

# **AUSTIN AFFORDABLE HOUSING CORPORATION**



## **BOARD OF DIRECTORS Annual Meeting**

**Thursday, March 26, 2020  
12:00 PM**

### **Conference Call**

**1 (646) 749-3122 Access Code: 283-714-653**

**PUBLIC NOTICE OF A MEETING  
TAKE NOTICE OF A BOARD OF DIRECTORS  
ANNUAL BOARD MEETING  
OF THE AUSTIN AFFORDABLE HOUSING CORPORATION**

**Thursday, March 26, 2020**

**12:00 PM**

**TO BE HELD VIA CONFERENCE CALL  
1 (646) 749-3122; Access Code: 283-714-653**

A recording of the meeting will be posted on HACA's website  
[www.hacanet.org/board](http://www.hacanet.org/board) within two business days after the meeting date

**CALL TO ORDER, ROLL CALL**

**CERTIFICATION OF QUORUM**

**Citizens Communication (Note: There will be a three-minute time limitation)**

**CONSENT AGENDA**

Items on the Consent Agenda may be removed at the request of any Commissioner and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion, or action at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Texas Government Code, Texas Open Meetings Act.

**CONSENT ITEMS**

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on February 26, 2020
2. Presentation, Discussion, and Possible Action regarding Resolution No. 00149: Approval to ratify all actions taken by the Board of Directors during FYE 2019-2020, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Directors as reflected within the approved minutes and resolutions

**ACTION ITEMS**

3. Presentation, Discussion, and Possible Action regarding Resolution No. 00146: Election of new Officers for the Austin Affordable Housing Corporation
4. Presentation, Discussion and Possible Action on Resolution No. 00150 by the Board of Directors of Austin Affordable Housing Corporation ("AAHC") authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for Bridge at Turtle Creek
5. Presentation, Discussion and Possible Action on Resolution No. 00151 by the Board of Directors of Austin Affordable Housing Corporation ("AAHC") authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Henderson on Reinli
6. Presentation, Discussion and Possible Action on Resolution No. 00152 by the Board of Directors of Austin Affordable Housing Corporation ("AAHC") authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to

participate in the housing tax credit application for The Matador

7. Presentation, Discussion and Possible Action on Resolution No. 00153 by the Board of Directors of Austin Affordable Housing Corporation ("AAHC") authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Conrad
8. Presentation, Discussion and Possible Action on Resolution No. 00154 by the Board of Directors of Austin Affordable Housing Corporation ("AAHC") authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Park at Decker Lake
9. Presentation, Discussion and Possible Action on Resolution No. 00155 by the Board of Directors of Austin Affordable Housing Corporation ("AAHC") authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Ridge at East Village
10. Presentation, Discussion and Possible Action on Resolution No. 00156 by the Board of Directors of Austin Affordable Housing Corporation ("AAHC") authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for Kingswood

## **EXECUTIVE SESSION**

The Board may go into Executive Session (close its meeting to the public) Pursuant to:

- a. 551.071, Texas Gov't Code, consultations with Attorney regarding legal advice, pending or contemplated litigation; or a settlement offer;
- b. 551.072, Texas Gov't Code, discussion about the purchase, exchange, lease or value of real property;
- c. 551.074, Texas Gov't Code, discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
- d. 551.087, Texas Gov't Code, discuss certain economic development negotiations.

## **OPEN SESSION**

If there is an Executive Session, the Board will return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session.

## **REPORTS**

The Board accepts the following reports:

- President's Report
- Other Staff Reports
- Commissioners' Reports/Questions to the Department Staff

## **ADJOURNMENT**

On March 16, 2020, the Governor of Texas suspended certain open meeting laws in response to the Coronavirus (COVID-19) disaster. This action allows governmental bodies, including the Housing Authority of the City of Austin and its subsidiaries, to conduct meetings by telephone or video conference to advance the public health goal of limiting face-to-face meetings to slow the spread of COVID-19.

Accordingly, the Housing Authority of the City of Austin (HACA) and its subsidiaries will be conducting their Annual Board Meetings via telephone conference at 12:00 PM on Thursday, March 26, 2020.

The public is invited to access and participate in the Board Meetings by dialing in using your phone. 1 (646) 749-3122 Access Code: 283-714-653

HACA will provide online written notice containing a public toll-free dial-in number, as well as an electronic copy of the agenda packet, in advance of the telephonic conference meetings at [www.hacanet.org/board](http://www.hacanet.org/board). The public will have a means to participate in the meetings through two-way audio connections. Additionally, HACA will post an audio recording of the meetings on our website.

# **AUSTIN AFFORDABLE HOUSING CORPORATION**

## **BOARD ACTION REQUEST**

### **ITEM NO. 1.**

---

**MEETING DATE:** March 26, 2020

**STAFF CONTACT:** Ron Kowal, Vice President of Housing Development/Asset Mgmt

**ITEM TITLE:** Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on February 26, 2020

**BUDGETED ITEM:** N/A

**TOTAL COST:** N/A

### **ACTION**

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held on February 26, 2020.

### **ATTACHMENTS:**

- ▣ **20200226 AAHC Minutes Summary**

**AUSTIN AFFORDABLE HOUSING CORPORATION  
BOARD OF DIRECTORS  
REGULAR MEETING**

**FEBRUARY 26, 2020**

**SUMMARY OF MINUTES**

**THE AUSTIN AFFORDABLE HOUSING CORPORATION (AAHC) BOARD OF DIRECTORS PUBLIC MEETING NOTICE WAS POSTED FOR 10:45 A.M. ON WEDNESDAY, FEBRUARY 26, 2020, AND WAS HELD AT HACA CENTRAL OFFICES, 1124 S. IH 35.**

**CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM**

The Board of Directors Regular Board Meeting of the Austin Affordable Housing Corporation, of February 26, 2020, was called to order by Dr. Tyra Duncan-Hall, AAHC Chairperson at 10:50 a.m. The meeting was held at the HACA Central Office, 1124 S. IH 35, Austin, TX

Roll call certified a quorum was present.

**MEMBERS PRESENT:**

Tyra Duncan-Hall, Chairperson  
Mary Apostolou, Vice-Chairperson  
Edwina Carrington, 2<sup>nd</sup> Vice-Chairperson  
Carl S. Richie, Jr., Director  
Charles Bailey, Director

**MEMBER(S) ABSENT:**

**STAFF PRESENT:**

Ann Gass, Michael Gerber, Nidia Hiroms, and Suzanne Schwertner

**CITIZENS COMMUNICATION – NONE.**

**CONSENT AGENDA**

**APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:**

**ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on January 14, 2020**

**Director Richie** moved to Approve the Board Minutes Summary for the Board Meeting held on January 14, 2020. **Director Bailey** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

**ACTION ITEMS**

**APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS**

**ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No. 00146: Election of new Officers for the Austin Affordable Housing Corporation**

Given that the Board would be taking action on a later agenda item, and there may be some changing of officer names/positions on required forms; on the advice of counsel, this item was postponed until the March Annual Meeting. Due to the fact that all of the Directors were in attendance at the meeting, it was proposed that nominations would be accepted at this meeting and voting will take place at the March Annual Meeting.

**Director Richie** moved to nominate AAHC officers at this meeting, and to vote on the item at the March Annual Meeting. **Director Bailey** seconded the motion. The motion Passed (5-Ayes and 0-Nays). **Vice-Chairperson Apostolou** nominated **Director Carrington** as AAHC Chairperson and **Director Bailey** as AAHC Vice-Chairperson. **Director Richie** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

**ITEM 3: Presentation, Discussion, and Possible Action regarding Resolution No. 00148: Approval to proceed with submission of an application for 9% low income housing tax credits for Chalmers Courts West to the Texas Department of Housing and Community Affairs (TDHCA)**

In October 2016, the U.S. Department of HUD awarded a Commitment to Enter into a Housing Assistance Contract (CHAP) for Chalmers Courts under the Rental Assistance Demonstration (RAD) Program. In March 2018, HACA submitted a successful application for 9% competitive low-income housing tax credits to the Texas Department of Housing and Community Affairs (TDHCA) for the redevelopment of Chalmers Courts East. Demolition of Chalmers Courts East began in the fall of 2019.

To complete the RAD conversion for Chalmers Courts, HACA intends to submit an application to the TDHCA under the 2020 9%, competitive, low income housing tax credit program for Chalmers Courts West. If HACA is successful with this application, the current buildings will be razed and a new, larger property with additional units and modern amenities will be

February 26, 2020

Page 1 of 2

built in its place. This will significantly improve the quality of life for the residents of Chalmers Courts West and allow HACA to provide more affordable housing by increasing density.

In August 2016, the HACA Board of Commissioners approved the selection of Carleton Residential to serve as the developer partner for the redevelopment of Chalmers Courts. Carleton served as HACA's partner of the first two phases of the Chalmers redevelopment - Chalmers South and Chalmers East. Staff members have been working with Carleton to prepare the application for Chalmers West, which is due to TDHCA on March 1.

**Director Richie** moved to Approve Resolution No. 00148: Approval to proceed with submission of an application for 9% low income housing tax credits for Chalmers Courts West to the Texas Department of Housing and Community Affairs (TDHCA).

