SUBTOTAL | 10 | |

¹12/01/25-12/31/25

| PROPERTY | | SEA RAD Apartments – Alexander Oaks Apartments | | | | | |
|---|--|--|--|--|--|--|--|
| OCCUPANCY & RENT COLLECTION | | | | | | | |
| Occupancy / Trend | Vacant Units / Notice to Vacate (NTV) | Leased Unit(s) | Delinquent Rent | Delinquency Notes | | | |
| 94% / 94% | 3 / 0 | Applicant(s): 0 | \$17,823.00 | Current - \$7,200.00 30 days - \$4,900.00 60 days - \$4,047.00 90 days - \$1,676.00 | | | |
| MANAGEMENT PRIORITIES | | STATUS | | | | | |
| ▪ Compliance / Inspections | <ul style="list-style-type: none"> The TDHCA onsite monitoring review was on August 27, 2025. The official report was received with only 1 noted deficiency related to Social Services. The deficiency has already been corrected and submitted to Compliance to submit to the TDHCA for review. The TDHCA reviewed and accepted the submitted documents. The noncompliance issue is considered corrected. The Pre-NSPIRE/Curb Appeal/Housekeeping inspections from U.S. Inspection Group were completed on August 18, 2025. Currently developing a Phase Out Plan to start FY 2026 QRT 1. | | | | | | |
| ▪ OCAF / Annual Rent Adjustments | <ul style="list-style-type: none"> The 2026 OCAF has been sent to HUD for review and approval. | | | | | | |
| ▪ Routine / Periodic Maintenance | <ul style="list-style-type: none"> Assessment completed for Re-Striping the entire property parking lot. Project to be completed FY2026 QRT 1. Property Winterization: Properties have been inspected and servicing HVAC /heating systems, checking and insulating pipes, sending notices to residents' doors with alerts and winter tips (e.g., dripping faucets) and placing Freeze warning signs around the properties. | | | | | | |
| ▪ Capital Improvements | <ul style="list-style-type: none"> A scope of work will be under development during the first QRT to replace all damaged gutters. | | | | | | |
| SERVICE ISSUES BY CATEGORY ¹ | | NUMBER OF REQUESTS | COMMENTS | | | | |
| ▪ Appliance | 5 | | Service Requests during this period have been Resolved | | | | |
| ▪ Building Exterior | 0 | | | | | | |
| ▪ Communications | 0 | | | | | | |
| ▪ Doors and Locks | 0 | | | | | | |
| ▪ Electrical and lighting | 4 | | | | | | |
| ▪ Flooring | 0 | | | | | | |
| ▪ General | 0 | | | | | | |
| ▪ Grounds and Landscaping | 0 | | | | | | |
| ▪ Heating and cooling | 0 | | | | | | |
| ▪ Plumbing and Bath | 3 | | | | | | |
| ▪ Preventative Maintenance | 3 | | | | | | |
| ▪ Safety Equipment | 0 | | | | | | |
| SUBTOTAL | | 15 | | | | | |
| ▪ Appliance | 1 | | Pending, In Progress 112/01/25-12/31/25 | | | | |
| TOTAL | | 16 | | | | | |

| | |
|-----------------|---------------------------|
| PROPERTY | Carson Creek Homes |
|-----------------|---------------------------|

| | | | | |
|--|--|--|--|--|
| OCCUPANCY & RENT COLLECTION | | | | |
|--|--|--|--|--|

| Occupancy / Trend | Vacant Units / Notice to Vacate (NTV) | Leased Unit(s) | Delinquent Rent | Delinquency Notes |
|-------------------|---------------------------------------|-----------------|-----------------|----------------------|
| 94% / 94% | 1 / 0 | Applicant(s): 0 | \$1,124.00 | Current - \$1,124.00 |

| MANAGEMENT PRIORITIES | | STATUS |
|---|--|---------------|
| ▪ Compliance / Inspections | ▪ <i>Last audit by Monitoring Data Services, Inc. (MDSI) was on November 6, 2025.</i> | |
| ▪ OCAF / Annual Rent Adjustments | ▪ <i>The last Income and Rent Limits was effective August 1, 2025</i> | |
| ▪ Routine / Periodic Maintenance | ▪ <i>Property Winterization: Properties have been inspected and servicing HVAC /heating systems, checking and insulating pipes, sending notices to residents' doors with alerts and winter tips (e.g., dripping faucets) and placing Freeze warning signs around the properties.</i> | |
| ▪ Capital Improvements | ▪ <i>Interior and exterior Renovations were completed July 2025.</i> | |

