

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

**June 4, 2026
9:30 AM**

MINUTES

The Housing Authority of Travis County (HATC) held its Regular Board of Commissioners meeting on June 4, 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: 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 (virtual); Social Worker Jacqueline Garcia (virtual); and Executive Assistant/Director of Communication and Outreach Arlene Lozano.

II.

III. PUBLIC FORUM / CITIZEN COMMUNICATION

- a. N/A

IV. 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.
 - i. Chair Goettsche opened the Public Hearing.
 - ii. No comments were made during the Public Hearing.
 - iii. Chair Goettsche closed the Public Hearing.

V. ACTION ITEMS

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- a. Resolution No. HATC-2026-07: 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 Contactor for Such Project; and Authorizing the Negotiation of a Term Sheet; and Other Matters in Connection Therewith.
 - i. CEO/Executive Director Howard introduced the teams at Domain Communities and Texas Housing Conservancy, who presented the proposed project
 1. Vice Chair Brown made a **motion** for approval.
 2. Commissioner Keene **seconded** the motion.
 3. Motion **passed** unanimously.
 - b. Resolution No. HATC-2026-06: To Approve 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 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.
 - i. Bracewell Attorney Greathouse provided the Board with a summary of the project, noting that this is the final approval resolution before the project closes.
 - ii. Members of the Board showed concern over the potential of the HATC Foundation being a general partner of an affordable housing project.
 1. Vice President Brown made a **motion** to amend to remove item IV in the resolution.
 2. Commissioner Farid **seconded** the motion.
 3. Motion **passed** unanimously.

VI. 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.
 1. Commissioner Roberts made a **motion** for approval.
 2. Commissioner Brown **seconded** the motion.
 3. Motion **passed** unanimously.

VII. DISCUSSION ITEMS

- a. Proposed Tenant Protections/Anti-Displacement Policy
 - i. Director Silva-Barber provided a high-level summary of the pilot program.
 - ii. Commissioner Farid volunteered to assist with the development of the pilot program.
- 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 planning for the Continuum of Care (CoC) closeout grant ending on 06/30/2026, discussing with ECHO regarding the 2027 CoC plan, continuing to work with HAB for software migration, and porting HAP delinquencies.
 - 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, Carleton Regional Manager Kim Hayes, and Carleton Living Director of Compliance Benjamin Smith provided the Board with an update on the Affordable Housing portfolio for the period of 04/01/2026 through 04/30/2026.

Eastern Oaks:

- 96.7% occupied – 1 (one) vacant unit
- \$5,218.00 in delinquent rent
- 2 (two) outstanding service requests
- 0 (zero) pending evictions

Summit Oaks:

- 92 % occupied – 2 (two) vacant units
- \$9,803.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending eviction

Alexander Oaks:

- 96% occupied – 2 (two) vacant units
- \$26,982.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

Carson Creek:

- 94% occupied – 1 (one) vacant unit
- \$1,335.00 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 requests
- 0 (zero) pending evictions

Manor Town II:

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

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

1. Director Narayanaier provided the Board with an update on software migration and noted that capital improvement funds for Manor in 2025 carried over to 2026.

iv. HATC Foundation

1. Director Silva-Barber provided the Board with an overview and summary of the ongoing and planned initiatives within the HATC Foundation/Resident Services program.

c. Board Reports

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

VIII. EXECUTIVE SESSION

- a. N/A

IX. ADJOURNMENT

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

The meeting was adjourned at approximately 11:41 A.M.



Patrick B. Howard, Secretary
Housing Authority of Travis County