**Vice-Chairperson Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays)

#### **THE BOARD DID NOT RECESS INTO EXECUTIVE SESSION.**

**Director Carrington** shared an article from the CDT newsletter spotlighting the Bridge at Asher Apartments. The acquisition of this property represented CDT's fourth joint-venture with the Austin Affordable Housing Corporation (AAHC). CDT and AAHC acquired Bridge at Asher Apartments, a market-rate property located in a high-opportunity neighborhood of Austin, and created new long-term affordability, ensuring that 50% of the units will serve residents at or below 80% AMI. Additionally, CDT and AAHC also partnered with National Housing Trust and the Kresge Foundation through their HOPE fund, which is aimed at preserving affordable housing and providing access to opportunity geographies and high-quality schools for children. To that end, CDT and AAHC will prioritize placement of households with vouchers into a set-aside of the larger, family-sized units at Bridge at Asher Apartments. CDT's relationship with AAHC has had a significant impact in protecting low- and middle-income families who are being increasingly burdened in a market with rapidly increasing rents. Since 2015, CDT has completed \$225 million in acquisitions with AAHC, consisting of 1,716 units, 858 of which will remain affordable for the long-term.

#### **ADJOURNMENT**

**Director Bailey** moved to Adjourn the meeting. **Director Richie** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

The meeting adjourned at 11:32 a.m.

---

**Michael G. Gerber, Secretary**

---

**Dr. Tyra Duncan-Hall, Chairperson**

# AUSTIN AFFORDABLE HOUSING CORPORATION

## BOARD ACTION REQUEST

### RESOLUTION NO. 00149

#### ITEM NO. 2.

---

**MEETING DATE:** March 26, 2020

**STAFF CONTACT:** Ron Kowal, Vice President of Housing Development/Asset Mgmt

**ITEM TITLE:** Presentation, Discussion, and Possible Action regarding Resolution No. 00149: Approval to ratify all actions taken by the Board of Directors during FYE 2019-2020, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Directors as reflected within the approved minutes and resolutions

**BUDGETED ITEM:** N/A

**TOTAL COST:** N/A

#### **ACTION**

The Board is being asked to approve Resolution No. 00149: which ratifies all actions taken by the Board of Directors during the 2019-2020 Fiscal Year, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Directors as reflected within the approved minutes and resolutions.

#### **SUMMARY**

***Background:***

Upon past advisement of legal counsel, Resolution No. 00149 was drafted to ensure all actions taken by the Board during FYE 2019-2020 be ratified, thus ensuring resolution of any irregularities during the voting process taken by the Directors. This is an action that will be presented for board action on an annual basis.

***Process:***

This Resolution resolves any irregularities in the voting process found in the Board meeting minutes and/or resolutions, and all actions taken during the 2019-2020 Fiscal Year by the Board of Directors are fully enforceable.

***Staff Recommendation:***

Staff recommends Board approval of Resolution No. 00149 to ratify all actions taken by the Board of Directors during the 2019-2020 Fiscal Year.

**RESOLUTION NO. 00149**

**APPROVAL TO RATIFY ALL ACTIONS TAKEN BY THE BOARD OF DIRECTORS DURING FYE 2019-2020, IN ORDER TO RESOLVE ANY IRREGULARITIES WHICH MAY HAVE OCCURRED REGARDING A QUORUM OR VOTE BY THE DIRECTORS AS REFLECTED WITHIN THE APPROVED MINUTES AND RESOLUTIONS**

**WHEREAS**, in the event that there were any irregularities in any action or vote taken by AAHC's Board of Directors during the 2019-2020 Fiscal Year, the Austin Affordable Housing Corporation desires to ratify and affirm all of the actions and votes taken by the Board of Directors regardless of the irregularity, as each action and vote taken represents the true intention of a quorum or more of AAHC's Board of Directors.

**WHEREAS**, the purpose of this resolution is to give full legal force and effect to each action or vote of the Board of Directors taken during the 2019-2020 Fiscal Year as if each action was taken by a quorum of the board without any irregularity, and therefore, every action taken by the Board of Directors during the 2019-2020 Fiscal Year is fully enforceable.

**NOW, THEREFORE, IT IS HEREBY RESOLVED**, the Austin Affordable Housing Corporation Board of Directors hereby ratifies and affirms all actions and votes taken by the Board of Directors during 2019-2020 Fiscal Year.

**PASSED, APPROVED AND ADOPTED** on this 26th day of March 2020.

---

**Michael G. Gerber, Secretary**

---

**Chairperson**



# AUSTIN AFFORDABLE HOUSING CORPORATION

## BOARD ACTION REQUEST

### RESOLUTION NO. 00146

#### ITEM NO. 3.

---

**MEETING DATE:** March 26, 2020

**STAFF CONTACT:** Michael Gerber, President & CEO

**ITEM TITLE:** Presentation, Discussion, and Possible Action regarding Resolution No. 00146:  
Election of new Officers for the Austin Affordable Housing Corporation

**BUDGETED ITEM:** N/A

**TOTAL COST:** N/A

#### **ACTION**

Motion to approve Resolution No. 00146 approving new board officers for positions of Chairperson, Vice-Chairperson and 2nd Vice-Chairperson.

#### **SUMMARY**

***Background:***

With the recent re-appointment of three board members, the Board has the opportunity to elect new officers for the Austin Affordable Housing Corporation Board of Directors. A list of current officers is attached.

#### **ATTACHMENTS:**

- ▣ **AAHC Bylaws**
- ▣ **AAHC Current Officers**

**RESOLUTION NO. 00146**

**ELECTION OF THE OFFICERS OF THE AUSTIN AFFORDABLE HOUSING CORPORATION  
BOARD OF DIRECTORS**

**WHEREAS**, the Austin Affordable Housing Corporation has established bylaws for its operations;

**WHEREAS**, Article 3 Directors, Section 1, states that the affairs of the Corporation shall be managed by the Board of Directors which will consist of the following Officers of the Board of Commissioners of the Housing Authority of the City of Austin: Chairperson; Vice-Chairperson; 2nd Vice- Chairperson; and Secretary.

**WHEREAS**, Article 3 Directors, Section 5, states Directors shall be entitled to hold office until their successors are appointed and qualified.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors for the Austin Affordable Housing Corporation approves new board officers for the positions of the Chairperson, Vice-Chairperson and 2nd Vice-Chairperson.

Chairperson \_\_\_\_\_

Vice-Chairperson \_\_\_\_\_

2nd Vice-Chairperson \_\_\_\_\_

**PASSED, APPROVED, AND ADOPTED** this 26th day of March, 2020.

\_\_\_\_\_  
**Michael G. Gerber, Secretary**

\_\_\_\_\_  
**Chairperson**

AAHC was organized. These social and human services will be support activities that enrich the health and welfare of residents of HACA and AAHC developments, such as sports programs, educational programs, training programs, family counseling, and related services.

Third, the AAHC will establish a Housing Counseling Agency to establish programs to ensure that quality, affordable housing programs exist for qualified families and individuals of low to moderate incomes. The Housing Counseling Agency services will include providing workshop classes, mutual support groups and written training materials for tenants, homebuyers and homeowners wishing to develop skills needed to understand the homeowner's process and the responsibilities of homeownership.

### **ARTICLE 3 DIRECTORS**

#### **SECTION 1. BOARD OF DIRECTORS**

The Affairs of the Corporation shall be managed by the Board of Directors which will consist of the following Officers of the Board of Commissioners of the Housing Authority of the City of Austin: (1) Chairperson; (2) Vice-Chairperson; (2) Second Vice-Chairperson; and (3) Secretary.

#### **SECTION 2. POWERS**

The business and affairs of the Corporation and all corporate powers shall be exercised by or under the authority of the Board of Directors and shall be subject to the provisions of the laws of this state and any limitations in the Articles of Incorporation and these Bylaws.

#### **SECTION 3. DUTIES GENERALLY**

It shall be the duty of the Directors to:

- a) Perform any and all duties imposed on them collectively or individually by law, by the Articles of Incorporation, or by these Bylaws;
- b) Appoint and remove, employ and discharge, and, except as otherwise provided in these Bylaws, prescribe the duties and fix the compensation, if any, of all officers, agents and employees of the corporation.
- c) Supervise all officers, agents and employees of the corporation to assure that their duties are performed properly;
- d) Meet at such times and places as required by these Bylaws; and
- e) Register their address with the Secretary of the Corporation, and notices of meetings mailed or telegraphed to them at such addresses shall be valid notices thereof,

#### **SECTION 4. DUTIES AS TO EACH DIRECTOR**

- a) **Chairperson** – The Chairperson shall preside at all meetings of AAHC. Except as otherwise authorized by resolution of AAHC, the Chairperson shall sign all contracts, deeds, and other instruments made by AAHC. At each meeting, the Chairperson shall submit such recommendations and information as he/she may consider proper concerning the business, affairs and policies of AAHC.
- b) **Vice-Chairperson** – The Vice-Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson and in case of the resignation or death of the Chairperson, the Vice-Chairperson shall perform such duties as are imposed on the Chairperson until such time as AAHC shall appoint a new Chairperson.
- c) **Second Vice Chairperson** – The Second Vice-Chairperson shall perform the duties of the Vice-Chairperson in the absence or incapacity of the Vice-Chairperson. In the event of the resignation or death of the Vice-Chairperson, the Second Vice-Chairperson shall perform such duties as imposed on the Vice-Chairperson until such a time as AAHC shall appoint a new Vice-Chairperson.
- d) **Secretary** – The Secretary shall be the President/Chief Executive Officer of the Housing Authority of the City of Austin.  
The Secretary shall keep the record of AAHC, shall act as Secretary of the meetings of AAHC and record all votes, and shall keep a record of the proceedings of AAHC in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to his/her office. He/she shall keep in safe custody, the seal of AAHC and shall have power to affix such seal to all contracts and such instruments authorized to be executed by AAHC.

