

STRATEGIC HOUSING FINANCE CORPORATION OF TRAVIS COUNTY
BOARD OF DIRECTORS
REGULAR MEETING
1033 La Posada Drive, Suite 180
Austin, Texas 78752
July 10, 2025
11:00 a.m.

MINUTES

Strategic Housing Finance Corporation of Travis County held a Regular Board of Directors Meeting at 1033 La Posada Drive, Suite 180 Austin, Texas 78752 and via Zoom.

A recording and transcript of the meeting can be found online at:
<https://strategichfc.org/board-meetings/july-10th-2025>

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

A quorum was established, and President Jan Wenig called the meeting to order at 11:04 a.m.

Directors in attendance: President Jan Wenig; First Vice-President Kecia Prince; Second Vice-President Ashley Huddleston; Director Julio Gonzalez Altamirano; Director Kerri Dorman; Director Beatriz (Bea) Arce Arrived at 11:14 a.m.

Executive Coordinator Debbie Honeycutt certified the quorum.

Guest: Amanda Baldwin Regional Vice President and Emma Amoabeng Regional Property Manager with NRP Group and Stephen Toyra with Fairfield

Staff in Attendance: Executive Director Dianna Grey; Deputy Director David Dinoff; Executive Coordinator Debbie Honeycutt; Administration Katie Adams; Operations Assistant Marisol Guerra; Director of Real Estate Alex Radtke; Development Manager Keith Hoffpauir; Development Analyst II Jackson Mabray; Portfolio Manager Chelley Lenz; Affordable Housing Assistant Anna Martinez; Development Analyst II Gloria Nguyen; Director of Planning & External Affairs Jim Ward; Housing Policy & Communications Specialist III Kaylin Rubin; and consultants Kevin Bryniak and Vella Karman.

II. PUBLIC FORUM / CITIZEN COMMUNICAION

There were no speakers.

VII. DISCUSSION ITEM

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

Amanda Baldwin and Emma Amoabeng with NRP Group presented a PowerPoint presentation regarding property concerns at Residence at Decker in which the Decker Tenant Association have.

It was requested to forward the presentation materials to the Board members.

III. ADMINISTRATIVE ITEM

A. Committee Assignments

Ad Hoc Legal Matters Committee – Director Kerri Dorman will serve as Chair and Director Ashley Huddleston and President Jan Wenig.

Director DeLea Becker notified the Intergovernmental Relations Officer that she had resigned effective July 9, 2025.

IV. DIRECTOR'S REPORT

A. Update from the Executive Director – Dianna Grey

1. Calendar Overview & Reminders
2. Financial Report
3. Portfolio Report

July 14: Finance & Administration Committee Meeting

July 17: Real Estate Committee

July 21-23: TAAHP Conference, Austin (Texas Association of Affordable Housing Providers)

August 7: Real Estate Committee

August 14: Regular Board Meeting

August 21: Real Estate Committee

September 4: Real Estate Committee

September 11 Regular Board Meeting

September 18: Real Estate Committee

September 17-19: TALHFA Conference, Round Rock (Texas Association of Local Housing Finance Agencies)

October 9: Regular Board Meeting

October 16: Fall Travis County Commissioners Court Briefing

- Strategic Housing Finance Corporation May 2025 Financials provided by Katie Adams
- April Portfolio Data provided by Chelley Lenz

V. CONSENT AGENDA

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

President Jan Wenig called for a unanimous consent to **Approve** Item V.A. The Item was **Approved** by unanimous consent.

VI. ACTION ITEMS

- A. Resolution No. SHFC-2025-17: Consideration and possible action to approve Revised Transaction Terms for Strategic HFC Workforce Developments

Director Julio Gonzalez Altamirano made a **motion** to approve Item VI.A. Resolution No. SHFC-2025-17. Vice-President Kecia Prince seconded the motion, which **passed** unanimously.

- 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

Second Vice President Ashley Huddleston made a **motion** to approve Item VI.B. Resolution No. SHFC-2025-18. Director Julio Gonzalez Altamirano seconded the motion, which **passed** unanimously.

- C. Resolution No. SHFC-2025-19: Consideration and possible action to approve a Strategic Outlook for the organization

Director Julio Gonzalez Altamirano made a **motion** to approve Item VI.C. Resolution No. SHFC-2025-19. Director Bea Arce seconded the motion, which **passed** unanimously.

- 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

Director Julio Gonzalez Altamirano made a **motion** to approve Item VI.D. Resolution No. SHFC-2025-20. Director Kerri Dorman seconded the motion, which **passed** unanimously.

- 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

Item VI.E. Resolution No. SHFC-2025-21 **was not** discussed.

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 Negotiations*

None at that time.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 12:47 p.m.

Respectfully submitted,



Dianna Grey, Executive Director and Secretary