

Board Agenda for Regular Meeting



June 4, 2026

AGENDA

June 4, 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

- a. Public hearing Authorizing (I) Travis County Corporation Multifamily Housing Tax-Exempt Revenue Bonds (Cameron Road Apartments) Series 2026; (II) Travis County Facilities Corporation to Approve a Resolution Authorizing the Bonds; (III) Travis County Facilities Corporation to Approve a Resolution Authorizing its Participation in the Cameron Road Apartments Transaction; (IV) the HATC Foundation to Approve a Resolution Authorizing its Participation in the Cameron Road Apartments Transaction; and (V) Other Matters in Connection Therewith.

IV. ACTION ITEMS

<p>a. Resolution No. HATC-2026-06</p>	<p>a. To <u>Approve</u> the (I) Travis County Corporation Multifamily Housing Tax-Exempt Revenue Bonds (Cameron Road Apartments) Series 2026; (II) Travis County Facilities Corporation to Approve a Resolution Authorizing the Bonds; (III) Travis County</p>
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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

	<p>Facilities Corporation to Approve a Resolution Authorizing its Participating in the Cameron Road Apartments Transaction; (IV) the HATC Foundation to Approve a Resolution Authorizing its Participation in the Cameron Road Apartments Transaction; and (V) Other Matters in Connection Therewith.</p>
<p>b. Resolution No. HATC-2026-07</p>	<p>a. To Induce the Falconhead Apartments Partnership with an Affiliate of Texas Housing Conservancy and Domain Communities, Located at Approximately 3400 S Ranch Road 620, Bee Caves, Texas 78738; The Formation of Limited Liability Company(ies) to Serve as Landowner, General Partner and/or General Contractor for Such Project; and Authorizing the Negotiation of a Term Sheet; and Other Matters in Connection Therewith.</p>

V. CONSENT AGENDA

- a. Approval of the Minutes from the May 7, 2026, Regular Meeting.
- b. Approval of the Minutes from the May 21, 2026, Special Meeting.

VI. DISCUSSION ITEMS

- a. Proposed Tenant Protections/Anti-Displacement Prevention Policy
- 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
 - 2. Summit Oaks
 - 3. Alexander Oaks
 - 4. Carson Creek
 - 5. Manor Town Apartments
 - 6. Manor II
 - iii. HATC and TCFC Finance Reports for Period Ending in 04/30/2026
 - iv. HATC Foundation
- c. Board Reports

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

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- 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 presentations 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.*

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

III. PUBLIC HEARING

- a. Public Hearing Authorizing (I) Travis County Facilities Corporation Multifamily Housing Tax-Exempt Revenue Bonds (Cameron Road Apartments) Series 2026; (II) Travis County Facilities Corporation to Approve a Resolution Authorizing the Bonds; (III) Travis County Facilities Corporation to Approve a Resolution Authorizing its Participation in the Cameron Road Apartments Transaction; (IV) the HATC Foundation to Approve a Resolution Authorizing its Participation in the Cameron Road Apartments Transaction; and (V) Other Matters in Connection Therewith.

IV. ACTION ITEMS

b. Resolution No. HATC-2026-06



CAMERON ROAD APARTMENTS
4915 E YAGER LANE

the
NRP
group

SITE LOCATION



- Centrally located between I-35, Highway 290, and TX-130
- Proximate to nearby job centers (Samsung Semiconductor, Tech Ridge, Applied Materials)
- Opportunity to lock-in affordability in rapidly developing area

SITE SPECIFICS



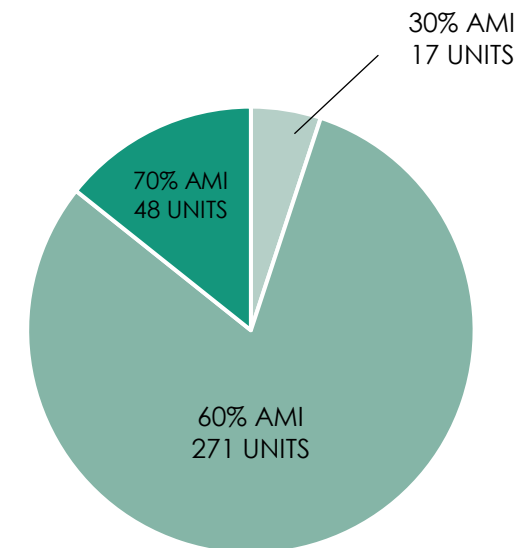
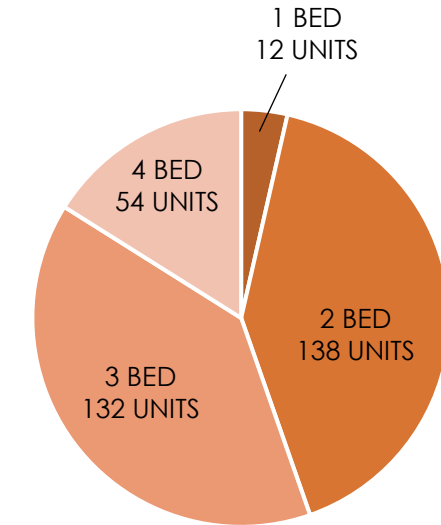
SITE RENDERINGS



AFFORDABILITY & UNIT MIX

Cameron Road Apartments

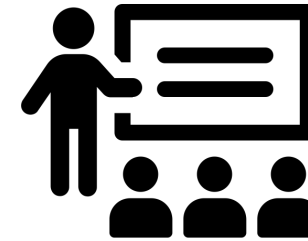
	30% AMI	60% AMI	70% AMI	TOTAL
1 bed	1	9	2	12
2 bed	7	111	20	138
3 bed	7	106	19	132
4 bed	2	45	7	54
TOTAL	17	271	48	336



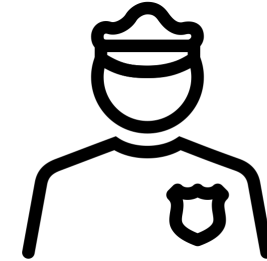
WHO WE'RE SERVING

2025 TRAVIS COUNTY AREA MEDIAN INCOME (AMI)

	30% AMI	50% AMI	60% AMI	70% AMI	MARKET
1 person	\$28,110	\$46,850	\$56,220	\$65,590	\$93,700
2 person	\$32,130	\$53,550	\$64,260	\$74,970	\$107,100
3 person	\$36,150	\$60,250	\$72,300	\$84,350	\$120,500
4 person	\$40,140	\$66,900	\$80,280	\$93,660	\$133,800