The Board hereby designates and authorizes the Secretary of AAHC to execute any and all documents that are necessary to enter into binding contracts on behalf of AAHC and the Board. He/she shall have the care and custody of all funds of AAHC and shall deposit in the name of AAHC in such banks as AAHC may select. The Secretary shall sign all orders and checks for the payment of money and shall pay out and disburse such moneys under the direction of AAHC. Except as otherwise authorized by a resolution of AAHC, all such orders and checks shall be countersigned by the Chairperson. The Secretary shall keep regular book of accounts showing receipts and expenditures and, if requested to do so by one or more of the Commissioners, shall render to AAHC, at each regular meeting, an account of his/her transactions and also of the financial condition of AAHC. He/she shall give such bond for the faithful performance of his/her duties as AAHC may determine. The compensation of the Secretary shall be determined by AAHC.

In absence of the Secretary, the Assistant Secretary, who shall be the Vice-President of

AAHC, shall have such powers and perform such duties as the Secretary, respectively, or as the Board of Directors or President may prescribe. During the lengthy absence of the Secretary, the Assistant Secretary may respectively perform the functions of the Secretary.

#### **SECTION 5. TERM OF OFFICE**

Directors shall be entitled to hold office until their successors are appointed and qualified.

#### **SECTION 6. VACANCIES**

Vacancies on the Board of Directors shall exist upon: (a) the death, resignation, or removal of any Director; (b) an increase in the authorized number of Directors. If vacancies should occur for either of these two reasons, positions will be filled by the person designated to appoint candidates to the Board of Commissioners of the Housing Authority of the City of Austin.

#### **SECTION 7. REMOVAL OF DIRECTORS**

Any individual Director may be removed from office if the Director ceases to serve as a member of the Board of Commissioners of the Housing Authority of the City of Austin.

#### **SECTION 8. PLACE OF MEETINGS**

The regular meeting shall be held at the same place as the regular meeting of the Housing Authority of the City of Austin. Generally, that place will be at 1124 S. IH 35 in Austin, TX, unless the Directors, by resolution, designate another place at the previous regular meeting. However, every quarter, a regular meeting shall be held at a Housing Authority of the City of Austin Public Housing site.

#### **SECTION 9. TIME OF REGULAR MEETINGS**

Regular meetings shall be held at the same time as the regular meetings of the Housing Authority of the City of Austin which generally shall be on the third Thursday of every month at **12:00 p.m.** or at another time designated by the Board at the prior meeting.

#### **SECTION 10. CALL OF SPECIAL MEETING**

Special meetings of the Board of Directors for any purpose may be called at any time by the Chairperson or, if the Chairperson is absent or unable or refuses to act, by any Vice Chairperson or any two Directors. Written notices of the special meetings, stating the time and in general terms the purpose or purposes thereof, shall be mailed one week before, or telegraphed or personally delivered to each Director not later than five days before the day appointed for the meeting.

#### **SECTION 11. NOTICES**

Public notices of all meetings of the Board of Directors shall be given in accordance with the requirements of the "Texas Open Meetings Act" (Tex.

**Austin Affordable Housing Corporation  
Board of Directors**

**March 26, 2020**

**Current Officers**

Chairperson:	Tyra Duncan-Hall
Vice-Chairperson:	Mary Apostolou
2 <sup>nd</sup> Vice-Chairperson:	Edwina Carrington

# AUSTIN AFFORDABLE HOUSING CORPORATION

## BOARD ACTION REQUEST

### RESOLUTION NO. 00150

#### ITEM NO. 4.

---

**MEETING DATE:** March 26, 2020

**STAFF CONTACT:** Suzanne Schwertner, Director of Development

**ITEM TITLE:** Presentation, Discussion and Possible Action on Resolution No. 00150 by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for Bridge at Turtle Creek

**BUDGETED ITEM:** N/A

**TOTAL COST:** N/A

#### **ACTION**

The Board is being asked to approve Resolution No. 00150 authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for Bridge at Turtle Creek.

#### **SUMMARY**

##### ***Background:***

Austin Affordable Housing Corporation is being presented with an opportunity to partner with the Journeyman Group for the second time on a certain 3.32 acre tract of land located at 735 Turtle Creek Boulevard, Austin, Texas 78745. The project (Bridge at Turtle Creek) will consist of 310 family apartment units serving tenants at or below 60% of median family income. The nearest properties in AAHC’s current portfolio are Urban Oaks and Bridge at South Point to the southeast.

##### ***Process:***

The development will use a mixture of 4% tax credits and bonds to finance the development with a total project cost of approximately \$66,000,000. The planned development will consist of 233 one bedroom and one bath units, and 77 two bedroom and two bath units. All units will be marketed to HACA’s Housing Choice Voucher residents. This approval will begin the initial process to submit applications for tax credits and bond approval. Staff will return to the Board in future months on progress and specifically any and all agreements and approvals.

HACA, through its Public Facility Corporation will issue tax-exempt bonds in an amount not to exceed \$44,000,000. In the January 30, 2019 HACA Board Work Session, the Board set out affordability goals for future acquisitions and developments for AAHC. By serving families with incomes at 60% and below Area

Family Median Income, Bridge at Turtle Creek meets these targeted affordability goals.

Unit Breakdown:                   233 1-bedroom/1-bath units  
  77 2-bedroom/2-bath units

***Staff Recommendation:***

Board Approval will allow AAHC to submit a non-competitive 4% tax credit application. Board resolution is a new requirement for non-profit General Partners under the 2020 TDHCA Qualified Allocation Plan (QAP). Staff will be presenting to the Board in future months on the progress and specifically any and all agreements and approvals. Staff will bring this matter back to the Board for final approval to proceed.

**ATTACHMENTS:**

- ▣ **Bridge at Turtle Creek Map**



**RESOLUTION NO. 00150**

**A Resolution by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for Bridge at Turtle Creek**

**WHEREAS**, AAHC is the sole member of Bridge at Turtle Creek GP, LLC, a Texas limited liability company (the “**General Partner**”);

**WHEREAS**, the General Partner is the sole general partner of Bridge at Turtle Creek, LP, a Texas limited partnership (the “**Partnership**”);

**WHEREAS**, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with Bridge at Turtle Creek, a multifamily affordable apartment complex (the “**Project**”) to be developed on a parcel of land located in Austin, Travis County, Texas (the “**Land**”), and intended for rental to persons of low and moderate income;

**WHEREAS**, in connection with the development of the Project, the Partnership intends to submit a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”);

**NOW, BE IT RESOLVED**, that all of the documents, instruments, or other writing executed by AAHC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

**RESOLVED** that the authorization of AAHC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of AAHC and/or General Partner and/or the Partnership, by any of the officers of AAHC of the Application Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

**RESOLVED**, that Ron Kowal, Vice President of AAHC, and any other officer of AAHC (each an “**Executing Officer**”), acting alone without the joinder of any other officer, is hereby authorized and directed for and on behalf, and as the act and deed of AAHC and/or General

Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the development of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of AAHC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

**RESOLVED**, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit AAHC; and it is further

**RESOLVED**, that the Partnership be promptly notified in writing by the Secretary or any other officer of AAHC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