| SERVICE ISSUES BY CATEGORY¹ | NUMBER OF REQUESTS | COMMENTS |
|---|---------------------------|--|
| ▪ Appliance | 0 | Service Requests during this period have been Resolved |
| ▪ Building Exterior | 0 | |
| ▪ Communications | 0 | |
| ▪ Doors and Locks | 0 | |
| ▪ Electrical and lighting | 0 | |
| ▪ Flooring | 0 | |
| ▪ General | 0 | |
| ▪ Grounds and Landscaping | 0 | |
| ▪ Heating and cooling | 2 | |
| ▪ Plumbing and Bath | 0 | |
| ▪ Preventative Maintenance | 0 | |
| ▪ Safety Equipment | 0 | |
| SUBTOTAL | 2 | |

¹12/01/25-12/31/25

| PROPERTY | | Manor Apartments | | |
|--|---|------------------|-----------------|---|
| OCCUPANCY & RENT COLLECTION | | | | |
| Occupancy / Trend | Vacant Units / Notice to Vacate (NTV) | Leased Unit(s) | Delinquent Rent | Delinquency Notes |
| 67% / 94% | 11 / 0 | Applicant(s): 9 | \$5,925.00 | Current - \$4,855.00 30 days - \$1.070 |
| MANAGEMENT PRIORITIES | | STATUS | | |
| <ul style="list-style-type: none"> ▪ Compliance / Inspections ▪ OCAF / Annual Rent Adjustments ▪ Routine / Periodic Maintenance ▪ Capital Improvements | <ul style="list-style-type: none"> ▪ The last TDCHA desk monitoring review was conducted on August 19, 2025. ▪ The last Income and Rent Limits was effective June 9, 2025 ▪ Assessment completed for Re-Striping the entire property parking lot. Project to be completed FY2026 QRT 1. ▪ Property Winterization: Properties have been inspected and servicing HVAC /heating systems, checking and insulating pipes, sending notices to residents' doors with alerts and winter tips (e.g., dripping faucets) and placing Freeze warning signs around the properties. ▪ On July 28, 2025, the HATC Signed a contract with EcoLand Design Group for Landscape Architecture Services to assist with Capital Improvements. The scope of work is approved and submitted to Contractors for bids. Scheduling site visits with the contractors for finalization of bids in the first week of December. The deadline for bids was 12-31-25, received two bids. Currently reviewing the bids with Landscape Architecture consultants for selections. Meeting scheduled for 1-23-26 for summary review and selection process. ▪ A contractor has been selected to complete the exterior paint project. The project will begin on October 27, 2025, with an expected date of completion of December 3, 2025. The project will be tackled in 3 different phases, completing 3 different sections in each phase. Phases 1 & 2 are completed. Phase 3 is expected to begin on November 24, 2025. Project is completed. ▪ A walkthrough with a GC has been completed to identify interior upgrades and a contract has been signed. The project is expected to begin in November and be completed in December. The kitchen and bathroom cabinets are prepped and ready for painting. Painting will begin November 21, 2025, and expect completion the week of the 24th. The original countertops are removed, and the new granite countertops have been ordered. – The original 9 units on the contract are complete. Two additional units have become vacant since, and we are finalizing a scope of work to commence interior renovations. The contractor will complete renovation for both units within 30 days of the start date. | | | |

| SERVICE ISSUES BY CATEGORY ¹ | NUMBER OF REQUESTS | COMMENTS |
|---|--------------------|---|
| ▪ Appliance | 0 | Service Requests during this period have been Resolved |
| ▪ Building Exterior | 0 | |
| ▪ Communications | 0 | |
| ▪ Doors and Locks | 0 | |
| ▪ Electrical and lighting | 1 | |
| ▪ Flooring | 0 | |
| ▪ General | 0 | |
| ▪ Grounds and Landscaping | 0 | |
| ▪ Heating and cooling | 0 | |
| ▪ Plumbing and Bath | 5 | |
| ▪ Preventative Maintenance | 1 | |
| ▪ Safety Equipment | 0 | |
| SUBTOTAL | 7 | |
| ▪ Preventative Maintenance | 1 | Pending, In Progress |
| TOTAL | 8 | |