Austin ISD
Teacher:
\$56,344

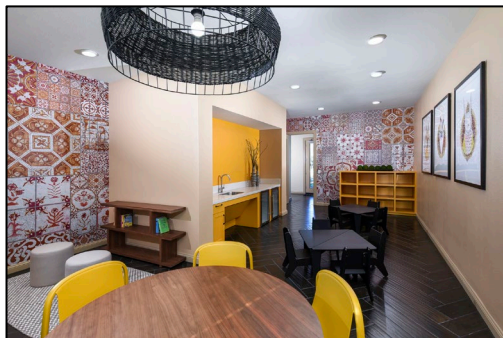


Austin Police
Officer:
\$70,644



Austin Fire
Cadet:
\$55,259

PROJECT AMENITIES

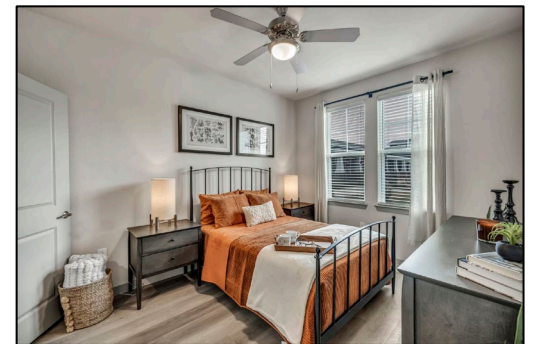


COMMUNITY AMENITIES

- Business Center
- 24/7 Fitness Center
- Swimming Pool
- Children's Activity Room
- Community Room & Kitchen
- Package Concierge
- Children's Playground
- Co-Working Space

- Granite Countertops
- Modern Cabinetry & Flooring
- Energy-Star Appliances
- Walk-In Closets
- Spacious Floorplans

UNIT AMENITIES

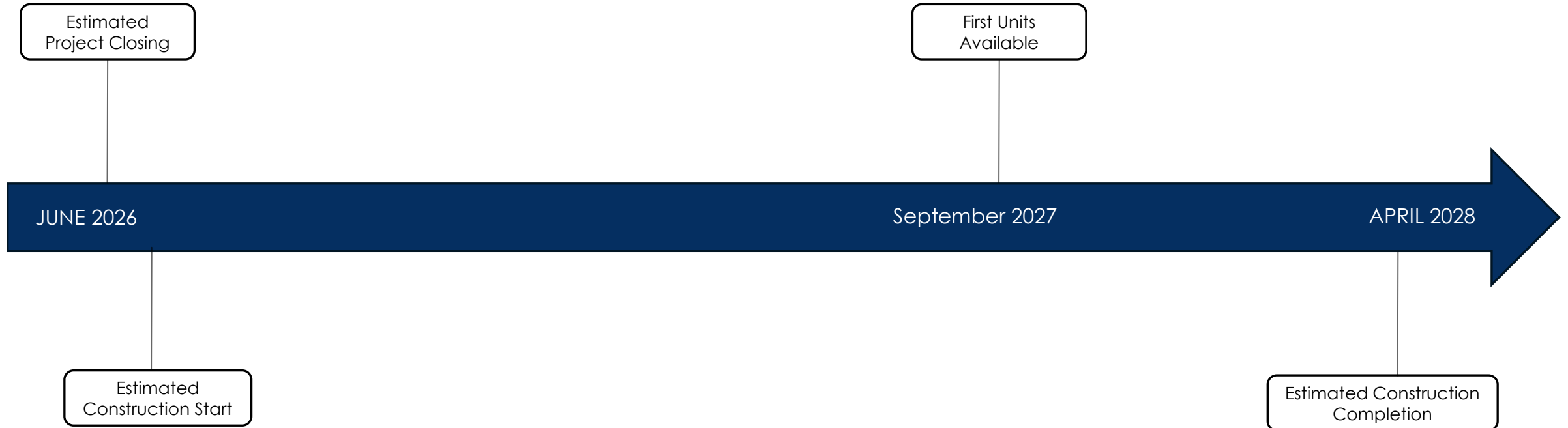


WRAPAROUND RESIDENT SERVICES

- NRP is dedicated to providing top-class educational and social services for our residents
- **HOMEWORK First After-School Program**
 - Homework help and tutoring
 - After-school snacks and summer lunches
- **Adult Education Support**
 - Financial Literacy Programs
 - First-Time Homebuyer Support
 - Job Readiness Preparation
 - ESL Assistance
- Annual Healthcare Screenings
- Resident services are tailored to meet local needs



TIMELINE



CONTACT INFORMATION

Max Whipple

Vice President of Development

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248-979-4243

Debra Guerrero

Senior Vice President of Government Affairs

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210-410-7780



HOUSING AUTHORITY OF TRAVIS COUNTY

Agenda Memorandum

HATC Agenda Item Number: IV.a.

Agenda Date: June 4, 2026

REQUESTED ACTION:

Public hearing and resolution authorizing (I) Travis County Facilities Corporation Multifamily Housing Tax-Exempt Revenue Bonds (Cameron Road Apartments) Series 2026; (II) Travis County Facilities Corporation to approve a resolution authorizing the bonds; (III) Travis County Facilities Corporation to approve a resolution authorizing its participation in the Cameron Road Apartments transaction; (IV) The HATC Foundation to approve a resolution authorizing its participation in the Cameron Road Apartments transaction; and (V) other matters in connection therewith.

FINANCIAL IMPACT:

TCFC is expected to earn a developer fee of approximately \$3.7 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 \$500,000 and an ongoing issuer fee of \$16,800 annually.

SUMMARY:

This resolution is to approve TCFC's and/or HATCF's participation in the development of an approximately \$93 million, multi-family new construction project with Class A finishes, a clubhouse, pool, fitness center, and on-site resident services. TCFC will serve as bond issuer and TCFC or HATCF will serve as 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 \$93 million, financed with tax-exempt bonds issued by TCFC in the approximate aggregate amount of \$50 million, a subordinate loan made by TCFC to the developer in the approximate amount of \$2 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 and/or HATCF will earn 40% 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 No. HATC-2026-06

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 June 4, 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 (CAMERON ROAD APARTMENTS) SERIES 2026; (II) TRAVIS COUNTY FACILITIES CORPORATION TO APPROVE A RESOLUTION AUTHORIZING THE BONDS; (III) TRAVIS COUNTY FACILITIES CORPORATION TO APPROVE A RESOLUTION AUTHORIZING ITS PARTICIPATION IN THE CAMERON ROAD APARTMENTS TRANSACTION; (IV) THE HATC FOUNDATION TO APPROVE A RESOLUTION AUTHORIZING ITS PARTICIPATION IN THE CAMERON ROAD 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 June 4, 2026.