*[End of Resolution]*

**PASSED, APPROVED AND ADOPTED** this 26th day of March, 2020.

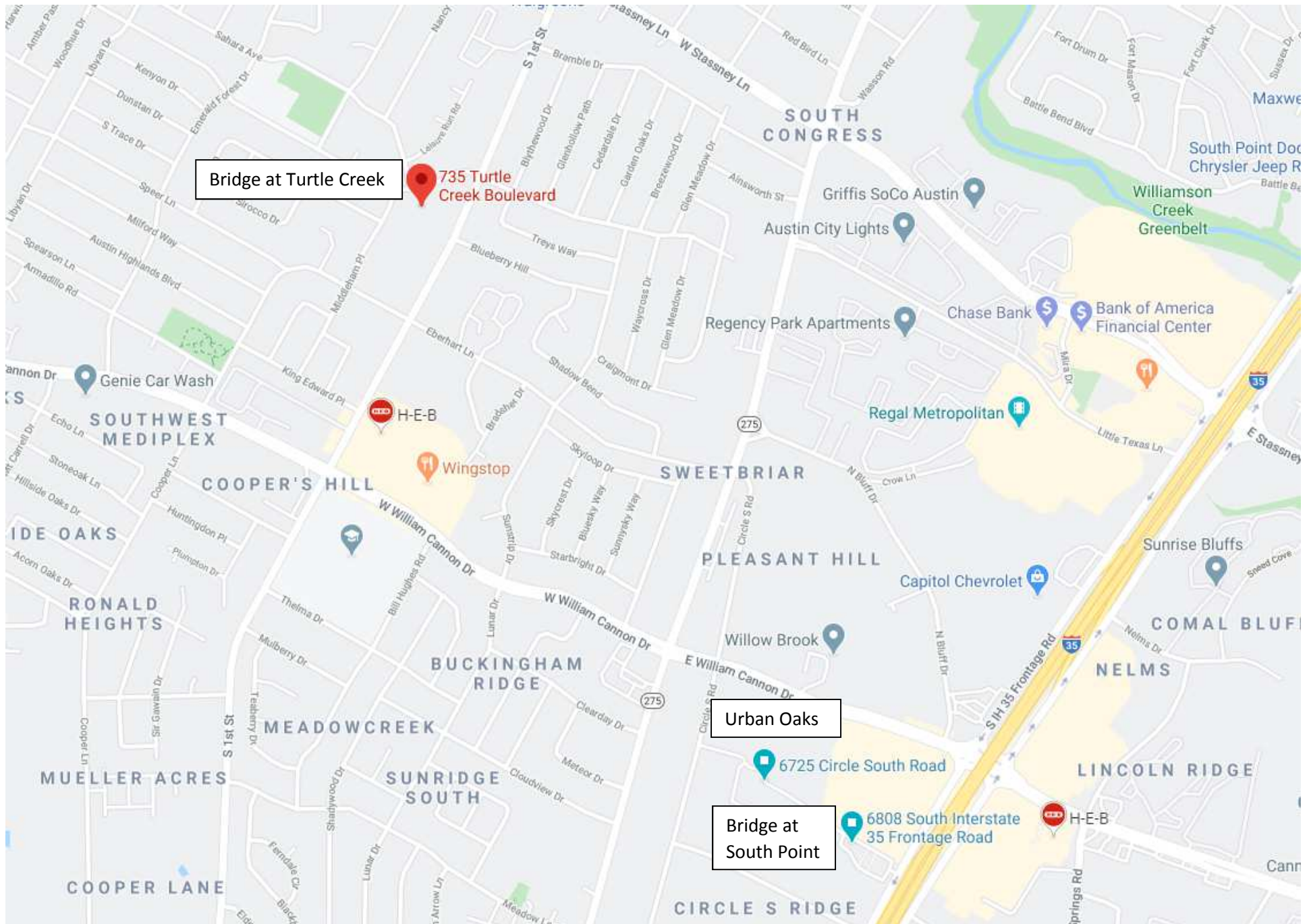
---

Chairman

ATTEST:

---

Secretary



# AUSTIN AFFORDABLE HOUSING CORPORATION

## BOARD ACTION REQUEST

### RESOLUTION NO. 00151

#### ITEM NO. 5.

---

**MEETING DATE:** March 26, 2020

**STAFF CONTACT:** Suzanne Schwertner, Director of Development

**ITEM TITLE:** Presentation, Discussion and Possible Action on Resolution No. 00151 by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Henderson on Reinli

**BUDGETED ITEM:** N/A

**TOTAL COST:** N/A

#### ACTION

The Board is being asked to approve Resolution No. 00151 authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Henderson on Reinli.

#### SUMMARY

##### ***Background:***

Austin Affordable Housing Corporation is being presented with an opportunity to partner with LDG Multifamily LLC on a certain 2.7428 acre tract of land located at the southeast corner of Reinli Street and Sheridan Avenue, Austin, Texas 78723 in north Austin. The project (The Henderson on Reinli) will consist of 318 family apartment units serving tenants at or below 60% of median family income. The nearest properties in AAHC’s current portfolio include Pathways at Gaston Place to the east, and Estates at Norwood and Pathways at Coronado Hills to the northeast.

##### ***Process:***

The development will use a mixture of 4% tax credits and bonds to finance the development with a total project cost of approximately \$68,500,000. The planned development will consist of 157 one bedroom and one bath units, 161 two bedroom and two bath units. All units will be marketed to HACA’s Housing Choice Voucher residents. This approval will begin the initial process to submit applications for tax credits and bond approval. Staff will return to the Board in the future months to report on the progress and specifically any and all agreements and approvals.

HACA, through its Public Facility Corporation will issue tax-exempt bonds in an amount not to exceed \$45,000,000. In the January 30, 2019 HACA Board Work Session, the Board set out affordability goals for

future acquisitions and developments for AAHC. By serving families with incomes at 60% and below Area Family Median Income, The Henderson on Reinli meets these targeted affordability goals.

Unit Breakdown:           157 1-bedroom/1-bath units  
                                  161 2-bedroom/2-bath units

***Staff Recommendation:***

Board Approval will allow AAHC to submit a non-competitive 4% tax credit application. Board resolution is a new requirement for non-profit General Partners under the 2020 TDHCA Qualified Allocation Plan (QAP). Staff will be presenting to the Board in future months on the progress and specifically any and all agreements and approvals. Staff will bring this matter back to the Board for final approval to proceed.

**ATTACHMENTS:**

- ▣ **Map of The Henderson on Reinlie**

**RESOLUTION NO. 00151**

**A Resolution by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Henderson on Reinli**

**WHEREAS**, AAHC is the sole member of LDG The Henderson on Reinli GP, LLC, a Texas limited liability company (the “**General Partner**”);

**WHEREAS**, the General Partner is the sole general partner of LDG The Henderson on Reinli, LP, a Texas limited partnership (the “**Partnership**”);

**WHEREAS**, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with The Henderson on Reinli, a multifamily affordable apartment complex (the “**Project**”) to be developed on a parcel of land located in Austin, Travis County, Texas (the “**Land**”), and intended for rental to persons of low and moderate income;

**WHEREAS**, in connection with the development of the Project, the Partnership submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”);

**NOW, BE IT RESOLVED**, that all of the documents, instruments, or other writing executed by AAHC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

**RESOLVED** that the authorization of AAHC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of AAHC and/or General Partner and/or the Partnership, by any of the officers of AAHC of the Application Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

**RESOLVED**, that Ron Kowal, Vice President of AAHC, and any other officer of AAHC (each an “**Executing Officer**”), acting alone without the joinder of any other officer, is hereby authorized and directed for and on behalf, and as the act and deed of AAHC and/or General

Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the development of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of AAHC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

**RESOLVED**, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit AAHC; and it is further

**RESOLVED**, that the Partnership be promptly notified in writing by the Secretary or any other officer of AAHC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

*[End of Resolution]*

**PASSED, APPROVED AND ADOPTED** this 26th day of March, 2020.

---

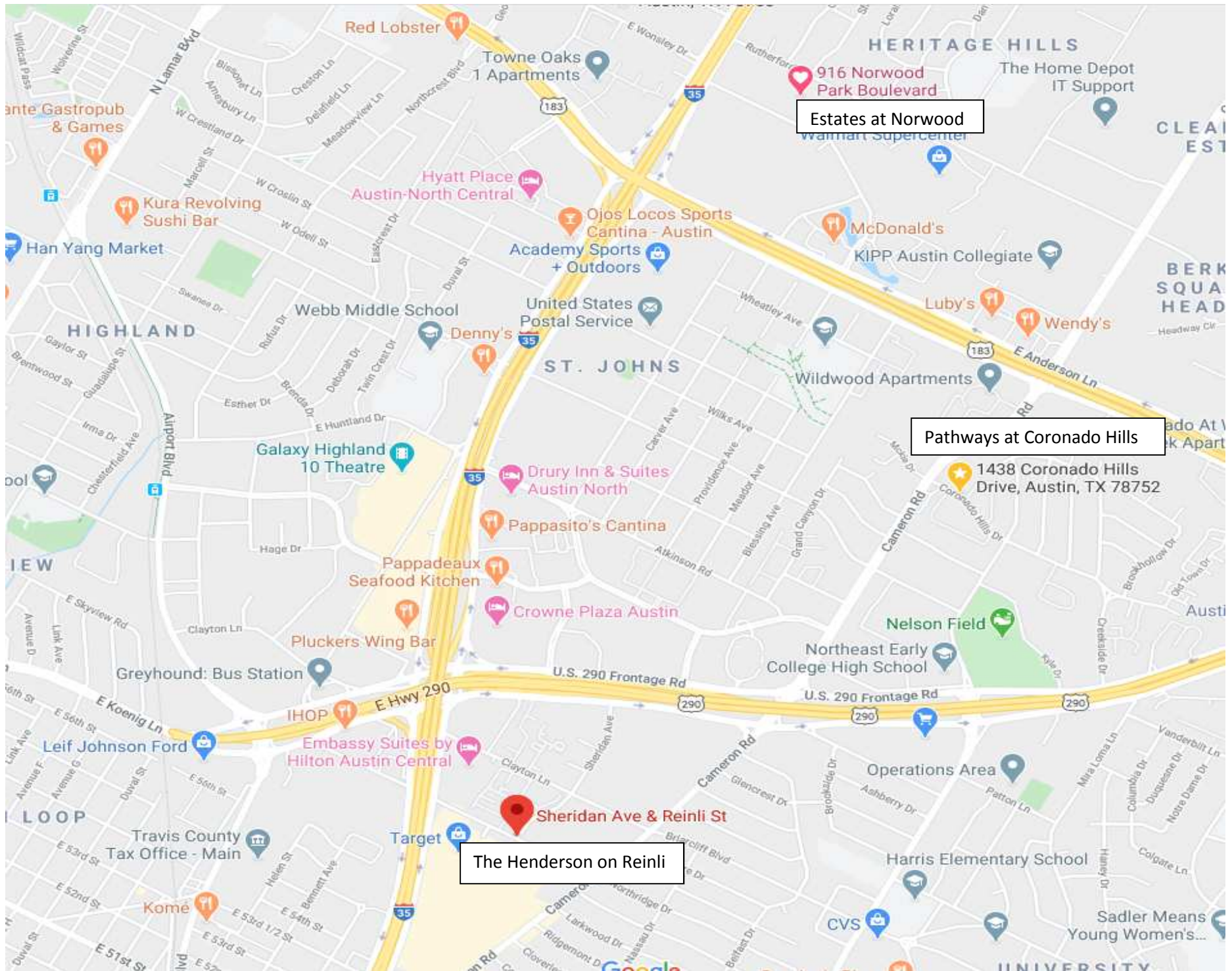
Chairman

ATTEST:

