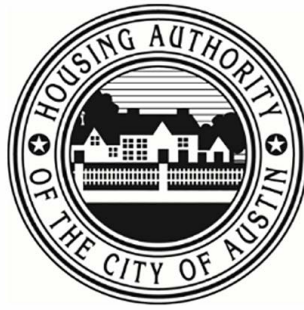


**THE HOUSING AUTHORITY
OF THE CITY OF AUSTIN**



BOARD OF COMMISSIONERS

Chairperson- Carl S. Richie, Jr.

Vice-Chairperson- Dr. Tyra Duncan-Hall

2nd Vice-Chairperson- Mary Apostolou

Commissioner- Edwina Carrington

President & CEO- Michael G. Gerber

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
REGULAR BOARD MEETING**

**Thursday, September 11, 2025
12:00 PM**

**1124 S IH 35
Austin, TX**

Join Zoom Meeting <http://bit.ly/45XL9gt> Meeting ID: 842 1146 6969 Passcode: 890083

**PUBLIC NOTICE OF A MEETING
TAKE NOTICE OF A BOARD OF COMMISSIONERS
REGULAR MEETING
OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN**

**TO BE HELD AT
1124 S IH 35
Austin, TX
(512.477.4488)**

Join Zoom Meeting <http://bit.ly/45XL9gt> Meeting ID: 842 1146 6969 Passcode: 890083

**Thursday, September 11, 2025
12:00 PM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

PLEDGE OF ALLEGIANCE

PUBLIC COMMUNICATION (NOTE: THERE WILL BE A THREE-MINUTE TIME LIMITATION)

CITYWIDE ADVISORY BOARD UPDATE

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 August 21, 2025

ACTION ITEMS

2. Presentation, Discussion, and Possible Action regarding Resolution No: 02910: Approval to Renew Comprehensive Youth Development Programs Contract of Boys and Girls Clubs at Chalmers, Booker T. Washington, and Meadowbrook
3. Presentation, Discussion, and Possible Action on Resolution No. 02911 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") to take the following actions with regard to The Everett (the "Development") in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution
4. Presentation, Discussion, and Possible Action on Resolution No. 02912 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") approving

issuance by Austin Affordable PFC, Inc. of its Multifamily Housing Revenue Bonds and Governmental Note (Cameron HiLine Apartments); approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject

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 will receive program updates from the President/CEO and other senior staff.

ADJOURNMENT

"Pursuant to 30.06, Penal Code, (trespass by holder of license with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to 30.07, Penal Code (trespass by holder of license with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."

"En virtud del 30.06, Código Penal, (traspaso titular de licencia con una pistola), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con una arma o pistola.

"En virtud de 30.07, Código Penal (prevaricación por titular de la licencia con un arma o pistola abiertamente llevado), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con un arma o pistola que lleva abiertamente.

*The Housing Authority of the City of Austin (HACA) Board of Commissioners reserves the right to discuss and consider items out of order on the agenda on an as-needed basis.

The Housing Authority of the City of Austin is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to the communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Nidia Hiroms at HACA at 512.477.4488, for additional information; TTY users route through Relay Texas at 711. For more information on HACA, please contact Nidia Hiroms at 512.477.4488 x 2104.



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Executive ITEM 1.

MEETING DATE:	September 11, 2025
STAFF CONTACT:	Michael Gerber
ITEM TITLE:	Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on August 21, 2025
BUDGETED ITEM:	N/A
TOTAL COST:	N/A

ACTION

Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on August 21, 2025

SUMMARY

Background:

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held on August 21, 2025.

Process:

Staff Recommendation:

ATTACHMENTS:

20250821 Final HACA Minutes Summary

**THE HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

August 21, 2025

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 12:00 PM ON THURSDAY, AUGUST 21, 2025, AND WAS HELD AT THE HOUSING AUTHORITY OF THE CITY OF AUSTIN, 1124 S. IH 35, AUSTIN, TX AND VIRTUALLY

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

Dr. Tyra Duncan-Hall, HACA Vice-Chairperson called the Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of August 21, 2025, to order at 12:08 pm. The meeting was held at the Housing Authority of the City of Austin, 1124 S. IH 35, Austin, TX and virtually

Roll call certified a quorum was present on the call.

