

**July 10, 2025  
11:00 A.M.**

**The Board of Directors will meet at 1033 La Posada Drive, Suite 180 Austin, Texas 78752 and via Zoom.**

**Join the Meeting by using the Link provided below:**

<https://us06web.zoom.us/j/89962622179?pwd=8uyj31JWaNPRPzziF1wXiYbg6uy255.1>

**The Board of Directors will consider and may take action on the following items:**

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

**II. PUBLIC FORUM / CITIZEN COMMUNICATION**

- *Anyone desiring to comment on items related to Strategic HFC's work may address the Board of Directors.*
- *If the item is deemed related to an Agenda item at the current meeting, the presiding officer will inform the citizen that pending action(s) remain.*
- *Speakers should register prior to the start of the Board Meeting by emailing Debbie Honeycutt at [Debbie.Honeycutt@strategichfc.org](mailto:Debbie.Honeycutt@strategichfc.org)*
- *Three-minute limit per speaker.*

**III. ADMINISTRATIVE ITEM**

- A. Committee Assignments

**IV. DIRECTOR'S REPORT**

- A. Update from the Executive Director – *Dianna Grey*
1. Calendar Overview & Reminders
  2. Financial Report
  3. Portfolio Report

**V. CONSENT AGENDA**

- A. Approval of the Minutes from the June 12, 2025 Regular Meeting.

**VI. ACTION ITEMS**

- A. Resolution No. SHFC-2025-17: Consideration and possible action to approve Revised Transaction Terms for Strategic HFC Workforce Developments
- B. Resolution No. SHFC-2025-18: Consideration and possible action to approve Revised Transaction Terms for Strategic HFC 4% Low Income Housing Tax Credit Developments and Bond Issuer Only Developments
- C. Resolution No. SHFC-2025-19: Consideration and possible action to approve a Strategic Outlook for the organization
- D. Resolution No. SHFC-2025-20: Consideration and possible action to authorize the execution of a Purchase and Sale Agreement with respect to a potential sale of Cambridge Villas Apartments, a multifamily residential development located at 15711 Dessau Road, Pflugerville, Texas 78660 (the “Development”); and containing other provisions related thereto
- E. Resolution No. SHFC-2025-21: Consideration and possible action to authorize the execution of a Memorandum of Understanding regarding participation in the ownership and operation of Cambridge Villas Apartments, a multifamily residential development located at 15711 Dessau Road, Pflugerville, Texas 78660; and containing other provisions related thereto

**VII. DISCUSSION ITEM**

- A. Update on Tenant Concerns at Residences at Decker - *NRP Group*

**VIII. EXECUTIVE SESSION**

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

**IX. ADJOURNMENT**