---

Secretary







# AUSTIN AFFORDABLE HOUSING CORPORATION

## BOARD ACTION REQUEST

### RESOLUTION NO. 00152

#### ITEM NO. 6.

---

---

**MEETING DATE:** March 26, 2020

**STAFF CONTACT:** Suzanne Schwertner, Director of Development

**ITEM TITLE:** Presentation, Discussion and Possible Action on Resolution No. 00152 by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Matador

**BUDGETED ITEM:** N/A

**TOTAL COST:** N/A

#### ACTION

The Board is being asked to approve Resolution No. 00152 authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Matador.

#### SUMMARY

##### ***Background:***

Austin Affordable Housing Corporation is being presented with an opportunity to partner with LDG Multifamily LLC on a certain 3.396 acre tract of land located at Southwest corner of South Congress Avenue and Little Texas Lane, Austin, Texas 78745 in south Austin. The project (The Matador) will consist of 285 family apartment units serving tenants at or below 60% of median family income. The nearest properties in AAHC’s current portfolio are Urban Oaks and Bridge at South Point to the south and Pathways at Shadowbend to the southwest.

##### ***Process:***

The development will use a mixture of 4% tax credits and bonds to finance the development with a total project cost of approximately \$62,300,000. The planned development will consist of 126 one bedroom and one bath units, 159 two bedroom and two bath units. All units will be marketed to HACA’s Housing Choice Voucher residents. This approval will begin the initial process to submit applications for tax credits and bond approval. Staff will return to the Board in the future months to report on the progress and specifically any and all agreements and approvals.

HACA, through its Public Facility Corporation will issue tax-exempt bonds in an amount not to exceed \$50,000,000. In the January 30, 2019 HACA Board Work Session, the Board set out affordability goals for

future acquisitions and developments for AAHC. By serving families with incomes at 60% and below Area Family Median Income, The Matador meets these targeted affordability goals.

Unit Breakdown:                   126 1-bedroom/1-bath units  
  159 2-bedroom/2-bath units

***Staff Recommendation:***

Board Approval will allow AAHC to submit a non-competitive 4% tax credit application. Board resolution is a new requirement for non-profit General Partners under the 2020 TDHCA Qualified Allocation Plan (QAP). Staff will be presenting to the Board in future months on the progress and specifically any and all agreements and approvals. Staff will bring this matter back to the Board for final approval to proceed.

**ATTACHMENTS:**

- ▣ **The Matador Map**

**RESOLUTION NO. 00152**

**A Resolution by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Matador**

**WHEREAS**, AAHC is the sole member of LDG The Matador GP, LLC, a Texas limited liability company (the “**General Partner**”);

**WHEREAS**, the General Partner is the sole general partner of LDG The Matador, LP, a Texas limited partnership (the “**Partnership**”);

**WHEREAS**, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with The Matador, a multifamily affordable apartment complex (the “**Project**”) to be developed on a parcel of land located in Austin, Travis County, Texas (the “**Land**”), and intended for rental to persons of low and moderate income;

**WHEREAS**, in connection with the development of the Project, the Partnership submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”);

**NOW, BE IT RESOLVED**, that all of the documents, instruments, or other writing executed by AAHC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

**RESOLVED** that the authorization of AAHC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of AAHC and/or General Partner and/or the Partnership, by any of the officers of AAHC of the Application Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

**RESOLVED**, that Ron Kowal, Vice President of AAHC, and any other officer of AAHC (each an “**Executing Officer**”), acting alone without the joinder of any other officer, is hereby authorized and directed for and on behalf, and as the act and deed of AAHC and/or General

Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the development of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of AAHC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

**RESOLVED**, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit AAHC; and it is further

**RESOLVED**, that the Partnership be promptly notified in writing by the Secretary or any other officer of AAHC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

*[End of Resolution]*

**PASSED, APPROVED AND ADOPTED** this 26th day of March, 2020.

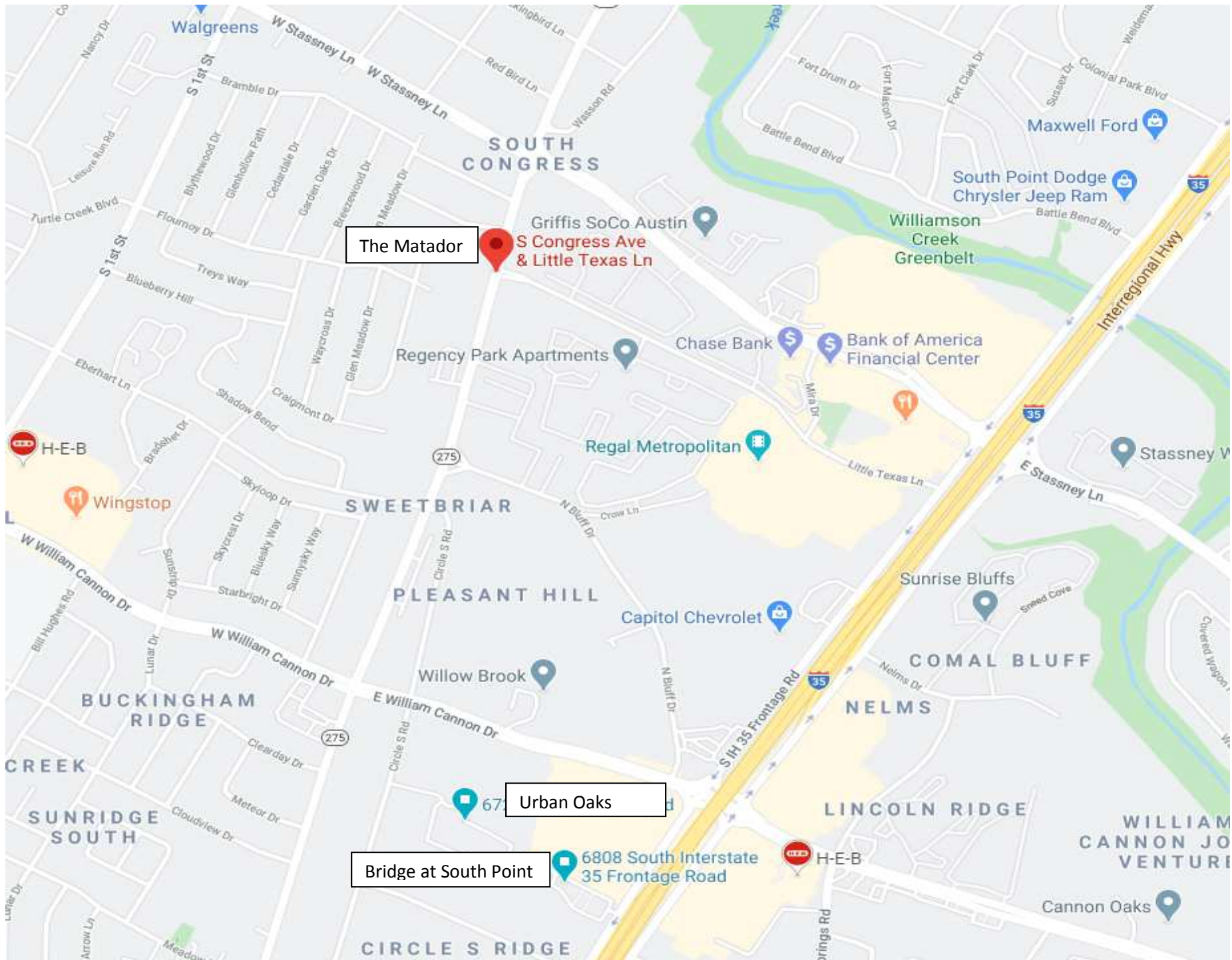
---

Chairman

ATTEST:

---

Secretary



# AUSTIN AFFORDABLE HOUSING CORPORATION

## BOARD ACTION REQUEST

### RESOLUTION NO. 00153

#### ITEM NO. 7.

---

---

**MEETING DATE:** March 26, 2020

**STAFF CONTACT:** Suzanne Schwertner, Director of Development

**ITEM TITLE:** Presentation, Discussion and Possible Action on Resolution No. 00153 by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Conrad

**BUDGETED ITEM:** N/A

**TOTAL COST:** N/A

#### **ACTION**

The Board is being asked to approve Resolution No. 00153 authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Conrad.