¹12/01/25-12/31/25

| | |
|-----------------|----------------------------|
| PROPERTY | Manor II Apartments |
|-----------------|----------------------------|

| | | | | |
|--|--|--|--|--|
| OCCUPANCY & RENT COLLECTION | | | | |
|--|--|--|--|--|

| Occupancy / Trend | Vacant Units / Notice to Vacate (NTV) | Leased Unit(s) | Delinquent Rent | Delinquency Notes |
|-------------------|---------------------------------------|----------------|-----------------|-------------------|
|-------------------|---------------------------------------|----------------|-----------------|-------------------|

| | | | | |
|------------|-------|-----------------|------------|---|
| 95% / 100% | 1 / 0 | Applicant(s): 0 | \$4,369.00 | Current - \$3,103.00 30 days - \$622.00 60 days - \$622.00 90 days - \$22.00 |
|------------|-------|-----------------|------------|---|

| MANAGEMENT PRIORITIES | STATUS |
|-----------------------|--------|
|-----------------------|--------|

| | |
|---|---|
| ▪ Compliance / Inspections | <ul style="list-style-type: none"> On July 31, 2025, the Texas Department of Housing and Community Affairs (TDHCA) conducted the Final Construction inspection. The official report came in with only 4 identified deficiencies that we have already begun working on. The deadline to submit all corrected deficiencies is set for December 9, 2025. Work orders are in progress. All Deficiencies have been corrected and submitted to the TDHCA on December 8, 2025 for review pending approval. |
| ▪ OCAF / Annual Rent Adjustments | <ul style="list-style-type: none"> The last Income and Rent Limits was effective June 9, 2025 |
| ▪ Routine / Periodic Maintenance | <ul style="list-style-type: none"> Assessment completed for Re-Striping the entire property parking lot. Project to be completed FY2026 QRT 1. Property Winterization: Properties have been inspected and servicing HVAC /heating systems, checking and insulating pipes, sending notices to residents' doors with alerts and winter tips (e.g., dripping faucets) and placing Freeze warning signs around the properties. |
| ▪ Capital Improvements | <ul style="list-style-type: none"> A Vendor has been selected to install the Surveillance Cameras. The equipment has been ordered. Cameras are expected to arrive by November 28, 2025. Installation will begin on December 1, 2025. Project is completed. The scope of work has been sent to contractors to bid on installation of rails. Rails are installed on the sidewalk leading to the building front entry. The project is expected to be completed by November 28, 2025. Project is completed. |

| SERVICE ISSUES BY CATEGORY ¹ | NUMBER OF REQUESTS | COMMENTS |
|---|--------------------|----------|
|---|--------------------|----------|

| | | |
|---------------------------|---|--|
| ▪ Appliance | 1 | Service Requests during this period have been resolved |
| ▪ Building Exterior | 0 | |
| ▪ Communications | 0 | |
| ▪ Doors and Locks | 1 | |
| ▪ Electrical and lighting | 0 | |
| ▪ Flooring | 0 | |
| ▪ General | 1 | |
| ▪ Grounds and Landscaping | 0 | |
| ▪ Heating and cooling | 0 | |
| ▪ Plumbing and Bath | 2 | |



REGULAR BOARD MEETING
Housing Authority of Travis County, Texas
502 E. Highland Mall Blvd., Suite 106-B
Austin, Texas 78752

| | | |
|----------------------------|----------|--|
| ▪ Preventative Maintenance | 0 | |
| ▪ Safety Equipment | 0 | |
| SUBTOTAL | 5 | |

¹12/01/25-12/31/25

V. DISCUSSION ITEMS

b. CEO/Executive Director's Report

iii. HATC Finance Report for Period Ending in
11/30/2025



REGULAR BOARD MEETING
Housing Authority of Travis County, Texas
502 E. Highland Mall Blvd. Suite 106-B
Austin, Texas 78752

CEO/Executive Director Report

Item V.b.iii. Finance

February 5, 2026

Subject: HATC November 2025 Monthly Finance Report

Background Information: Each schedule reflects a program, property or component unit of HATC. The Monthly Finance Report presented is for the period ending November 30, 2025. This report reflects financial activities for the 11-month period for the fiscal year beginning January 1, 2025.

Please refer to schedules on attachment.