HOUSING AUTHORITY OF TRAVIS COUNTY,
TEXAS

By: _____
Patrick Howard, Executive Director

RESOLUTION No. HATC-2026-06

PUBLIC HEARING AND RESOLUTION AUTHORIZING (I) TRAVIS COUNTY FACILITIES CORPORATION MULTIFAMILY HOUSING TAX-EXEMPT REVENUE BONDS (CAMERON ROAD APARTMENTS) SERIES 2026; (II) TRAVIS COUNTY FACILITIES CORPORATION TO APPROVE A RESOLUTION AUTHORIZING THE BONDS; (III) TRAVIS COUNTY FACILITIES CORPORATION TO APPROVE A RESOLUTION AUTHORIZING ITS PARTICIPATION IN THE CAMERON ROAD APARTMENTS TRANSACTION; (IV) THE HATC FOUNDATION TO APPROVE A RESOLUTION AUTHORIZING ITS PARTICIPATION IN THE CAMERON ROAD 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 Authority has created The HATC Foundation (“HATCF”) to assist the Authority, its political subdivisions and instrumentalities, to (i) provide decent, safe and sanitary housing at affordable prices for low and moderate income residents of Travis County, Texas; (ii) to preserve and develop affordable housing and vibrant communities which enhance the quality of life for all; and (iii) take other actions to benefit, perform the functions of, or to carry out the purpose of the Authority, its political subdivisions and instrumentalities.

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 (Cameron Road Apartments) Series 2026” in a principal amount not to exceed \$50,000,000 (the “Bonds”), the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a proposed 336-unit multifamily apartment facility, to be known as the Cameron Road Apartments and to be located at approximately 4915 E. Yager Lane in Travis County, Texas (the “Project”) for Cameron Road 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 a promissory note issued under the Financing Agreement (the “Bond Loan Note”), and an assignment of the Bond Loan Note (the “Assignment”) 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, HATCF or affiliates thereof as partners in the Project;

WHEREAS, the Issuer conducted a public hearing on June 4, 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 Note, the Assignment, 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 irrevocable 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 June 4, 2026, and authorizes the Bonds to be issued in connection with the Project.

Section 8. The Board hereby approves TCFC's Resolution, dated as June 4, 2026, authorizing the transactions for the Project and the participation of TCFC or an affiliate thereof in the Project.

Section 9. The Board hereby approves HATCF's Resolution, dated as June 4, 2026, authorizing the transactions for the Project and the participation of HATCF or an affiliate thereof in the Project.

Section 10. 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 11. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Section 12. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 13. This Resolution shall be in force and effect from and after its passage.

* * *

IV. ACTION ITEMS

b. Resolution No. HATC-2026-07

FALCONHEAD APARTMENTS

Affordable Housing Conversion Under Chapter 392

Presentation to the Housing Authority of Travis County

248 Units | Bee Cave, Texas | 3400 Ranch Rd 620 S

June 2026



THE PROPERTY - OVERVIEW

Falconhead Apartments • Bee Cave, Texas

Location: 3400 Ranch Rd 620 S, Austin, TX 78738

Units: 248 Apartment Homes

Unit Mix: 1BR, 2BR & 3BR Floor Plans

Setting: Adjacent to Falconhead Golf Course

Invested: \$3.5M+ in capital improvements since 2021

Amenities: Resort-style pool, clubhouse, fitness center, BBQ areas



THE PROPERTY - IMPROVEMENTS

Falconhead Apartments • Bee Cave, Texas

- Ownership has invested more than \$3.5M into Falconhead since 2021
- Amenity upgrades include pool, clubhouse, fitness center, and ALL community spaces
- Extensive landscaping and exterior improvements throughout the property
- More than half of unit interiors have been renovated and all deferred maintenance improvements completed



LOCATION - Aerial | North View



LOCATION - Aerial | South View



THE CASE FOR AFFORDABILITY IN BEE CAVE

Bee Cave's Essential Workers Need Housing Options

2,060

Total Apartment Units in
Bee Cave

34

Current Affordable Units in
Bee Cave (1.65%)
Rent restriction @ 80% AMI

+124

New Affordable Units from
Falconhead (3.65x)
25 Units @ 50% AMI • 25 Units @
60% AMI • 74 Units @ 80% AMI

Who benefits?



Teachers & Educators

Lake Travis High School next door, connected by a pedestrian gate



Healthcare Workers

Baylor Scott & White hospital adjacent to the high school campus



Retail & Service Workers

Staffing Hill Country Galleria, restaurants, and local businesses



First Responders

Fire, EMS, and law enforcement serving the growing Bee Cave area

Why?



92% Commute Burden

Most essential workers cannot afford to live in Bee Cave.



Community Benefits

Affordable housing benefits the local economy, equates to educational success and better health outcomes

THE PARTNERSHIP



Sponsor & Operator

- Premier real estate investment firm since 1999
- Specializes in repositioning institutional-grade multifamily properties
- Century+ of combined leadership experience across market cycles
- Thousands of units acquired, \$3B+ in real estate value managed
- Houston-based with deep Texas market expertise



Affordable Housing Partner

- First-ever open-ended social impact private equity fund for Texas workforce housing
- 17 properties, 2,882 units, serving 4,000+ residents
- Mobilizes private capital to preserve moderate- to middle-income housing
- Delivers low-risk, low-volatility returns with wraparound resident services
- Deep expertise in Chapter 392 structures across Texas
- First Right to purchase property ensures affordability Long Term

THE CHAPTER 392 STRUCTURE

How the Conversion Works

1

HATC Ownership

Housing Authority of Travis County hold equitable title to the property, providing the governmental framework for tax exemption under Chapter 392.

2

Operating Partner

Domain Communities operates the property via a ground lease, managing day-to-day operations, maintenance, and capital improvements.

3

Affordability Overlay

Texas Housing Conservancy will invest in the capital stack and ensures affordability compliance, resident programs, and community benefit at the property.

Property tax savings are redirected into rent affordability, community benefit payments, and resident programs.