#### **SUMMARY**

##### ***Background:***

Austin Affordable Housing Corporation is being presented with an opportunity to partner with LDG Multifamily LLC on a certain 3.391 acre tract of land located at the northwest corner of Onion Creek Parkway and S IH-35 Frontage Road, Austin, Texas 78748. The project (The Conrad) will consist of 280 family apartment units serving tenants at or below 60% of median family income. The nearest property in AAHC’s current portfolio is Bridge at Asher which is north east.

##### ***Process:***

The development will use a mixture of 4% tax credits and bonds to finance the development with a total project cost of approximately \$60,500,000. The planned development will consist of 121 one bedroom and one bath units, 159 two bedroom and two bath units. All units will be marketed to HACA’s Housing Choice Voucher residents. This approval will begin the initial process to submit applications for tax credits and bond approval. Staff will be presenting back to the Board in the future months on the progress and specifically any and all agreements and approvals.

HACA, through its Public Facility Corporation will issue tax-exempt bonds in an amount not to exceed \$45,000,000. In the January 30, 2019 HACA Board Work Session, the Board set out affordability goals for

future acquisitions and developments for AAHC. By serving families with incomes at 60% and below Area Family Median Income, The Conrad meets these targeted affordability goals.

Unit Breakdown:           121 1-bedroom/1-bath units  
                                  159 2-bedroom/2-bath units

***Staff Recommendation:***

Board Approval will allow AAHC to submit a non-competitive 4% tax credit application. Board resolution is a new requirement for non-profit General Partners under the 2020 TDHCA Qualified Allocation Plan (QAP). Staff will be presenting to the Board in future months on the progress and specifically any and all agreements and approvals. Staff will bring this matter back to the Board for final approval to proceed.

**ATTACHMENTS:**

- ▣ **Map of The Conrad**

**RESOLUTION NO. 00153**

**A Resolution by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Conrad**

**WHEREAS**, AAHC is the sole member of LDG The Conrad GP, LLC, a Texas limited liability company (the “**General Partner**”);

**WHEREAS**, the General Partner is the sole general partner of LDG The Conrad, LP, a Texas limited partnership (the “**Partnership**”);

**WHEREAS**, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with The Conrad, a multifamily affordable apartment complex (the “**Project**”) to be developed on a parcel of land located in Austin, Travis County, Texas (the “**Land**”), and intended for rental to persons of low and moderate income;

**WHEREAS**, in connection with the development of the Project, the Partnership submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”);

**NOW, BE IT RESOLVED**, that all of the documents, instruments, or other writing executed by AAHC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

**RESOLVED** that the authorization of AAHC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of AAHC and/or General Partner and/or the Partnership, by any of the officers of AAHC of the Application Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

**RESOLVED**, that Ron Kowal, Vice President of AAHC, and any other officer of AAHC (each an “**Executing Officer**”), acting alone without the joinder of any other officer, is hereby authorized and directed for and on behalf, and as the act and deed of AAHC and/or General



Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the development of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of AAHC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

**RESOLVED**, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit AAHC; and it is further

**RESOLVED**, that the Partnership be promptly notified in writing by the Secretary or any other officer of AAHC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

*[End of Resolution]*

**PASSED, APPROVED AND ADOPTED** this 26th day of March, 2020.

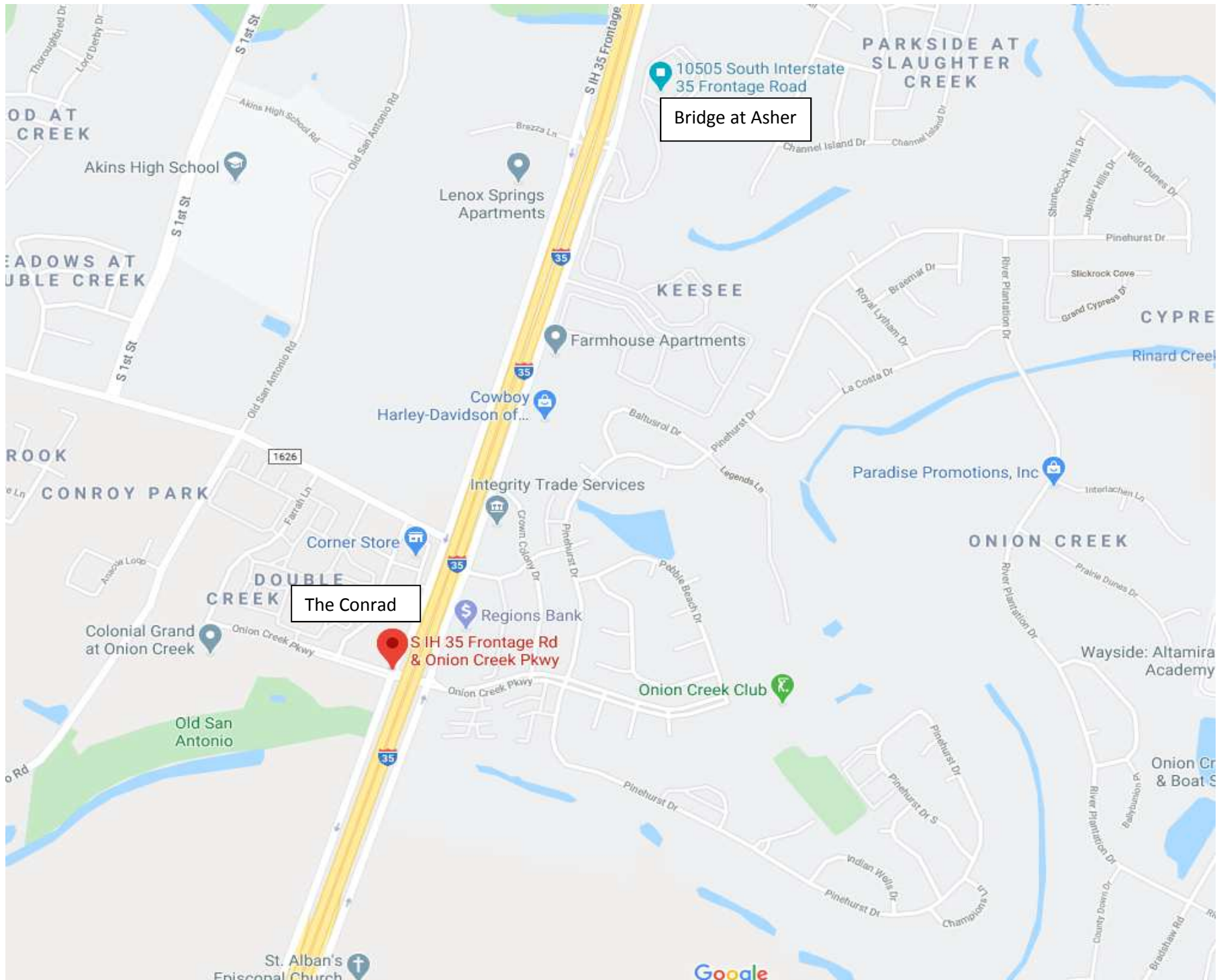
---

Chairman

ATTEST:

---

Secretary



# AUSTIN AFFORDABLE HOUSING CORPORATION

## BOARD ACTION REQUEST

### RESOLUTION NO. 00154

#### ITEM NO. 8.

---

**MEETING DATE:** March 26, 2020

**STAFF CONTACT:** Suzanne Schwertner, Director of Development

**ITEM TITLE:** Presentation, Discussion and Possible Action on Resolution No. 00154 by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Park at Decker Lake

**BUDGETED ITEM:** N/A

**TOTAL COST:** N/A

#### ACTION

The Board is being asked to approve Resolution No. 00154 authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Park at Decker Lake.

#### SUMMARY

##### ***Background:***

Austin Affordable Housing Corporation is being presented with an opportunity to partner with LDG Multifamily LLC on a certain 14.99 acre tract of land located at northwest corner of Decker Lane and Daffan Lane, Austin, Texas 78724 located in the Austin extraterritorial jurisdiction (ETJ). The project (The Park at Decker Lake) will consist of 264 family apartment units serving tenants at or below 60% of median family income. The nearest property in AAHC’s current portfolio is Bridge at Loyola Lofts which is southwest of the property.

##### ***Process:***

The development will use a mixture of 4% tax credits and bonds to finance the development with a total project cost of approximately \$62,200,000. The planned development will consist of 36 one bedroom and one bath units, 120 two bedroom and two bath units, 96 three bedroom and two bath units, and 12 four bedroom and two bath units. All units will be marketed to HACA’s Housing Choice Voucher residents. This approval will begin the initial process to submit applications for tax credits and bond approval. Staff will be presenting back to the Board in the future months on the progress and specifically any and all agreements and approvals.