MEMBERS PRESENT:

Dr. Tyra Duncan-Hall, Vice-Chairperson
Mary Apostolou, 2nd Vice-Chairperson
Edwina Carrington, Commissioner

MEMBER(S) ABSENT:

Carl S. Richie, Jr., Chairperson

ALSO IN ATTENDANCE:

Lauren Aldredge, Cokinis Law Firm

STAFF PRESENT:

Barbara Chen, Dominique Green, Jorge Vazquez, Katie Richardson, Ken Bodden, Leilani Lim-Villegas, Michael Gerber, Michael Roth, Nidia Hiroms, Ron Kowal, Suzanne Schwertner and Sylvia Calderon

PUBLIC COMMUNICATION – None.

Ken Bodden, HACA Senior Director of Strategic Communications, played a video featuring Kristella Moreno and the HACA Self-Sufficiency Program.

CITYWIDE ADVISORY BOARD (CWAB) – ●Lupe Garcia, Citywide Advisory Board President, reported that the July CWAB Meeting was held on Tuesday, July 15, 2025. ●**Lupe** announced that the relocation team is doing great and residents are ready for the move. ●**Michael Roth**, Vice-President of PAMI, congratulated the staff at Santa Rita for receiving a 98% score on inspections. ●**Michael** thanked the residents for keeping their homes and community clean and safe. Michael informed everyone that Rent Café is launching a password-less login feature. ●**Michael** reminded everyone to please pick up after their pets and to keep them on a leash. ●**Leilani Lim-Villegas**, HACA Senior Director of Community Development, welcomed Resident Council Leaders to the new Microsoft Teams virtual platform. Friendly reminder that there are no CityWide Advisory Board or Resident Council Meetings in August. The next CWAB Meeting is on Tuesday, September 9th. ●**Dominique Green**, Youth Education and FSS Manager, reported the 25th Annual HACA Resident Scholarship Ceremony is scheduled for July 25th at UT Elementary at 11:00 AM. \$76,000 worth of scholarships will be awarded to 40 HACA Residents. ●**John Espnosa**, Workforce Development and Digital Inclusion Manager, reported that a HACA job fair is scheduled for July 23rd at Meadowbrook from 10:00 to noon. Residents are encouraged to attend to learn more about job and educational opportunities and to connect with employers. ●**Borami Lee**, HACA Bringing Health Home Manager, reported that Diabetes classes have been scheduled at Booker T. Washington and Manchaca Village. Classes will also resume at Gaston Place in August.

CONSENT ITEMS

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 July 17, 2025

2nd Vice-Chairperson Apostolou moved the Approval of the Board Minutes Summary for the Board Meeting held on July 17, 2025. Commissioner Carrington seconded the motion. The motion Passed (3-Ayes and 0-Nays).

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEMS PRESENTED OUT OF ORDER

ITEM 3: Updates on Boys and Girls Clubs programs and partnerships

Zanae Campbell, Art Castillo, Melissa Ybarra and Sydney Trevino with the Boys and Girls Club, provided an overview of youth services provided by the Boys and Girls Clubs program.

ITEM 2: Updates on Communities In Schools (CIS) programs and partnerships

Sharon Vigil with CIS and **Heather Coulter** (3rd party Administrator) provided a follow-up presentation on CIS services.

ITEM 4: Update on the HACA-Austin Pathways scholarship program

This item was tabled.

ITEM 5: Update on Austin Affordable Housing Corporation activities

Ron Kowal, vice-President of Austin Affordable Housing Corporation (AAHC) gave an update on AAHC activities.

EXECUTIVE SESSION

The Board went into Executive Session at 3:21 pm.

The Board returned to Open Session at 3:43 pm. No action was taken during the Executive Session.

REPORTS

Barbara Chen, HACA Chief Financial Officer, provided a brief Financial Report.

Mike Gerber, reported that the next Board Meeting will be on September 11th at 12 noon.

- There will be a Special Legislative Session.
- The Family-Self-Sufficiency Luncheon will be held October 9th from 11 am – 1 pm at the Thompson Conference Center.
- HUD Regional Administrator, Ashlea Quinonez will be visiting some HACA properties on August 27th.

Commissioner Carrington moved to adjourn the meeting. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

The meeting adjourned at 3:46 pm.

Michael G. Gerber, Secretary

Chairperson



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Austin Pathways ITEM 2.