TERM SHEET

Housing Authority of Travis County | Falconhead Apartments | Chapter 392 Conversion

ECONOMICS FOR HATC

Closing Fee	\$300,000
Annual Ground Lease Payment	10% of Property Taxes
Annual increase of Ground Lease Payment	Lesser of CPI or 3%
Transfer Fee (Domain Ownership Interest)	1%
Disposition Fee (Property Sale)	2%
Profit Participation*	15%

**The Profit Participation is after Domain's return on/of its equity capital.*

COMMUNITY BENEFIT SUMMARY

10-Year Total Community Benefit: \$5.8 Million, Over 60% of Property Tax Abatement

124

Affordable Units
50/50 Split with Market Rate

\$3.7M

Rent Affordability
Benefit Over 10 Years

\$1.1M

Ground Lease Payments
to HATC Over 10 Years

\$5.8M

Total Community Benefit
Over 10 Years

Benefit Component	Amount
HATC Closing Fee Payment	\$300,000
TxHC Closing Fee Payment	\$100,000
TxHC Resident Programs Payments	\$601,906 over 10 years
HATC Annual Ground Lease Payments	\$1,090,028 over 10 years

PROPERTY TAX

Estimated 2026 Property Tax Breakdown

\$950,837

Estimated Annual
Property Tax (2026)

Taxing Entity	Rate	Est. 2026 Tax
Lake Travis ISD	1.0397%	\$604,690
Travis County	0.3758%	\$213,297
Travis Central Health	0.1180%	\$68,642
Travis County ESD #6	0.0904%	\$52,576
City of Bee Cave	0.0200%	\$11,632
Totals	1.6440%	\$950,837



Under the Chapter 392 structure, property tax savings are reinvested directly into the community through rent affordability, ground lease payments to HATC, resident program — creating over \$5.8 million in total community benefit over 10 years.

THANK YOU

Falconhead Apartments represents a compelling opportunity to deliver meaningful affordable housing in one of Austin's most desirable submarkets — creating lasting community benefit while preserving a high-quality asset.



Sponsor & Operator | domaincommunities.com



Affordable Housing Partner | texashousingconservancy.org



Falconhead Apartments The Property | liveatfalconhead.com

FALCONHEAD APARTMENTS

CERTIFICATE FOR RESOLUTION

The undersigned officer of the Housing Authority of Travis County, a Texas public housing authority created pursuant to the laws of the State of Texas (“HATC”) hereby certifies as follows:

In accordance with its bylaws, the Board of Commissioners of HATC (the “Board”) held a meeting on June 4, 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

RESOLUTION No. HATC-2026-07, INDUCING THE FALCONHEAD APARTMENTS PARTNERSHIP WITH AN AFFILIATE OF TEXAS HOUSING CONSERVANCY AND DOMAIN COMMUNITIES, LOCATED AT APPROXIMATELY 3400 S RANCH ROAD 620, BEE CAVES, TEXAS 78738; THE FORMATION OF LIMITED LIABILITY COMPANY(IES) TO SERVE AS LANDOWNER, GENERAL PARTNER AND/OR GENERAL CONTRACTOR FOR SUCH PROJECT; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A TERM SHEET; AND 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.

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 the governing documents and policies of HATC.

SIGNED June 4, 2026.

Patrick Howard, Executive Director

RESOLUTION No. HATC-2026-07, INDUCING THE FALCONHEAD APARTMENTS PARTNERSHIP WITH AN AFFILIATE OF TEXAS HOUSING CONSERVANCY AND DOMAIN COMMUNITIES, LOCATED AT APPROXIMATELY 3400 S RANCH ROAD 620, BEE CAVES, TEXAS 78738; THE FORMATION OF LIMITED LIABILITY COMPANY(IES) TO SERVE AS LANDOWNER, GENERAL PARTNER AND/OR GENERAL CONTRACTOR FOR SUCH PROJECT; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A TERM SHEET; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, one of the strategic goals of the Housing Authority of Travis County ("HATC") is to expand the supply of affordable housing;

WHEREAS, HATC is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of Travis County, Texas (the "County");

WHEREAS, Texas Housing Conservancy, Domain Communities or their respective affiliates (collectively, the "User"), has requested that HATC finance the acquisition, preservation and equipping of an existing approximately 248-unit multifamily housing facility located at approximately 3400 S Ranch Road 620, Bee Caves, Texas 78738 and known as the Falconhead Apartments (the "Project");

WHEREAS, this Resolution shall constitute HATC's preliminary, non-binding commitment, subject to the terms hereof, to proceed;

WHEREAS, HATC and the User or an affiliate or affiliates thereof will define their mutual relationship in a Term Sheet (the "Term Sheet");

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Project; and

WHEREAS, the Board of Commissioners of HATC (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 User may construct the Project; now, therefore,

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

1. Subject to the terms hereof, HATC agrees that it will
 - a. cooperate with the User with respect to the Project, and, if arrangements therefor satisfactory to the User and HATC can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or HATC in connection with the Project (collectively, the "Contracts"), providing among

other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to HATC and the User; and

- b. take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.
2. Neither the State of Texas (the "State"), the County, HATC, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the User or the Project and that neither the faith and credit nor the taxing power of the State, the County, HATC, or any political subdivision or agency thereof is pledged to any obligation relating to the Project.
3. It is understood by HATC, and the User has represented to HATC, that in consideration of HATC's adoption of this Resolution, and subject to the terms and conditions hereof, the User has agreed that the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless HATC against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of HATC).
4. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. Neither the User nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and HATC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event HATC shall not be subject to any liability or damages of any nature. Neither the User nor anyone claiming by, through or under the User, nor any investment banking firm or potential purchaser shall have any claim against HATC whatsoever as a result of any decision by HATC not to enter into the proposed transaction.
5. The Board authorizes the negotiation and execution by Chairman/President and CEO, or designee, to execute all necessary documents associated therewith,
6. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.
7. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of

this Resolution shall be and remain controlling as to the matters resolved herein.

8. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.
9. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
10. This Resolution shall be in force and effect from and after its passage.

V. CONSENT AGENDA

- a. Approval of the Minutes from the May 7, 2026, Regular Meeting

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

**May 7, 2026
9:30 AM**

MINUTES

The Housing Authority of Travis County (HATC) held its Regular Board of Commissioners meeting on May 7, 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. Vice Chair Sharal Brown: Present
 - iii. Commissioner Jolene Keene: Present
 - iv. Commissioner Wilmer Roberts: Present
 - v. Commissioner Hala Farid: Present
- c. CEO/Executive Director Patrick B. Howard confirmed a quorum.
- d. Staff in attendance: CEO/Executive Director Patrick B. Howard; Director of Affordable Housing Carlos Guzman; Resident Services Director Brenda Silva-Barber; Director of Housing Choice Voucher Programs Christina Diaz; Director of Finance Subra Narayanaiyer; Administrative Support Specialist Patricia Tate; Family Self-Sufficiency (FSS) Coordinator Tianna Jones; Executive Assistant/Director of Communication and Outreach Arlene Lozano; and Housing Specialist Renea Frazier (virtual).
- e. Others in attendance: DNRBSZ Stanley Oliver Springerley (virtual); Carleton Living Vice President of Operations Ashley Shelite (virtual); Carleton Living Director of Compliance Benjamin Smith; BASTA Tenant Organizer Bren Bradford (virtual); Interim COO Veronica Macon; and HATC Consultant Kevin Bryniack

II. PUBLIC FORUM / CITIZEN COMMUNICATION

- a. N/A

III. ACTION ITEMS

- a. Resolution No. HATC-2026-04: To Adopt Artificial Intelligence (AI) Use Policy
 1. Commissioner Roberts made a **motion** for approval.
 2. Commissioner Brown **seconded** the motion.
 3. Motion **passed** unanimously.