HACA, through its Public Facility Corporation will issue tax-exempt bonds in an amount not to exceed

\$45,000,000. In the January 30, 2019 HACA Board Work Session, the Board set out affordability goals for future acquisitions and developments for AAHC. By serving families with incomes at 60% and below Area Family Median Income, The Park at Decker Lake meets these targeted affordability goals.

Unit Breakdown:

36 1-bedroom/1-bath units
120 2-bedroom/2-bath units
96 3-bedroom/2-bath units
12 4-bedroom/2-bath units

***Staff Recommendation:***

Board Approval will allow AAHC to submit a non-competitive 4% tax credit application. Board resolution is a new requirement for non-profit General Partners under the 2020 TDHCA Qualified Allocation Plan (QAP). Staff will be presenting to the Board in future months on the progress and specifically any and all agreements and approvals. Staff will bring this matter back to the Board for final approval to proceed.

**ATTACHMENTS:**

- ▣ **The Park at Decker Lake Map**

**RESOLUTION NO. 00154**

**A Resolution by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Park at Decker Lake**

**WHEREAS**, AAHC is the sole member of LDG The Park at Decker Lake GP, LLC, a Texas limited liability company (the “**General Partner**”);

**WHEREAS**, the General Partner is the sole general partner of LDG The Park at Decker Lake, LP, a Texas limited partnership (the “**Partnership**”);

**WHEREAS**, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with The Park at Decker Lake, a multifamily affordable apartment complex (the “**Project**”) to be developed on a parcel of land located in Austin, Travis County, Texas (the “**Land**”), and intended for rental to persons of low and moderate income;

**WHEREAS**, in connection with the development of the Project, the Partnership submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”);

**NOW, BE IT RESOLVED**, that all of the documents, instruments, or other writing executed by AAHC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

**RESOLVED** that the authorization of AAHC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of AAHC and/or General Partner and/or the Partnership, by any of the officers of AAHC of the Application Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

**RESOLVED**, that Ron Kowal, Vice President of AAHC, and any other officer of AAHC (each an “**Executing Officer**”), acting alone without the joinder of any other officer, is hereby authorized and directed for and on behalf, and as the act and deed of AAHC and/or General

Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the development of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of AAHC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

**RESOLVED**, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit AAHC; and it is further

**RESOLVED**, that the Partnership be promptly notified in writing by the Secretary or any other officer of AAHC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

*[End of Resolution]*

**PASSED, APPROVED AND ADOPTED** this 26th day of March, 2020.

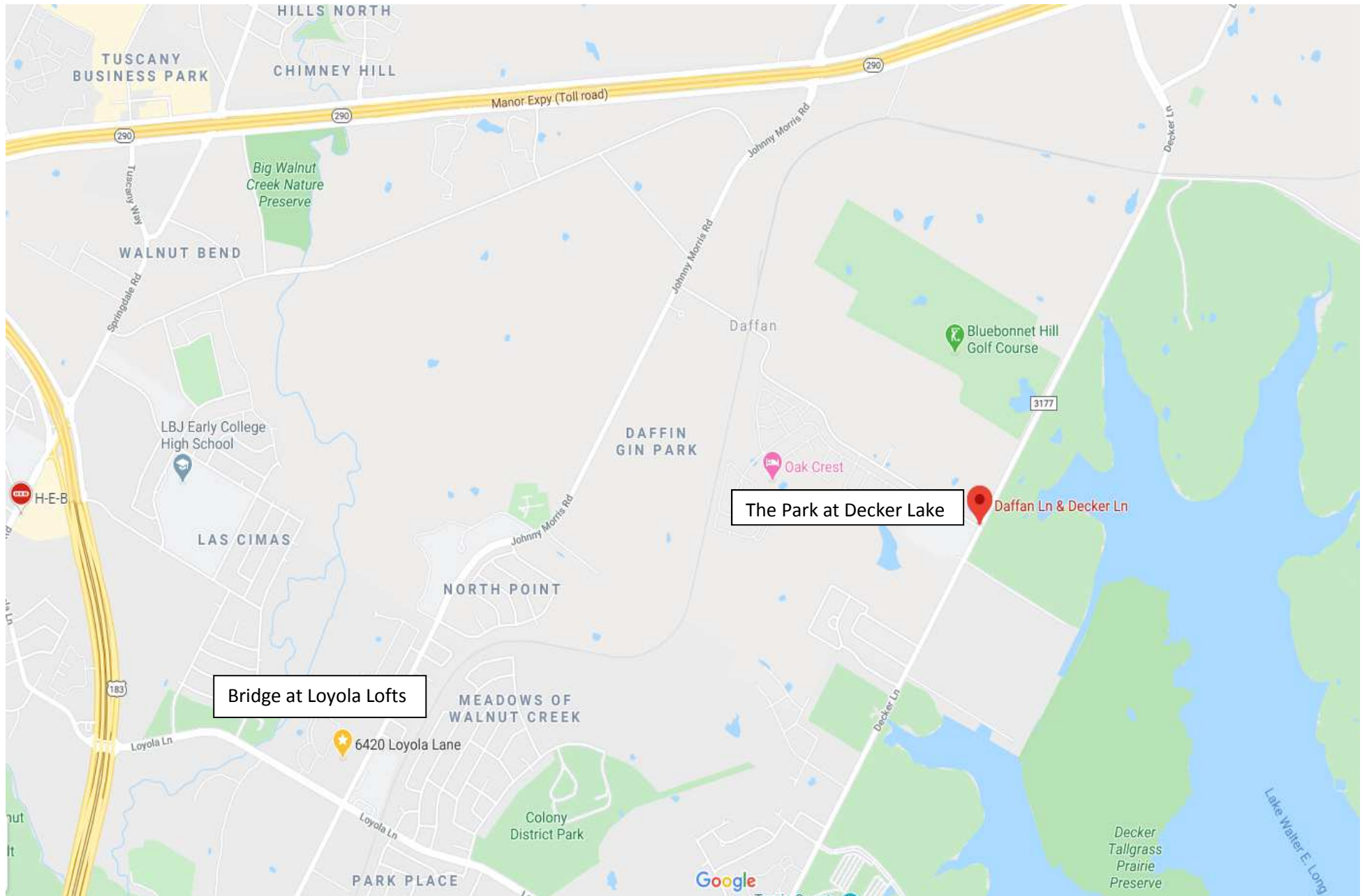
---

Chairman

**ATTEST:**

---

Secretary



# AUSTIN AFFORDABLE HOUSING CORPORATION

## BOARD ACTION REQUEST

### RESOLUTION NO. 00155

#### ITEM NO. 9.

---

**MEETING DATE:** March 26, 2020

**STAFF CONTACT:** Suzanne Schwertner, Director of Development

**ITEM TITLE:** Presentation, Discussion and Possible Action on Resolution No. 00155 by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Ridge at East Village

**BUDGETED ITEM:** N/A

**TOTAL COST:** N/A

#### ACTION

The Board is being asked to approve Resolution No. 00155 authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Ridge at East Village.

#### SUMMARY

##### ***Background:***

Austin Affordable Housing Corporation is being presented with an opportunity to partner with LDG Multifamily LLC on a certain 28 acre tract of land located at the southwest corner of Yager Lane and Parmer, Austin, Texas 78653 in the Austin extraterritorial jurisdiction (ETJ). The project (The Ridge at East Village) will consist of 300 family apartment units serving tenants at or below 60% of median family income. The nearest property in AAHC’s current portfolio is Harris Branch Senior which is northeast.

##### ***Process:***

The development will use a mixture of 4% tax credits and bonds to finance the development with a total project cost of approximately \$67,600,000. The planned development will consist of 24 one bedroom and one bath units, 144 two bedroom and two bath units, 120 three bedroom and two bath units, and 12 four bedroom and two bath units. All units will be marketed to HACA’s Housing Choice Voucher residents.

This approval will begin the initial process to submit applications for tax credits and bond approval. Staff will be presenting back to the Board in the future months on the progress and specifically any and all agreements and approvals.

HACA, through its Public Facility Corporation will issue tax-exempt bonds in an amount not to exceed \$50,000,000. In the January 30, 2019 HACA Board Work Session, the Board set out affordability goals for



future acquisitions and developments for AAHC. By serving families with incomes at 60% and below Area Family Median Income, The Ridge at East Village meets these targeted affordability goals.

Unit Breakdown:                   24 1-bedroom/1-bath units  
   144 2-bedroom/2-bath units  
   120 3-bedroom/2-bath units  
   12 4-bedroom/2-bath units

***Staff Recommendation:***

Board Approval will allow AAHC to submit a non-competitive 4% tax credit application. Board resolution is a new requirement for non-profit General Partners under the 2020 TDHCA Qualified Allocation Plan (QAP). Staff will be presenting to the Board in future months on the progress and specifically any and all agreements and approvals. Staff will bring this matter back to the Board for final approval to proceed.