MEETING DATE:	September 11, 2025
STAFF CONTACT:	Leilani Lim-Villegas
ITEM TITLE:	Presentation, Discussion, and Possible Action regarding Resolution No: 02910: Approval to Renew Comprehensive Youth Development Programs Contract of Boys and Girls Clubs at Chalmers, Booker T. Washington, and Meadowbrook
BUDGETED ITEM:	Yes
TOTAL COST:	\$420,000 for two years - \$210,000 annually

ACTION

On August 21, 2025, the Boys and Girls Clubs of the Austin Area, provided an overview and presentation to the HACA Board regarding youth programs, milestones, and highlights. The Commissioners were given an opportunity to ask questions. This is a follow up meeting to review the BGCAA contract renewal from 2025-2027. HACA staff recommends to award the Comprehensive Youth Development Programs contract renewal to the Boys & Girls Clubs.

SUMMARY

Background:

HACA has partnered with the Boys & Girls Clubs since 2008. The goal is to engage youth in activities that build academic, social, and interpersonal skills, while fostering positive relationships with caring adults as part HACA's Youth Educational Success (YES) strategy.

Process:

This is a request for the second year renewal of a competitively bid contract, which can extend up to 5 years. 2025 is year two of the Boys & Girls Clubs contract renewal. In 2024, a Request for Proposal process was issued by HACA Procurement, and two bids were received: Campfire ATX and the Boys & Girls Clubs. Upon further review by staff through a points system, the Boys & Girls Clubs was the organization with the appropriate bandwidth, skills, and staffing levels to provide youth services at Meadowbrook, Booker T. Washington, and Chalmers for \$210,000 per year.

Staff Recommendation:

Staff recommends that the Comprehensive Youth Development Program Contract is renewed

with the Boys and Girls Clubs to serve Chalmers. Booker T. Washington, and Meadowbrook for two years for \$420,000 from September 1, 2025 – December 31, 2027.

ATTACHMENTS:

BGCAA Final Report_HACA_8.15.25 (2)

RESOLUTION NO. 02910

WHEREAS, the Housing Authority of the City of Austin operates programs focused on dropout prevention for children living at HAC A developments; and

WHEREAS, HACA will contract with the Boys and Girls Clubs, to provide comprehensive youth development programs for youth ages 6-18 at HACA communities; and

WHEREAS, Boys and Girls Clubs will focus on character building, leadership development, education and career development, health and life skills, arts, sports and fitness, and recreation; and

WHEREAS, the approval of funding the program in the amount of 420,000 will allow for the Boys and Girls Club provide services at Pathways at Meadowbrook, pathways at Booker T. Washington, and Pathways at Chalmers with an amount not to exceed \$420,000, to operate for two years and to be extended for up to five years;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Austin authorizes the President and CEO to negotiate and award a contract to the Boys and Girls Clubs of the Austin area, to provide services as proposed under HACA's Comprehensive Youth Development Programs RFP, with a total not to exceed \$420,000.

PASSED, APPROVED AND ADOPTED this 11th day of September, 2025.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson



Boys & Girls Clubs of the Austin Area & The Housing Authority of the City of Austin (HACA) Annual Report 2024 – 2025

Program Overview

The enduring and impactful partnership between the Boys & Girls Clubs of the Austin Area (BGCAA) and the Housing Authority of the City of Austin (HACA) continues to benefit hundreds of local HACA community youth and families. During the 2024-2025 programming year, BGCAA offered multiple high-quality programs after school and during the summer across the three HACA sites: Meadowbrook, Chalmers, and Booker T. Washington. This long-standing collaboration provides high-yield enrichment and educational programming specifically designed to support academic success, workforce development, character and leadership skills, and healthy lifestyles. Beyond youth-focused initiatives, the partnership also extends crucial family support through programs such as back-to-school drives, financial assistance, and community events. We are pleased to share the comprehensive results from the previous school year, and we extend our sincere gratitude for your continued partnership. Some of the programs offered included:

Educational Programs

- **Power Hour:** This program provides a dedicated time for Club members to complete their homework with support from staff. If they don't have homework, they engage in high-yield learning activities, such as reading, small group math and literacy activities, and academic support packets.
- **Read It & Eat It:** In this program, Club members participate in a read-aloud activity and then create a snack related to the story.

Health and Wellness Programs

- **Daily Challenges:** This program focuses on developing physical fitness and the ability to easily perform and enjoy day-to-day physical activities. It also helps kids develop skills needed for a wide range of sports, including soccer, basketball, throwing, and catching.
- **Sports Leagues:** Our developmental sports leagues, including soccer, basketball, flag football, and t-ball, offer a wide range of benefits beyond physical health. They foster social skills, build character, and promote emotional well-being in a fun and engaging environment.

