

**January 8, 2026
11:00 A.M.**

The Board of Directors will meet at 505 E. Huntland Drive, Suite 220 Austin, Texas 78752 and via Zoom.

Join the Meeting by using the link provided below:

<https://us06web.zoom.us/j/89962622179?pwd=8uyj31JWaNPzPzziF1wXiYbg6uy255.1>

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

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

II. CITIZEN COMMUNICATION

Anyone desiring to make comments related to Strategic HFC's work may address the Board of Directors. Speakers should register prior to the start of the Board Meeting by emailing admin@strategichfc.org.

There is a three-minute limit per speaker. 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.

III. DIRECTOR'S REPORT

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

IV. CONSENT AGENDA

- A. Approval of the Minutes of the December 11, 2025 Regular Meeting

V. ACTION ITEMS

- A. Resolution No. SHFC-2026-01: To Authorize the issuance, sale, and delivery of one or more series of taxable or tax-exempt Subordinate Multifamily Housing Governmental Note (Manchester Apartments aka Austin Manor) Series 2025; approve the form and substance of and authorize the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily residential rental development; and other related provisions as necessary to complete the transaction.
- B. Resolution No. SHFC-2026-02: To Authorize the issuance, sale, and delivery of one or more series of taxable or tax-exempt Subordinate Multifamily Housing Governmental Note (Lakeway Apartments) Series 2025; approve the form and substance of and authorize the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily residential rental development; and other related provisions as necessary to complete the transaction.
- C. Resolution No. SHFC-2026-03: Strategic Housing Finance Corporation of Travis County, a Texas housing finance corporation (“Sole Member”), the sole member of TX Austin Manor GP, LLC, a Texas limited liability company (“Company”), general partner of TX Austin Manor, LP, a Texas limited partnership (“Borrower”) resolution to obtain a loan in the original principal amount of \$8,500,000 (the “Loan”) from International Bank of Commerce, a Texas state banking corporation (“Lender”) to finance a portion of the costs of constructing a 280-unit multifamily rental housing development to be known as “Austin Manor Apartments” located in Travis County, Texas (the “Project”).

- D. Resolution No. SHFC-2026-04: Strategic Housing Finance Corporation of Travis County, a Texas housing finance corporation (“Sole Member”), the sole member of TX Lakeway Apartments GP, LLC, a Texas limited liability company (“Company”), general partner of TX Lakeway Apartments, LP, a Texas limited partnership (“Borrower”) resolution to obtain a loan in the original principal amount of \$8,000,000 (the “Loan”) from International Bank of Commerce, a Texas state banking corporation (“Lender”) to finance a portion of the costs of constructing a 180-unit multifamily rental housing development to be known as “Lakeway Apartments” located in Travis County, Texas (the “Project”).
- E. Election of Officers
- F. Resolution No. SHFC-2026-05: Amending the Bylaws of the Corporation

VI. DISCUSSION ITEMS

- A. Briefing: Governance Roles – *Eileen Garcia, Nonprofit Advising*
- B. Briefing: Robert’s Rules of Order – *Dianna Grey*

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 Negotiation*

- A. Consult with counsel on litigation related to TX Lakeway Apartments, TX Creekview Austin, Austin Colorado Creek Apartments, and TX Austin Manor *(Consulting with Attorney)*

VIII. ADJOURNMENT