**ATTACHMENTS:**

- ▣ **The Ridge at East Village Map**

**RESOLUTION NO. 00155**

**A Resolution by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for The Ridge at East Village**

**WHEREAS**, AAHC is the sole member of LDG The Ridge at East Village GP, LLC, a Texas limited liability company (the “**General Partner**”);

**WHEREAS**, the General Partner is the sole general partner of LDG The Ridge at East Village, LP, a Texas limited partnership (the “**Partnership**”);

**WHEREAS**, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with The Ridge at East Village, a multifamily affordable apartment complex (the “**Project**”) to be developed on a parcel of land located in Austin, Travis County, Texas (the “**Land**”), and intended for rental to persons of low and moderate income;

**WHEREAS**, in connection with the development of the Project, the Partnership submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”);

**NOW, BE IT RESOLVED**, that all of the documents, instruments, or other writing executed by AAHC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

**RESOLVED** that the authorization of AAHC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of AAHC and/or General Partner and/or the Partnership, by any of the officers of AAHC of the Application Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

**RESOLVED**, that Ron Kowal, Vice President of AAHC, and any other officer of AAHC (each an “**Executing Officer**”), acting alone without the joinder of any other officer, is hereby authorized and directed for and on behalf, and as the act and deed of AAHC and/or General

Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the development of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of AAHC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

**RESOLVED**, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit AAHC; and it is further

**RESOLVED**, that the Partnership be promptly notified in writing by the Secretary or any other officer of AAHC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

*[End of Resolution]*

**PASSED, APPROVED AND ADOPTED** this 26th day of March, 2020.

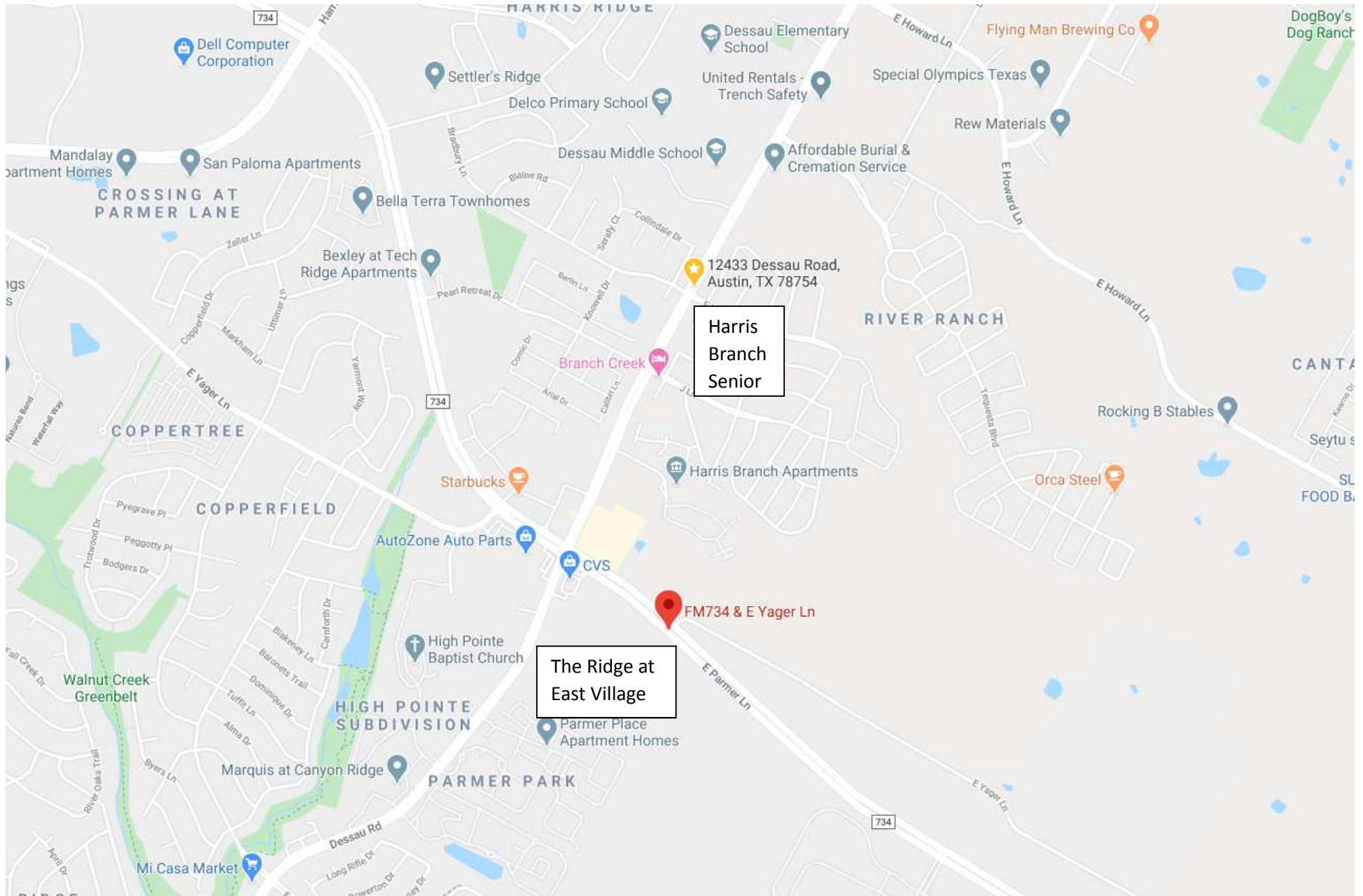
---

Chairman

ATTEST:

---

Secretary



# AUSTIN AFFORDABLE HOUSING CORPORATION

## BOARD ACTION REQUEST

### RESOLUTION NO. 00156

#### ITEM NO. 10.

---

**MEETING DATE:** March 26, 2020

**STAFF CONTACT:** Suzanne Schwertner, Director of Development

**ITEM TITLE:** Presentation, Discussion and Possible Action on Resolution No. 00156 by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for Kingswood

**BUDGETED ITEM:** N/A

**TOTAL COST:** N/A

#### ACTION

The Board is being asked to approve Resolution No. 00156 authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for Kingswood.

#### SUMMARY

***Background:***

Austin Affordable Housing Corporation is being presented with an opportunity to partner with LDG Multifamily LLC on a certain 23.054 acre tract of land located at southeast corner of FM Road 812 and Burklund Farms Road, Austin, Texas 78617 in the Austin extraterritorial jurisdiction (ETJ). The project (Kingswood) will consist of 328 family apartment units serving tenants at or below 60% of median family income. The nearest properties in AAHC’s current portfolio are Pointe and Villages of Ben White to the northwest.

***Process:***

The development will use a mixture of 4% tax credits and bonds to finance the development with a total project cost of approximately \$65,000,000. The planned development will consist of 48 one bedroom and one bath units, 132 two bedroom and two bath units, 124 three bedroom and two bath units, and 24 four bedroom and two bath units. All units will be marketed to HACA’s Housing Choice Voucher residents. This approval will begin the initial process to submit applications for tax credits and bond approval. Staff will return to the Board in future months to report on progress and specifically any and all agreements and approvals.

HACA, through its Public Facility Corporation will issue tax-exempt bonds in an amount not to exceed

\$50,000,000. In the January 30, 2019 HACA Board Work Session, the Board set out affordability goals for future acquisitions and developments for AAHC. By serving families with incomes at 60% and below Area Family Median Income, The Ridge at East Village meets these targeted affordability goals.

Unit Breakdown:                      48 1-bedroom/1-bath units  
   132 2-bedroom/2-bath units  
   124 3-bedroom/2-bath units  
   24 4-bedroom/2-bath units

***Staff Recommendation:***

Board Approval will allow AAHC to submit a non-competitive 4% tax credit application. Board resolution is a new requirement for non-profit General Partners under the 2020 TDHCA Qualified Allocation Plan (QAP). Staff will be presenting to the Board in future months on the progress and specifically any and all agreements and approvals. Staff will bring this matter back to the Board for final approval to proceed.

**ATTACHMENTS:**

▣ **Kingswood Map**

**RESOLUTION NO. 00156**

**A Resolution by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for Kingswood**

**WHEREAS**, AAHC is the sole member of LDG Kingswood GP, LLC, a Texas limited liability company (the “**General Partner**”);

**WHEREAS**, the General Partner is the sole general partner of LDG Kingswood, LP, a Texas limited partnership (the “**Partnership**”);

**WHEREAS**, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with Kingswood, a multifamily affordable apartment complex (the “**Project**”) to be developed on a parcel of land located in Austin, Travis County, Texas (the “**Land**”), and intended for rental to persons of low and moderate income;

**WHEREAS**, in connection with the development of the Project, the Partnership submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”);

**NOW, BE IT RESOLVED**, that all of the documents, instruments, or other writing executed by AAHC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

**RESOLVED** that the authorization of AAHC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of AAHC and/or General Partner and/or the Partnership, by any of the officers of AAHC of the Application Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

**RESOLVED**, that Ron Kowal, Vice President of AAHC, and any other officer of AAHC (each an “**Executing Officer**”), acting alone without the joinder of any other officer, is hereby authorized and directed for and on behalf, and as the act and deed of AAHC and/or General

Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the development of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of AAHC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

**RESOLVED**, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit AAHC; and it is further

**RESOLVED**, that the Partnership be promptly notified in writing by the Secretary or any other officer of AAHC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

*[End of Resolution]*

**PASSED, APPROVED AND ADOPTED** this 26th day of March, 2020.

\_\_\_\_\_  
Chairman

**ATTEST:**

\_\_\_\_\_  
Secretary