Recommended Action:

For discussion/information only. No action is needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachment:

A. HATC Monthly Finance Report for period ending November 30, 2025

Prepared by:

Subra Narayananaiyer, CPA, *Director of Finance*

Approval:

A handwritten signature in blue ink that reads "Patrick B. Howard".

Patrick B. Howard, CEO/Executive Director

V. DISCUSSION ITEMS

- b. CEO/Executive Director's Report**
- iv. HATC Foundation**

CEO/Executive Director's Report
Discussion Item V.b.iv.
February 5, 2026
Subject: HATC Foundation

Background Information:

The HATC Foundation is the nonprofit arm of the Housing Authority of Travis County.

The Foundation's goal is to advance resident-driven initiatives and programs that foster long-term self-sufficiency. Through strategic partnerships and collaborative efforts, the Foundation supports resident enhancement. This work is guided by three core focus areas.

- Family Enrichment
- Youth Development
- Self-Sufficiency

This update highlights current activities, recently launched initiatives, and services being explored to further strengthen resident outcomes.

Ongoing Programs & Activities

| <u>Focus Area</u> | <u>Program / Activity</u> | <u>Current Status</u> |
|-------------------|---|--|
| Family Enrichment | Golden Harvest Farmers Market (Central Texas Food Bank) | Active and Ongoing - Operating successfully for nearly one year; continues a monthly basis. |
| Family Enrichment | Nutrition Class CHOICES (Central Texas Food Bank) | Active and Ongoing – Monthly at Alexander Oaks; 10-week program with 4 weeks completed. |
| Family Enrichment | Hospice and Palliative Care (Aspen) | Active and Ongoing – Bimonthly social engagement and craft activities for senior residents at Manor. |
| Self-Sufficiency | Bus Passes for Daily Transportation (Cap Metro) | Active – Transportation assistance remains available to residents in need |
| All Areas | Town Hall Meetings | Ongoing at all HATC properties |

Newly Launched Initiatives

| <u>Focus Area</u> | <u>Initiative Highlights</u> |
|-------------------|--|
| Youth Development | <p style="text-align: center;"><i>Scholarship Prep & College Readiness Program</i></p> <ul style="list-style-type: none"> ▪ Objective: Support high school seniors with scholarship applications, FAFSA completion, and college exploration. ▪ Goal: Increase college access and scholarship attainment for 55 potential high school seniors. ▪ Incentive: Refurbished laptop awarded after submission of one scholarship application. ▪ Outreach Plan: Program promoted to HCV families and residents at HATC properties; direct outreach to identified potential high school seniors (49 HCV seniors and 6 property-based seniors). |
| Youth Development | <p style="text-align: center;"><i>Shining STARS Youth Incentive Program</i></p> <ul style="list-style-type: none"> ▪ Objective: Promote academic achievement and consistent school attendance among HATC youth. ▪ Goal: Increase student engagement and recognize positive educational outcomes across HATC properties. ▪ Incentive: Gift cards will be awarded for A/B Honor Roll and/or Perfect Attendance. ▪ Outreach Plan: Program promoted across HATC communities through resident communications, flyers, email outreach, website postings, and social media. |

Upcoming & Exploratory Services

| <u>Focus Area</u> | <u>Potential Service</u> | <u>Status</u> |
|-------------------|---|---|
| Self-Sufficiency | Financial Literacy Classes & Coaching (SouthState Bank) | Planning programming at properties |
| Family Enrichment | Mobile Library (Austin Public Library) | Availability beginning late Spring |
| Family Enrichment | Nutrition & Wellness Classes (Prairie View A&M Extension) | Exploring partnership |
| Family Enrichment | On-Site Food Pantries | Concept under review |
| Youth Development | After-School Meal Program (Central Texas Food Bank) | Application in progress; targeting Eastern Oaks |

Recommended Action

For discussion/information only. No action is needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachment:

- A. Shining STARS flyer
- B. Scholarship Prep and College Readiness Program flyer

Prepared by:

Brenda Silva-Barber, *Director of Resident Services*

Approval:

Patrick B. Howard

Patrick B. Howard, *CEO/Executive Director*



SCORE HIGH,
SCORE A GIFT
CARD!

A+

We are excited to recognize and reward students for their academic achievement and attendance!

Who Is Recognized?