Leadership Development

- **Torch Club:** This "Club within a Club" is for middle school members who elect officers and work together on service projects. These projects focus on four areas: service to the Club and community, education, health and fitness, and social recreation.



- **Youth of the Year (YOY) / Junior Youth of the Year (JYOY):** These programs honor outstanding middle and high school individuals who exemplify leadership, service, academic excellence, and healthy living. Several HACA members participated this year, showcasing their talents and accomplishments and expressing their aspirations for a promising future.
 - Chalmers had two participants for JYOY and YOY.
 - Meadowbrook also had two JYOY participants, who shared their personal stories and highlighted the positive impact the Club has had on their lives.
 - One Meadowbrook participant was recognized with a check for his hard work, dedication, and significant influence on Club members and their families.

Field Trips & Family Events

- **Thinkery Field Trip:** All HACA sites visited the Thinkery Children's Museum after completing STEAM Showcase lessons. The projects were then displayed at the museum.
- **ACC Make It Center:** All HACA sites took their middle school members to the Make It Center (MIC). This visit provided a hands-on career exploration experience, exposing members to career pathways they may not have considered before.
- **Jamaal Charles – Game Day:** Club members participated in the 3rd Annual Gameday sports clinic, where they practiced skills led by former Longhorn and Kansas City Chief, Jamaal Charles, who is also a BGCAA Board Member.

Outputs

Participation numbers and demographics for youth in our HACA Clubs are listed below:

SY = School Year | ADA = Average Daily attendance

YTD = Year to Date

	SY 24/25 Unduplicated Attendance	SY 24/25 ADA YTD	Summer 2025 Unduplicated Attendance	Summer 2025 ADA YTD
BTW	105	30	68	19
Chalmers	86	40	102	47
Meadowbrook	115	31	68	30



Booker T. Washington Demographics

Registrants by Race

Race	Registrants
Black or African American	47
Hispanic or Latino	34
Middle Eastern or North African	3
Not Listed	8
Rather not say	2
Two or More	6
White	3

Registrants by Age

Age	Registrants
5	3
6	9
7	8
8	11
9	13
10	16
11	16
12	10
13	3
14	6
15	4
16	4

Chalmers Courts Demographics

Registrants by Race	
Race	Registrants
American Indian or Alaska Native	3
Black or African American	55
Hispanic or Latino	26
Not Listed	1
Two or More	6
White	3
Registrants by Age	
Age	Registrants
6	11
7	13
8	7
9	15
10	16
11	11
12	9
13	4
14	2
15	2
16	2
17	1
18	1



Meadowbrook Demographics

Registrants by Race	
Race	Registrants
Asian	1
Black or African American	17
Hispanic or Latino	75
Not Listed	10
Two or More	7
White	11
Registrants by Age	
Age	Registrants
5	2
6	14
7	11
8	14
9	16
10	13
11	10
12	15
13	6
14	5
15	4
16	7
17	4



Outcomes

This year, our academic success program achieved great results. We observed significant improvements in our elementary-age Club members after they participated in our Reading Club program. In this program, Club members were encouraged to read books and earned a sticker for each one they completed. This incentive kept our members excited and motivated to see who could read the most books during Power Hour. Our learning continued through the summer, with 95% of HACA Club members reporting they enjoyed coming to Summer Camp.

A huge success this year was the Think, Learn, Create Change (TLC) Program. Club youth from Meadowbrook chose a social justice issue for their service project. They met with City Council Member Jose Velasquez to discuss gun violence and how it has impacted their community. This project earned our participants a trip to The Summit for America's Youth in Washington D.C. Over 350 Club youth who are engaged with the TLC initiative had the opportunity to experience our nation's capital, hear from inspirational leaders, explore careers in public service, and receive in-depth training and resources to further their advocacy. In addition, Club youth will showcase their local advocacy projects to their fellow youth advocates and put all they learned through TLC into practice on Capitol Hill as they share their stories with their members of Congress.

Our developmental sports leagues provided an opportunity for our members to demonstrate their physical skills and sportsmanship. This year, they competed in soccer, flag football, and basketball. While we did not make it to the finals, we are so proud of our members for all their hard work.

Unfortunately, the results from the National Youth Outcomes Initiative (NYOI) survey have not yet been released by the Boys & Girls Clubs of America. The survey measures key indicators related to Club members' safety, fun, relationships with caring adults, avoidance of risky behaviors, and academic success. The Boys & Girls Clubs of America will be pleased to share these results with the HACA Board and Leadership once they are released.