IV. CONSENT AGENDA

- a. Approval of the Minutes from the April 6, 2026, Regular Meeting.
 1. Commissioner Brown made a **motion** for approval.

2. Commissioner Keene **seconded** the motion.
3. Motion **passed** unanimously.

V. DISCUSSION ITEMS

- a. Committee Reassignments
 - i. Chair Goettsche assigned Commissioner Farid to the Governance and Human Resources (HR) Committees.
- 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 continuing to work with auditors to complete the audit for HCV programs, processing the transfer of Emergency Housing Vouchers to other projects, and reviewing fraud cases for the HCV program.
 - 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 VP of Operations Ashley Shelite provided the Board with an update on the Affordable Housing portfolio for the period of 03/01/2026 through 03/31/2026.
 - i. CEO/Executive Director Howard introduced HATC interim COO consultant Veronica Macon.

Eastern Oaks:

- 100% occupied – 0 (zero) vacant units
- \$4,930.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

Summit Oaks:

- 92 % occupied – 2 (two) vacant units
- \$9,764.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending eviction

- a. CEO/Executive Director Howard mentioned that HATC will propose an anti-eviction/tenant protection framework and policy to the Board.

Alexander Oaks:

- 94% occupied – 3 (three) vacant units

- \$30,068.00 in delinquent rent
- 0 (zero) outstanding service request
- 0 (zero) pending evictions

Carson Creek:

- 94% occupied – 1 (one) vacant unit
- \$738.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

Manor Town:

- 88% occupied – 4 (four) vacant units
- \$1,850.00 in delinquent rent
- 0 (zero) outstanding service request
- 2 (two) pending evictions

Manor Town II:

- 95% occupied – 1 (one) vacant unit
- \$3,359.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

iii. HATC Finance Report for Period Ending in 01/31/2026

1. Director Narayanaier provided the Board with an update on audits, indicating that HATC received a clean audit report with unqualified opinions, and that SEA OAKS audits are complete.

c. Board Reports

- i. Executive Committee- N/A
- ii. Real Estate Committee- N/A
- iii. Governance Committee- N/A
- iv. HR Committee- N/A

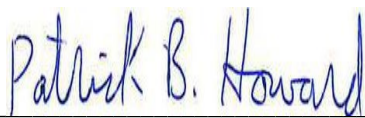
VI. EXECUTIVE SESSION

- a. N/A

VII. ADJOURNMENT

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

The meeting was adjourned at approximately 10:27 A.M.



Patrick B. Howard, Secretary
Housing Authority of Travis County

V. CONSENT AGENDA

b. Approval of the Minutes from the May 21, 2026, Special Meeting

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

**May 21, 2026
9:30 AM**

MINUTES

The Housing Authority of Travis County (HATC) held its Special Board of Commissioners meeting on May 21, 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 9:33 A.M.
- b. Executive Assistant Arlene Lozano conducted a Roll Call of Commissioners.
 - i. Chair Laura Goettsche: Present
 - ii. Vice Chair Sharal Brown: Present
 - iii. Commissioner Jolene Keene: Absent
 - iv. Commissioner Wilmer Roberts: Present
 - v. Commissioner Hala Farid: Absent
- c. CEO/Executive Director Patrick B. Howard confirmed a quorum.
- d. Staff in attendance: CEO/Executive Director Patrick B. Howard; and Executive Assistant/Director of Communication and Outreach Arlene Lozano.
- e. Others in attendance: Interim COO Veronica Macon; and HATC Consultant Kevin Bryniack

II. PUBLIC FORUM / CITIZEN COMMUNICATION

- a. N/A

III. PUBLIC HEARING

- a. Consideration of Possible Action to Approve the Preserve at Mason Creek for the Purposes of Section 303.0421 (c), Texas Local Government Code, as Amended.
 - i. Chair Goettsche opened the public hearing at 9:33 A.M.
 - ii. Chair Goettsche closed the public hearing at 9:34 A.M.

IV. ACTION ITEMS

- a. Resolution No. HATC-2026-05: To Approve the Preserve at Mason Creek for the Purposes of Section 303.0421 (c), Texas Local Government Code, as Amended.
 - i. Vice Chair Brown made a **motion** for approval.
 - ii. Commissioner Roberts **seconded** the motion.
 - iii. Motion **passed** unanimously.

V. EXECUTIVE SESSION

- a. N/A

VI. 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 9:35 A.M.



Patrick B. Howard, Secretary
Housing Authority of Travis County

VI. DISCUSSION ITEMS

- a. Proposed Tenant Protections/Anti-Displacement Prevention Policy

Proposed Tenant Protections/Anti-Displacement Policy Report

Item VI.a.i. Foundation

June 4, 2026

Subject: Proposed Tenant Protections/Anti-Displacement Policy

Background Information: HATC is developing a pilot Tenant Protections/Anti-Displacement Program to provide short-term rent and utility assistance to affordable housing residents experiencing a qualifying financial hardship, intending to prevent eviction and promote housing stability. The program will include clear eligibility requirements, documentation standards, limits on assistance, and a required financial education component to support long-term self-sufficiency. A committee of HATC and community representatives will establish the final program guidelines and oversee development of the pilot.

Please refer to the schedules in the attachment.

Recommended Action:

For discussion/information only. No action is needed.

Alternate Option:

N/A

Fiscal Impact:

TBD

Attachment:

- A. HATC Rent Assistance Program Draft

Prepared by:

Veronica Macon, *Interim COO/HATC Consultant*

Approval:



Patrick B. Howard, CEO/Executive Director

HATC Foundation

Resident Rent & Utility Assistance Pilot Program — High-Level Summary

Intent: The program will provide emergency rent and utility assistance to residents of HATC affordable housing programs who have recently experienced a financial emergency, such as job loss, serious illness, or injury. The goal is to stabilize residents through short-term crisis support while encouraging a path toward self-sufficiency. The program is intended to promote tenant protections and prevent eviction by helping residents maintain stable housing during periods of financial hardship.