- Students earning A/B Honor Roll
- Students with Perfect Attendance

Incentive

- Gift card awarded for each grading period

What to Do

- Submit your child's report card as soon as you receive it

Email report cards to
ShiningSTARS@traviscountytx.gov

THIS PROGRAM IS ONLY AVAILABLE TO STUDENTS WHO ARE RESIDENTS OF THE
HOUSING AUTHORITY OF TRAVIS COUNTY (HATC).

ATTENTION!
**High School
Seniors!**

NEED COLLEGE
MONEY AND A
FREE LAPTOP?

Join our Scholarship
Prep & College
Readiness Program

WHAT WE OFFER

- Scholarship application support
- FAFSA completion assistance
- College tours & career exploration

HOW IT WORKS

Scan the QR code & join our program to receive a \$20 gift card

Stay consistently engaged in the Scholarship Prep Program and receive incentives

Submit a Scholarship Application and receive a refurbished Dell laptop



For more information contact Brenda.Silva-Barber@traviscountytexas.gov

V. DISCUSSION ITEMS

- b. CEO/Executive Director's Report**
- v. Human Resources/ Organization Development**

CEO/Executive Director's Report
Discussion Item V.b.v.
February 5, 2026
Subject: Human Resources and Organizational Development

Background Information: The goals align with the five-year strategic plan and address workforce planning, leadership development, organizational effectiveness, and compliance with employment practices, with a focus on leveraging staff strengths to support performance, sustainability, and long-term organizational growth.

| <u>Identified Goals (Job Development Enhancement)</u> | <u>Status Update</u> | <u>Next Steps</u> |
|---|--|---|
| <ul style="list-style-type: none"> Review and revise all job descriptions. Ensure job descriptions accurately reflect essential tasks and duties. Ensure clarity, relevance and alignment with roles and responsibilities. | <ul style="list-style-type: none"> Phase I job descriptions- identified for initial review and <i>revisions</i>. 1 job description-<i>reviewed</i> Resident Services Director position revisions- <i>complete</i> | <ul style="list-style-type: none"> Continued reviewing and revising remaining Phase I descriptions Establish a timeline for Phase II reviews. |

| <u>Identified Goals (Operational Optimization)</u> | <u>Status Update</u> | <u>Next Steps</u> |
|---|---|--|
| <ul style="list-style-type: none"> Develop a Communications Plan to increase organizational visibility within the community. Implement an outreach strategy to elevate the HATC profile. Create standard operating procedures for program-focused roles. | <ul style="list-style-type: none"> <i>Developing</i> key performance metrics to ensure accountability & measurable outcomes. | <ul style="list-style-type: none"> Formalize a comprehensive plan for each identified goal by the end of the first quarter. |

| <u>Identified Goals (Service Quality Improvement)</u> | <u>Status Update</u> | <u>Next Steps</u> |
|--|--|---|
| <ul style="list-style-type: none"> Assist with the professional development of staff. Enhance and improve customer service and engagement with all stakeholders. | <ul style="list-style-type: none"> <i>Assessed</i> staff development needs using evaluations, feedback, and job descriptions. <i>Engaged</i> w/ a third-party consultant to create a comprehensive staff development plan. | <ul style="list-style-type: none"> Finalize individual and staff development plans. Begin reviewing and establishing a plan to improve customer service and stakeholder engagement. |

| Identified Goals (HR) | Status Update | Next Steps |
|--|---|--|
| <ul style="list-style-type: none"> Establish a formal professional services agreement with an external HR Consultant to provide mediation and conflict resolution services as needed. Define clear, transparent, and productive terms of engagement to support organizational objectives. Utilize consultant recommendations to inform appropriate policy reforms and enhance management practices and staff support. | <ul style="list-style-type: none"> Added Conflict Resolution and Open Door Policy to the Personnel Manual. Finalizing HR consultant services agreement. Held planning & alignment meeting w/ consultant (January 22, 2026). | <ul style="list-style-type: none"> Finalize the professional services agreement. Present the agreement for approval. Target completion and approval by end of February 2026. |

| Identified Goals (Staff Development) | Status Update | Next Steps |
|---|---|--|
| <ul style="list-style-type: none"> Provide a comprehensive year-long staff development plan. The FY26 focus is on CliftonStrengths® (StrengthsFinder) approach. | <ul style="list-style-type: none"> Engaged a consulting firm to deliver a four-phase staff development program. | <ul style="list-style-type: none"> A Kick-Off Session is scheduled for February, which will formally introduce the program to staff |

Recommended Action:

For discussion/information only. No action is needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachment:

