

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

**February 5, 2026
9:30 AM**

MINUTES

The Housing Authority of Travis County (HATC) held its Regular Board of Commissioners meeting on March 5, 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 9:30 A.M.
- b. Executive Assistant Arlene 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; Director of Affordable Housing Programs Carlos Guzman; Director of Finance Subra Narayanaiyer; Director of Resident Services Brenda Silva-Barber; Housing Manager Victoria Perez; Housing Specialist Joanne Lopez; Executive Assistant to the CEO Arlene Lozano; Housing Specialist Renea Frazier (virtual); and Housing Specialist Tiffany Jerrells (virtual)
- e. Others in attendance: DNRBSZ Charles Zech (virtual); Bracewell Attorney Summer Greathouse (virtual); Tamiko Richardson (virtual); Carleton Living Regional Manager Kim Hayes; BASTA Tenant Organizer Bren Bradford; Carleton Living President and CEO Tasha Krawiec (virtual); Carleton Living Vice President of Operations Ashley Schelle (virtual); and HATC Consultant Kevin Bryniack

II. PUBLIC FORUM / CITIZEN COMMUNICATION

- a. N/A

III. CONSENT AGENDA

- a. Approval of the Minutes from the January 14, 2026, Annual Meeting.
 - i. Chair Goettsche moved Consent Agenda to item no. III (Originally posted as item no. IV).
 1. Commissioner Brown made a **motion** for approval.
 2. Commissioner Keene **seconded** the motion.
 3. Motion **passed** unanimously.

IV. PUBLIC HEARING

- i. Consideration and possible action regarding Resolution No. HATC-206-01, which is to Authorize:
 1. Travis County Facilities Corporation Multifamily Housing Tax-Exempt Revenue Bonds (Belmont Apartments) Series 2026A;
 2. Travis County Facilities Corporation Multifamily Housing Taxable Revenue Bonds (Belmont Apartments) Series 2026B;
 3. Travis County Facilities to Approve Authorizing the Bonds;
 4. Travis County Facilities Corporation to Approve Authorizing its Participation in the Belmont Apartments Transaction;
 5. And Other Matters in Connection Therewith
 - a. Chair Goettsche opened the Public Hearing at 10:27 am.
 - b. Attorney Greathouse provided a summary of Resolution No. HATC-2026-01.
 - c. Commissioner Brown expressed concern about staff capacity to manage once it closes and gave staff directions to ensure that issue is addressed.
 - d. There were no persons present to speak in front of the Board.
 - e. Chair Goettsche closed the public hearing at 10:32 am.

V. DISCUSSION ITEMS

- a. Resident Spotlight – Good news: *Tamiko Richardson & Family, Former HCV Program Participant*
 - i. Housing Specialist Joanne Lopez introduced Tamiko Richardson.
 - ii. Tamiko Richardson provided the Board with an overview of her journey with HATC’s HCV program during her relocation from Wisconsin to Texas, simultaneously expressing her gratitude to the agency and Housing Specialist Lopez for the assistance she received during her time as a participant.
- b. CEO/Executive Director’s Report
 - i. Voucher Programs/Homeless Initiatives
 1. HCV Programs (Conventional)
 2. Homeless Initiatives
 3. Special Purpose Vouchers
 - a. Director Christina Diaz provided the Board with a series of program updates such as the purging of the HCV waiting list, collaboration with FUP partner TX DFPS/*Lifeworks* to revise MOU and working with MRI software due to launch by the end of June 2026.
 - 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
 - a. Director Carlos Guzman and Carleton Regional Manager Kim Hayes provided the Board with an update on the Affordable Housing portfolio for the period of 12/01/2025 through 12/31/2025.

Eastern Oaks:

- 97% occupied – 1 vacant unit
- \$6,712.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

Summit Oaks:

- 92 % occupied – 2 vacant units
- \$10,038.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 pending eviction

Alexander Oaks:

- 94% occupied – 3 vacant units
- \$17,823.00 in delinquent rent
- 1 (one) outstanding service request
- 0 (zero) pending evictions

Carson Creek:

- 94% occupied – 1 vacant unit
- \$1,124.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions
 - a. Commissioner Brown asked for an update on HATC identifying a company to donate old appliances to.
 - i. COO/Deputy Director Thomas responded that the chosen organization is *Habitat for Humanity*.

Manor Town:

- 67% occupied – 11 vacant units
- \$5,925.00 in delinquent rent
- 1 (one) outstanding service request
- 0 (zero) pending evictions
 - a. Director Guzman provided an update on the unit renovations, noting that nine units are complete.
 - i. Commissioner Keene asked where residents will go during renovations on their units.
 - ii. Director Guzman replied that further clarification will be required from TDHCA.
 - b. Commissioner Roberts asked if there were plans to update the parking lot.
 - i. COO Thomas briefed that the parking lot is undergoing restriping and speed humps will be installed.

Manor Town II:

- 95% occupied – 1 vacant unit
- \$4,369.00 in delinquent rent

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- 0 (zero) outstanding service requests
 - 0 (zero) pending evictions
 - a. Commissioner Brown asked if there were any issues with the Texas freeze.
 - i. Director Guzman noted that there was only one issue with the pipe in the laundry unit at Manor I.
 - iii. HATC Finance Report for Period Ending in 12/31/2025
 - 1. Director Narayanaier provided the Board with a finance summary highlighting that audited financials are due to HUD in March 2026, and that SEA RAD Oaks will have an audit at the end of the week.
 - iv. HATC Foundation
 - 1. Director Silva-Barber introduced herself in her new role as Resident Services Director, overseeing the HATC Foundation, then provided the Board with an overview of the Foundation including current and developing initiatives that underscore the Foundation's three pillars: Self-Sufficiency, Youth Development, and Family Enrichment.
 - v. Human Resources/Organizational Development
 - 1. COO Thomas provided the Board with highlights regarding Human Resources and professional development initiatives for the staff in 2026. She introduced the StrengthFinders initiative that is due to begin in late February 2026 and will address staff strengths, areas of improvement, and develop efficiency and collaboration in the workplace.
 - c. Board Reports
 - i. Executive Committee- N/A
 - ii. Real Estate Committee
 - 1. Commissioner Brown noted that the Real Estate Committee held a meeting to discuss three projects in partnership with Stillwater Capital that are on the Travis County Facilities Corporation agenda.
 - iii. Governance Committee- N/A
 - iv. HR Committee
 - 1. Commissioner Paver informed the Board that he has an email regarding the renewal of the CEO's contract.
 - v. 50th Anniversary Committee
 - 1. Commissioner Roberts provided the Board with a final summary of the 50th Anniversary Gala noting that there were 16 total sponsorships, \$20,000 in sponsorship and ticket revenue, and an overall attendance of approximately 150 people, 30 of those being residents and program participants.

VI. ACTION ITEMS

- a. *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.*

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- i. Commissioner Brown made a **motion** for approval.
 - ii. Commissioner Paver **seconded** the motion.
 - iii. Motion **passed** unanimously.

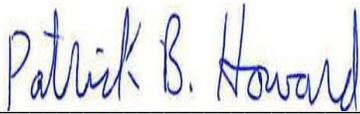
VII. EXECUTIVE SESSION

N/A

VIII. ADJOURNMENT

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

The meeting was adjourned at approximately 10:34 A.M.



Patrick B. Howard, Secretary
Housing Authority of Travis County