Pilot Scope: This will launch as a pilot program. Eligibility is limited to residents of HATC affordable housing programs and does not include Housing Choice Voucher (HCV) participants. The pilot approach allows HATC to test the program design, gather data, and refine criteria.

Basic Outline: The program is an emergency services initiative. Applicants will be asked to demonstrate a qualifying emergency, provide information on their efforts to obtain the necessary funds elsewhere, and outline a plan for future self-sufficiency. Participation assumes that all other available community resources have been exhausted. Assistance is intended as targeted, short-term relief rather than ongoing support.

Eligibility Criteria: The program will operate under clear, consistent, and transparent standards so that all eligible residents are treated equitably. Defined eligibility criteria and usage limits will ensure resources are distributed fairly and reach those in genuine emergency need. Formal eligibility criteria will be developed, including qualifying emergency types, documentation requirements, and reasonable limits on frequency of assistance.

Financial Education: The program will include a required financial education component (such as a budgeting or financial literacy session) to support residents' long-term housing stability and self-sufficiency.

Program Development Process: A committee will be formed to develop the detailed program criteria and guidelines. The committee could include HATC Board members and representatives from community agencies to bring both governance oversight and on-the-ground service expertise.

Administration: The program will be managed by the HATC Foundation.

Budget: A program budget will be developed to define funding levels, per-resident assistance caps, and overall capacity.

Program Adoption: This program is anticipated to be formally adopted by Board Resolution by August 2026.

VI. 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 VI.b.i. Voucher Programs/Homeless Initiatives

June 4, 2026

VI.b.i.1.

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 4/30/26

691	Total Number of Vouchers
432	Number of Vouchers utilized (<i>Conventional</i>)
656	Total Lease-up for the HCV program (<i>Actual, i.e., 667/691</i>)
94.93%	Total Lease-up for the HCV program (<i>Percentage, i.e., 667/691</i>)
82	Applicants on the Waiting List
88	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- Ends 9/2027

Monthly Data April 2026	Housing Assistance Program Operations
0	New Admissions
87	Annual Reexaminations Completed
35	Interims Completed
25	Annual HQS Completed
3	End of Participation

Recommended Action:

For discussion/information only. No action is needed.

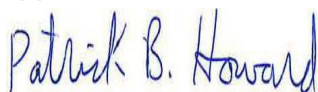
Attachments:

- A. Housing Choice Voucher Programs Overview
- B. Total Households Served

Prepared by:

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

Approval:



Patrick B. Howard, *CEO/Executive Director*

	Leased		HCV Allocation	% Leased
	First of the month	After the first of the month		
Project Based Vouchers (PBV)	19		19	100%
Housing Choice Vouchers (Conventional) (HCV)	431	1	426	101.41%
Port-Outs (PO) HCV	26		26	100%
Non-Elderly and Disabled (NED)	66		75	88.00%
**HUD-VASH Vouchers	24		30	80.00%
**Homeless Preference	38		38	100%
**Family Unification Program (FUP)	46		72	63.89%
**Stability Voucher Program (SV)	5		5	100%
Total	655	1	691	94.93%
Total HCV Leased after the first of the month:	656			

ATTACHMENT A

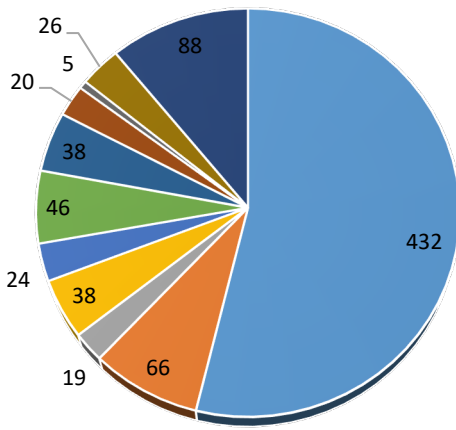
Programs not counted in HCV TOTAL:	Leased (Last Day of month)	Voucher Allocation	% Leased
**Continuum Of Care (COC)	80	74	108.11%
Mainstream (MVP)	38	49	77.55%
**Emergency Housing Vouchers (EHV)	20	20	100%
Port Ins	88	N/A	N/A

Vouchers Searching (Not Leased)	Applicants	Current Participants	Total
TOTAL All Projects	3	6	9

Waiting List (HCV, Choice PBRA, HP, MVP)			82
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ATTACHMENT B

April 2026



- 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 VI.b.i. Voucher Programs/Homeless Initiatives

June 4, 2026

VI.b.i.2.

Subject: Homeless Initiatives

Synopsis of Housing Continuum of Care (CoC) Program – as of 4/30/26

\$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 4/30/26

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 has a current MOU
38	Number of tenants under contract via the Homeless Preference

Recommended Action:

For discussion/information only. No action is needed.

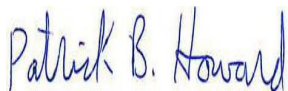
Attachments:

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 VI.b.i. Voucher Programs/Homeless Initiatives

June 4, 2026

VI.b.i.3.

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 4/30/26

75	Total Number of Housing Choice Vouchers awarded to HATC specifically for non-elderly persons with disabilities
66	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.

Limitation for youth must not exceed 36 months.

Synopsis of Family Unification Program (FUP) – as of 4/30/26

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)
46	Number of tenants under contract

c. Mainstream Voucher Program (MVP)

Synopsis of Mainstream Voucher Program (MVP) – as of 4/30/26

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 4/30/26

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
24	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 4/30/26

34	Total Number of EHV allocation
20	Updated Attrition Total (as per HUD)
20	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 4/30/26

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

5 | 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, *CEO/Executive Director*

VI. DISCUSSION ITEMS

b. CEO/Executive Director's Report

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

CEO/Executive Director’s Report

Item VI.b.ii Affordable Housing Program

June 04, 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
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OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
96.7% / 96.7%	1 / 0	Applicant(s): 0	\$5,218	<ul style="list-style-type: none"> ▪ Current-\$1,586 ▪ 30 days-\$1,197 ▪ 60 days-\$956 ▪ 90 days - \$1,479

MANAGEMENT PRIORITIES	STATUS
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▪ Compliance / Inspections	▪ <i>Following our score of 93, the next inspection is anticipated in three (3) years.</i>
▪ OCAF / Annual Rent Adjustments	▪ <i>Implementing 2026 OCAF adjustments</i>
▪ Routine / Periodic Maintenance	<ul style="list-style-type: none"> ▪ <i>Resolving and submitting maintenance deficiencies from the April 23 REAC/NSPIRE inspection.</i> ▪ <i>Developing HVAC summer readiness and preventative maintenance plan.</i>
▪ Capital Improvements	<ul style="list-style-type: none"> ▪ <i>Gutter replacement paused while recruiting a Project Manager.</i> ▪ <i>Awaiting final proposal submission.</i>