N/A

Prepared by:

Cora Thomas, *Chief Operating Officer/Deputy Director*

Approval:


Patrick B. Howard, *CEO/Executive Director*

V. DISCUSSION ITEMS

c. Board Reports

VI. ACTION ITEMS

Resolution No. HATC-2026-01:

To Authorize Travis County Facilities Corporation Multifamily Housing Tax-Exempt Revenue Bonds (Belmont Apartments) Series 2026A; Travis County Facilities Corporation Multifamily Housing Taxable Revenue Bonds (Belmont Apartments) Series 2026B; Travis County Facilities Corporation to Approve Authorizing the Bonds; Travis County Facilities Corporation to Approve Authorizing its Participation in the Belmont Apartments Transaction; And Other Matters in Connection Therewith

HOUSING AUTHORITY OF TRAVIS COUNTY

Agenda Memorandum

TCFC Agenda Item Number: VI

Agenda Date: February 5, 2026

REQUESTED ACTION:

Public hearing and resolution authorizing (I) Travis County Facilities Corporation Multifamily Housing Tax-Exempt Revenue Bonds (Belmont Apartments) Series 2026A; (II) Travis County Facilities Corporation Multifamily Housing Taxable Revenue Bonds (Belmont Apartments) Series 2026B; (iii) Travis County Facilities Corporation to approve a resolution authorizing the bonds; (IV) Travis County Facilities Corporation to approve a resolution authorizing its participation in the Belmont Apartments transaction; and (V) other matters in connection therewith.

FINANCIAL IMPACT:

TCFC is expected to earn a developer fee of approximately \$10 million, 25% of sales tax savings, and 50% of cash flow and sale or refinancing proceeds. TCFC is also expected to earn a bond issuance fee of approximately \$630,000 and an ongoing issuer fee of \$17,400 annually.

SUMMARY:

This resolution is to approve TCFC's participation in the development of an approximately \$88 million, multi-family new construction project with Class A finishes, a courtyard, dog park, resort-style pool, fitness center, and on-site resident services. TCFC will serve as bond issuer, sole member of the general partner, general contractor and as a joint venturer in the entity that will serve as the project's landlord.

It is anticipated that all of the units will be leased to families with incomes at or below 60% of area median family income, which will be enforced via a restrictive covenant lasting at least 30 years.

The total project cost is approximately \$88 million, financed with tax-exempt and taxable bonds issued by TCFC in the approximate aggregate amount of \$63 million and equity of approximately \$25 million. In connection with its role as the sole member of the general partner, general contractor and joint venturer in the landlord, TCFC will earn 45% of developer fee, 25% of sales tax savings, and 50% of cash flow and sale or refinancing proceeds. In connection with its role as bond issuer, TCFC will also earn a 1% bond issuer fee at closing in addition to an annual issuer fee.

ATTACHMENTS:
HATC Resolution 2026-01

CERTIFICATE FOR RESOLUTION

The undersigned officer of the Housing Authority of Travis County, Texas (the "Authority") hereby certifies as follows:

1. In accordance with the bylaws of the Authority, the Board of Commissioners of the Authority (the "Board") held a meeting on February 5, 2026 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

PUBLIC HEARING AND RESOLUTION AUTHORIZING (I) TRAVIS COUNTY FACILITIES CORPORATION MULTIFAMILY HOUSING TAX-EXEMPT REVENUE BONDS (BELMONT APARTMENTS) SERIES 2026A; (II) TRAVIS COUNTY FACILITIES CORPORATION MULTIFAMILY HOUSING TAXABLE REVENUE BONDS (BELMONT APARTMENTS) SERIES 2026B; (III) TRAVIS COUNTY FACILITIES CORPORATION TO APPROVE A RESOLUTION AUTHORIZING THE BONDS; (IV) TRAVIS COUNTY FACILITIES CORPORATION TO APPROVE A RESOLUTION AUTHORIZING ITS PARTICIPATION IN THE BELMONT APARTMENTS TRANSACTION; AND (V) OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with state statutes and the Bylaws of the Authority.

SIGNED February 6, 2026.

