

STRATEGIC HOUSING FINANCE CORPORATION OF TRAVIS COUNTY
BOARD OF DIRECTORS
REGULAR MEETING
1033 La Posada Drive, Suite 180
Austin, Texas 78752
September 11, 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/september-11-2025>

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

A quorum was established, and President Jan Wenig called the meeting to order at 11:02 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 (joining via Zoom at 11:07am); Director Beatriz (Bea) Arce.

Executive Coordinator Debbie Honeycutt certified the quorum.

Guest: Scott Marks and Danny Heidtke with Duane Morris LLP

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; and consultants Kevin Bryniak.

II. PUBLIC FORUM / CITIZEN COMMUNICAION

There were no speakers.

III. DIRECTOR'S REPORT

A. Update from the Executive Director

- July 2025 Financials provided by Dianna Grey, Executive Director.
- Executive Director Dianna Grey presented the calendar overview.
- Additional items discussed Portfolio KPIs: Occupancy steady YTD at 83%, New office space, Travis County Commissioners' Court Briefing Update, Residences at Decker Tenants Association and SHFC Board Vacancy.

IV. CONSENT AGENDA

A. Approval of the Minutes from the August 14, 2025 Regular Meeting.

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

V. ACTION ITEM

A. Resolution No. SHFC-2025-30: Consideration and possible action to authorize negotiation for the acquisition of Limited Partner interests in Cambridge Villas Apartments Limited Partnership (The "Partnership"); and the execution and delivery of an assignment agreement and other necessary documents to effectuate such interests acquisition, in connection with the partnership's operation of 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 V.A. Resolution No. SHFC-2025-30. Second Vice-President Ashley Huddleston seconded the motion, which **passed** unanimously.

VI. DISCUSSION ITEMS

A. 2026 Budget: 2026 Staff Proposal and Board Priorities

Dianna Grey and Katie Adams presented the 2026 Staff Proposals, and Revenue Projections and Board Designated Funds.

B. Portfolio Risk Rating System

Alex Radtke and Chelley Lenz presented the Portfolio Risk Rating System.

C. Introduction to Strategic Affordability Impact Metric (“Strategic AIM”)

David Dinoff presented the Strategic Affordability Impact Metric (“Strategic AIM”)

VII. 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*

A. Consult with counsel on litigation related to TX Lakeway Apartments, TX Creekview Austin, Austin Colorado Creek Apartments, and TX Austin Manor

Director Julio Gonzalez Altamirano made a **motion** to adjourn to Executive Session under Texas Government Code Annotated 551.071, Consulting with Attorney to discuss Item VII.A. Director Prince seconded the motion, which **passed** unanimously.

The Board adjourned to Executive Session at 1:04 p.m.
The Board reconvened at 2:11p.m. No action taken.

VIII. ADJOURNMENT

There being no further business, the meeting adjourned at 2:12 p.m.

Respectfully submitted,



Dianna Grey, Executive Director and Secretary