SERVICE ISSUES BY CATEGORY ¹	NUMBER OF REQUESTS	COMMENTS
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▪ Appliance	2	7 Service Requests during this period have been resolved
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	0	
▪ Electrical and lighting	1	
▪ Flooring	0	
▪ General	4	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	0	
▪ Plumbing and Bath	2	
▪ Preventative Maintenance	0	
▪ Safety Equipment	10	
SUBTOTAL		
▪		1 Pending, 2 In Progress
TOTAL	10	

¹04/01/26-04/30/26

PROPERTY	SEA RAD Apartments – Summit Oaks
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OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
92% / 96%	2 / 0	Applicant(s): 1	\$9,803	<ul style="list-style-type: none"> ▪ Current - \$5,413 ▪ 30 days - \$2,155 ▪ 60 days - \$1,175 ▪ 90 days - \$1,159

MANAGEMENT PRIORITIES	STATUS
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▪ Compliance / Inspections	▪ <i>U.S. Inspection Group completed pre-NSPIRE site inspection May 18.</i>
▪ OCAF / Annual Rent Adjustments	▪ <i>The 2026 OCAF implementation.</i>
▪ Routine / Periodic Maintenance	<ul style="list-style-type: none"> ▪ <i>Developing maintenance plan to address findings from the pre-NSPIRE inspection.</i> ▪ <i>Developing HVAC summer readiness and preventative maintenance plan.</i>
▪ Capital Improvements	<ul style="list-style-type: none"> ▪ <i>Gutter replacement paused while recruiting a Project Manager.</i> ▪ <i>Awaiting final proposal submission.</i>

SERVICE ISSUES BY CATEGORY ¹	NUMBER OF REQUESTS	COMMENTS
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▪ Appliance	0	6 Service Requests during this period have been resolved
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	0	
▪ Electrical and lighting	2	
▪ Flooring	0	
▪ General	2	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	1	
▪ Plumbing and Bath	1	
▪ Preventative Maintenance	0	
▪ Safety Equipment	0	
SUBTOTAL	6	
▪	0	0 Pending, 0 In Progress
TOTAL	6	

¹04/01/26-04/30/26

PROPERTY	SEA RAD Apartments – Alexander Oaks Apartments
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OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
96% / 96%	2 / 0	Applicant(s): 1	\$26,982	<ul style="list-style-type: none"> ▪ Current - \$8,313 ▪ 30 days - \$4,875 ▪ 60 days - \$4,130 ▪ 90 days - \$9,664

MANAGEMENT PRIORITIES	STATUS
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<ul style="list-style-type: none"> ▪ Compliance / Inspections ▪ OCAF / Annual Rent Adjustments ▪ Routine / Periodic Maintenance ▪ Capital Improvements 	<ul style="list-style-type: none"> ▪ <i>U.S. Inspection Group completed pre-NSPIRE site inspection May 19-20.</i> ▪ <i>The 2026 OCAF implementation.</i> ▪ <i>Developing maintenance plan to address findings from the pre-NSPIRE inspection.</i> ▪ <i>Developing HVAC summer readiness and preventative maintenance plan.</i> ▪ <i>Gutter replacement paused while recruiting a Project Manager.</i> ▪ <i>Awaiting final proposal submission.</i>
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SERVICE ISSUES BY CATEGORY ¹	NUMBER OF REQUESTS	COMMENTS
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<ul style="list-style-type: none"> ▪ Appliance ▪ Building Exterior ▪ Communications ▪ Doors and Locks ▪ Electrical and lighting ▪ Flooring ▪ General ▪ Grounds and Landscaping ▪ Heating and cooling ▪ Plumbing and Bath ▪ Preventative Maintenance ▪ Safety Equipment 	<p>5</p> <p>0</p> <p>0</p> <p>1</p> <p>0</p> <p>0</p> <p>2</p> <p>0</p> <p>7</p> <p>3</p> <p>0</p> <p>0</p> <p>SUBTOTAL</p> <p>0</p> <p>TOTAL</p>	<p>18 Service Requests during this period have been Resolved</p> <p>0 Pending, 0 In Progress</p>
TOTAL	18	

¹04/01/26-04/30/26

PROPERTY	Carson Creek Homes
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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	\$1,335	<ul style="list-style-type: none"> ▪ Current - \$800 ▪ 30 days - \$335 ▪ 60 days - \$0 ▪ 90 days - \$0

MANAGEMENT PRIORITIES	STATUS
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<ul style="list-style-type: none"> ▪ Compliance / Inspections 	<ul style="list-style-type: none"> ▪ <i>In discussions with the U.S. Inspection Group to schedule property pre-inspections.</i> ▪ <i>Pending proposal.</i>
<ul style="list-style-type: none"> ▪ OCAF / Annual Rent Adjustments 	<ul style="list-style-type: none"> ▪ <i>No new update.</i>
<ul style="list-style-type: none"> ▪ Routine / Periodic Maintenance 	<ul style="list-style-type: none"> ▪ <i>Developing HVAC summer readiness and preventative maintenance plan.</i>
<ul style="list-style-type: none"> ▪ Capital Improvements 	<ul style="list-style-type: none"> ▪ <i>No new update.</i>

SERVICE ISSUES BY CATEGORY¹	NUMBER OF REQUESTS	COMMENTS
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<ul style="list-style-type: none"> ▪ Appliance ▪ Building Exterior ▪ Communications ▪ Doors and Locks ▪ Electrical and lighting ▪ Flooring ▪ General ▪ Grounds and Landscaping ▪ Heating and cooling ▪ Plumbing and Bath ▪ Preventative Maintenance ▪ Safety Equipment 	<p>0</p> <p>0</p> <p>0</p> <p>1</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>1</p> <p>0</p> <p>0</p> <p>0</p>	<p>2 Service Requests during this period have been Resolved</p>	
SUBTOTAL	2		
<ul style="list-style-type: none"> ▪ 	0		0 Pending, 0 In Progress
TOTAL	2		

¹04/01/26-04/30/26

PROPERTY	Manor Town Apartments
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OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
88% / 90%	4 / 0	Applicant(s): 1	\$1,850	<ul style="list-style-type: none"> ▪ Current - \$1,845 ▪ 30 days - \$5 ▪ 60 days - \$0 ▪ 90 days - \$0