**HOUSING AUTHORITY OF TRAVIS COUNTY,
TEXAS**

By: _____
Patrick Howard, Executive Director

RESOLUTION NO. HATC-2026-01

PUBLIC HEARING AND RESOLUTION AUTHORIZING (I) TRAVIS COUNTY FACILITIES CORPORATION MULTIFAMILY HOUSING TAX-EXEMPT REVENUE BONDS (BELMONT APARTMENTS) SERIES 2026A; (II) TRAVIS COUNTY FACILITIES CORPORATION MULTIFAMILY HOUSING TAXABLE REVENUE BONDS (BELMONT APARTMENTS) SERIES 2026B; (III) TRAVIS COUNTY FACILITIES CORPORATION TO APPROVE A RESOLUTION AUTHORIZING THE BONDS; (IV) TRAVIS COUNTY FACILITIES CORPORATION TO APPROVE A RESOLUTION AUTHORIZING ITS PARTICIPATION IN THE BELMONT APARTMENTS TRANSACTION; AND (V) OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of Travis County, Texas (the "Authority") has created Travis County Facilities Corporation (the "Issuer" or "TCFC") to finance affordable housing on its behalf;

WHEREAS, the Issuer has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, and improvement of land, improvements, and related property which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within Travis County, Texas (the "County"), for such persons of low or moderate income, and to refund such bonds;

WHEREAS, the Issuer has been requested to issue its "Multifamily Housing Tax-Exempt Revenue Bonds (Belmont Apartments) Series 2026A" in a principal amount not to exceed \$60,000,000 (the "Tax-Exempt Bonds"), and its "Multifamily Housing Taxable Revenue Bonds (Belmont Apartments) Series 2026B" in a principal amount not to exceed \$20,000,000 (the "Taxable Bonds" and, together with the Tax-Exempt Bonds, the "Bonds"), the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a proposed 348-unit multifamily apartment facility, to be known as the Belmont Apartments and to be located at approximately 4401 East Slaughter Lane in Travis County, Texas (the "Project") for Belmont Apartments, Ltd., a Texas limited partnership (the "Borrower");

WHEREAS, the Issuer desires to issue the Bonds pursuant to an Trust Indenture (the "Indenture") between the Issuer and Truist Bank or its affiliate, as trustee (the "Trustee"), and to loan (or otherwise make available) (the "Loan") the proceeds thereof to the Borrower pursuant to a Financing Agreement (the "Financing Agreement") among the Issuer, the Trustee and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") and a Tax Exemption Certificate and Agreement (the "TECA"), each among the Issuer, the Trustee, and the Borrower;

WHEREAS, the Loan will be evidenced by promissory notes issued under the Financing Agreement (together, the "Bond Loan Notes"), and assignments of the Bond Loan Notes (the "Assignments") from the Issuer in favor of the Trustee;

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act");

WHEREAS, pursuant to 303.071 of the Act, the Board of Commissioners of the Authority (the

“Board”) must approve and authorize the issuance of the tax-exempt bonds by the Issuer;

WHEREAS, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquiring, constructing, and equipping the Project;

WHEREAS, the Board desires to approve and authorize the development of the Project and the participation by TCFC or an affiliate thereof as a partner in the Project;

WHEREAS, the Issuer conducted a public hearing on September 5, 2026, with respect to the Project;

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of the County for the various entities to enter into the transactions described above so that the Borrower may construct the Project;

WHEREAS, the Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable;

BE IT THEREFORE RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF TRAVIS COUNTY, TEXAS, THAT:

Section 1. The proposed development and the terms of the Bonds, the Indenture, the Financing Agreement, the Bond Loan Notes, the Assignments, the Regulatory Agreement and TECA are hereby authorized and approved.

Section 2. The Chairman, any Vice Chairman, the Secretary, the Treasurer, the Executive Director, and each Assistant Secretary, or any of them, are authorized and directed to execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the financing of the Project or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 3. The Board has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the County to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the County, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 4. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Indenture to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 5. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the County, the Authority, or any other political subdivision or governmental unit.

Section 6. After the Bonds are issued, this Resolution shall be and remain irrepealable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Indenture.

Section 7. The Board hereby approves the Issuer's Resolution, dated as February 5, 2026, and authorizes the Bonds to be issued in connection with the Project.

Section 8. The Board hereby approves TCFC's Resolution, dated as February 5, 2026, authorizing the transactions for the Project and the participation of TCFC or an affiliate thereof in the Project.

Section 9. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 10. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Section 11. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 12. This Resolution shall be in force and effect from and after its passage.

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VII. EXECUTIVE SESSION

VIII. ADJOURNMENT