STRATEGIC HOUSING FINANCE CORPORATION OF TRAVIS COUNTY
BOARD OF DIRECTORS
REGULAR MEETING

1033 La Posada Drive, Suite 180
Austin, Texas 78752
October 9, 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/october-9th-2025

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

A quorum was established, and President Jan Wenig called the meeting to order at 11:03a.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); Director Beatriz (Bea) Arce (joining via Zoom).

Executive Coordinator Debbie Honeycutt certified the quorum.

Guest: Stephen Toyra with Fairfield Residential

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 ll Jackson Mabray; Affordable Housing Assistant Anna Martinez; Development Analyst II Gloria Nguyen and consultants Kevin Bryniak and Vella Karman.

II. PUBLIC FORUM / CITIZEN COMMUNICAION

There were no speakers.

III. ADMINISTRATIVE ITEM

A. Creation Ad Hoc Committee: Tenant & Community Engagement

Item III.A. will be discussed at the November 13, 2025 Board meeting.

IV. DIRECTOR'S REPORT

A. Update from the Execute Director

- Executive Director Dianna Grey announced to the Board that Keith Hoffpauir will be retiring.
- August 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%, Property tours, Travis County Commissioners' Court Briefing Update, Habitat for Humanity Carter Work Project, Daffan Flats Ribbon Cutting Ceremony, New office space.

V. CONSENT AGENDA

A. Approval of the Minutes from the September 11, 2025 Regular Meeting.

B. Resolution No. SHFC-2025-31: Consideration and possible action to approve a Family and Medical Leave Act Policy

C. Resolution No. SHFC-2025-32: Consideration and possible action to approve a revised Employee Benefits Policy

D. Resolution No. SHFC-2025-33: Authorizing the cancellation of Resolution No. SHFC-2020-11 and the removal of restrictions on funds set aside via Resolution No SHFC-2020-11

President Jan Wenig called for a unanimous consent to **Approve** Items V.A., V.B., V.C. and A.D. The Items were **Approved** by unanimous consent**.**

VI. ACTION ITEMS

A. Resolution No. SHFC-2025-34: Consideration and possible action to approve Housing Market Report & Strategic AIM Goals

Second Vice-President Ashley Huddleston made a **motion** to approve Item VI.A. Resolution No. SHFC-2025-34. First Vice-President Kecia Prince seconded the motion, which **passed** unanimously.

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

Second Vice-President Ashley Huddleston made a **motion** to adjourn to Executive Session under Texas Government Code Annotated 551.072, Real Property to discuss Item VI.B. First Vice-President Kecia Prince seconded the motion, which **passed** unanimously.

The Board adjourned to Executive Session at 12:02p.m.
The Board reconvened at 12:59p.m.

VI.B. ACTION ITEMS

B. Resolution No. SHFC-2025-35: 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 Dessa Road, Pflugerville, Texas 78660 (the "Development"); and containing other provisions related thereto

First Vice-President Kecia Prince made a **motion** to approve Item VI.B. Resolution No. SHFC-2025-35. Director Julio Gonzalez Altamirano seconded the motion, which **passed** with 5 Yea's and 1 Abstention.

President Jan Wenig – Yea
First Vice-President Kecia Prince – Yea
Second Vice-President Ashley Huddleston – Abstained
Director Julio Gonzalez Altamirano – Yea
Director Kerri Dorman – Yea
Director Beatriz (Bea) Arce – Yea

VIII. DISCUSSION ITEM

A. 2026 Operating Budget and Associated Financial Policies

- Dianna Grey and Katie Adams presented on the draft 2026 Operating Budget and Associated Financial Policies.
- A budget will be brought to the November13, 2025 Board meeting for a vote.
- Board members can contact staff prior to the November Board meeting with any questions regarding the budget.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 1:45 p.m.

Respectfully submitted,

Dianna Grey, Executive Director and Secretary