MANAGEMENT PRIORITIES	STATUS
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<ul style="list-style-type: none"> ▪ Compliance / Inspections 	<ul style="list-style-type: none"> ▪ <i>In discussions with U.S. Inspection Group to schedule property pre-inspections.</i> ▪ <i>Pending proposal.</i>
<ul style="list-style-type: none"> ▪ OCAF / Annual Rent Adjustments 	<ul style="list-style-type: none"> ▪ <i>No new update.</i>
<ul style="list-style-type: none"> ▪ Routine / Periodic Maintenance 	<ul style="list-style-type: none"> ▪ <i>Developing HVAC summer readiness and preventative maintenance plan.</i>
<ul style="list-style-type: none"> ▪ Capital Improvements 	<ul style="list-style-type: none"> ▪ Re-stripping: <i>Project is paused while recruiting a Project Manager.</i> ▪ Project Manager: <i>Pending proposal submission.</i> ▪ Landscaping: <i>Scheduled site visit on May 26 with landscaper and gardener to coordinate proposed garden beds.</i> ▪ Unit Interior Renovation: <i>Occupied units inspected; project on hold awaiting Engineering structural/repair report.</i> ▪ <i>Partnered with Carney Engineering for May 15 site inspection; awaiting step-by-step remediation SOW on May 27.</i> ▪ <i>Developing FY26 Q2-Q4 project timeline on identified improvements within the fiscal year.</i>

SERVICE ISSUES BY CATEGORY¹	NUMBER OF REQUESTS	COMMENTS
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<ul style="list-style-type: none"> ▪ Appliance ▪ Building Exterior ▪ Communications ▪ Doors and Locks ▪ Electrical and lighting ▪ Flooring ▪ General ▪ Grounds and Landscaping ▪ Heating and cooling ▪ Plumbing and Bath ▪ Preventative Maintenance ▪ Safety Equipment 	<p>4</p> <p>0</p> <p>0</p> <p>4</p> <p>1</p> <p>0</p> <p>4</p> <p>0</p> <p>0</p> <p>3</p> <p>0</p> <p>0</p> <p>16</p> <p>0</p> <p>16</p>	<p>16 Service Requests during this period have been Resolved</p> <p>0 Pending, 0 In Progress</p>
SUBTOTAL	16	
	0	
TOTAL	16	

¹04/01/26-04/30/26

VI. DISCUSSION ITEMS

b.iii. HATC and TCFC Finance Reports for Period Ending in 04/30/2026

CEO/Executive Director Report

Item VI.b.iii. Finance

June 4, 2026

Subject: HATC April 2026 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 April 30, 2026. This report reflects financial activities for the 4 months of the fiscal year beginning January 1, 2026.

Please refer to the schedules in the 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 April 30, 2026

Prepared by:

Subra Narayanaier, CPA, Director of Finance

Approval:



Patrick B. Howard, CEO/Executive Director



CEO/Executive Director's Report

Item VI.b.iii. Finance

June 4, 2026

Subject: TCFC April 2026 Monthly Finance Report

Background Information: The monthly finance report presented is for the period ending April 30, 2026. This report reflects financial activities for 4 months for the fiscal year beginning January 1, 2026.

Please refer to the respective TCFC financial schedules.

Recommended Action:

For discussion/information only. No action is needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachment:

A. TCFC Finance Report

Prepared by:

Subra Narayanaier, CPA, *Director of Finance*

Approval:

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

Patrick B. Howard, CEO/Executive Director

VI. DISCUSSION ITEMS

b.iv. HATC Foundation

CEO/Executive Director’s Report

Item VI.b.iv. HATC Foundation

June 4, 2026

Subject: An overview and summary of the ongoing and planned initiatives within the HATC Foundation/Resident Services program.

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 works to enhance the quality of life for residents. This work is guided by three core focus areas:

- Family Enrichment
- Youth Development
- Self-Sufficiency

This update highlights current programs, newly launched initiatives, and developing partnerships aimed at strengthening 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 — monthly distributions continue successfully
Self-Sufficiency	Family Self-Sufficiency (FSS) Program Info Webinars	Hosted informational webinar on 5/14 and scheduled a second session on 5/28 to support FSS outreach and enrollment.
Self-Sufficiency	Bus Passes for Daily Transportation (Cap Metro)	Active – Transportation assistance continues to be available for all residents in need.
Youth Development	Scholarship Prep & College Readiness Program	Outreach efforts continue through email, mailed notices, and the HATC website to encourage resident participation.
Youth Development	Shining STARS	Active – We continue to promote the program and are conducting an end-of-school-year outreach push to

		capture strong academic performance and reward excellence.
All Areas	Town Hall Meetings	Ongoing – On hold until further notice, as Carleton Management is currently coordinating and scheduling these meetings.

Upcoming & Exploratory Services

<u>Focus Area</u>	<u>Potential Service</u>	<u>Status</u>
Family Enrichment	Garden at Manor Town (Prairie View A&M Extension)	Meeting with landscaper and gardening partners scheduled for 5/26/26. Planning discussions are ongoing. Raised garden beds are expected to be installed this fall, with educational classes beginning before planting.
Family Enrichment	Senior Home Delivery Food Program (Central Texas Food Bank)	The program will provide eligible seniors with approximately 30 pounds of shelf-stable food and fresh produce delivered directly to their homes each month for 12 months. Ten residents have been enrolled to date, with 20 total program spots available.
Self-Sufficiency	Annual Health Fair (Black Men’s Health Clinic)	Annual Health Fair for Summit Oaks is scheduled for June 10th, providing residents with an interactive wellness experience and access to community health resources.
Self-Sufficiency and Youth Development	Joy for Seniors Program (Artly World)	Joy for Seniors program at Manor Town will begin on June 4 th and run on a weekly schedule until December 2026. The program will also include a Fall Community Showcase and Winter Showcase for participating residents.
Youth Development	After-School Meal Program (Central Texas Food Bank)	Training with CTXFB is scheduled for 5/28/26. The program will operate at Eastern Oaks from 6/15 to 8/3.
Youth Development	(Girls Empowerment Network)	Exploring partnership opportunities to provide leadership development, mentoring, confidence building, and social-emotional programming for girls at HATC properties.

Recommended Action:

For discussion/information only. No action is needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachments:

N/A

Prepared by:

Brenda Silva-Barber, *Resident Services Director*

Approval:



Patrick B. Howard, *CEO/Executive Director*

VI. DISCUSSION ITEMS
c. Board Reports

VII. EXECUTIVE SESSION

VIII. ADJOURNMENT