Club Highlights

In the Junior Youth of the Year category, Atal M. of Meadowbrook Boys & Girls Club took home the top honor, receiving a \$500 scholarship to support his bright future.





Three Meadowbrook Club youth travelled to Washington, D.C., to meet with members of Congress to discuss advocacy projects and learn more about advocacy at The Summit for America's Youth.





BOYS & GIRLS CLUBS
OF THE AUSTIN AREA



“I am part of the Think, Learn, Create Change (TLC) program to help young kids and advocate for our community’s safety.” – Julissa

Chalmers Club

A visit from PBS Kids





Chalmers Cheer Squad



Life & Workforce Development Session: Q&A Visit from Club Alumnus and HACA Workforce Development & Digital Inclusion Manager John Espinosa





HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

AAHC ITEM 3.

MEETING DATE: September 11, 2025
STAFF CONTACT: Ron Kowal
ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02911 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") to take the following actions with regard to The Everett (the "Development") in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution
BUDGETED ITEM: N/A
TOTAL COST: N/A

ACTION

Presentation, Discussion, and Possible Action on Resolution No. 02911 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") to take the following actions with regard to The Everett (the "Development") in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution

SUMMARY

Background:

Austin Affordable Housing Corporation (AAHC) has been presented an opportunity to partner with CWS Apartment Homes, LLC (CWS) to acquire CWS's recently completed 376-unit multi-family apartment community called The Everett. The newly constructed development is located at 11205 N FM 620, Austin, Texas 78726. This would be the first partnership between AAHC and CWS. This asset is located on a 34.5-acre site with over 9 acres of natural green space in Northwest Austin. The property benefits from proximity to major thoroughfares including FM 620, US 183, and 45 Toll. The property is immediately adjacent and walkable to the H-E-B Plus anchored Plaza Volente shopping center (including Starbucks, Torchy's Tacos, Jersey Mikes, etc.) and within 2 miles to the shopping and retail at Lakeline Mall.

AAHC's proposed partner, CWS, brings extensive multifamily experience as a 55-year-old vertically integrated, full service multifamily investment management company. Originally founded in 1969, CWS now owns and manages over 31,000 units across 110 properties

nationwide with a majority presence in Texas (Austin, DFW, Houston, and San Antonio) and properties in other metropolitan areas across the nation including Atlanta (GA), Denver (CO), Charlotte (NC), Nashville, (TN), Raleigh (NC), Nashville (TN), Sacramento (CA), Seattle (WA), and Phoenix (AZ). Austin, Texas is home to CWS's main corporate office where over 80 corporate team members reside. Across the nation and CWS's portfolio, CWS is proud to employ over 855 team members. Out of the 13 different markets in CWS's portfolio, Austin is CWS's largest market with nearly 7,000 units across 25 properties. Since 2013, CWS has developed 16 apartment communities with over 4,500 units including approximately 2,700 units across 11 developments located in Austin.

The Everett opened its leasing office in mid-September 2024 with first resident move-ins in December 2024 and was recently completed in late August 2025. The community features 376 units with an average unit size of 899 square feet, offering a mix of 1-, 2-, and 3-bedroom apartments. The property offers a variety of Class A apartment amenities, including sidewalk connectivity throughout the property, two swimming pools, outdoor grilling stations, two dog parks (one is ~12,000 sq. ft. with natural grass), indoor pet grooming stations, a ~2,500 sf fitness center complete with a spin studio, outdoor fitness and cool down patio, and outdoor yoga lawn, an outdoor amenity deck overlooking protected natural green space, a community clubhouse complete with a kitchen area, lounge, game room, business center with a private conference room and three individual private work pods. Electric vehicle chargers are also dispersed throughout the property with the capability of charging 12 cars at one time.

Apartments at The Everett have 10' ceilings (select units with 13' ceilings), 8' interior doors, electronic door locks, quartz and granite countertop options, stainless steel appliances, in-unit washer and dryer, walk-in closets, luxury vinyl plank flooring in unit living areas with carpet in bedrooms (all hard surface flooring on ground floor units), tub tile surrounds in all bathrooms, balconies/patios, and private yards on 31 select units. Furthermore, three of the residential buildings (126 units total) have elevator access, which is highly unique for 3-story garden-style apartment communities. All apartments at The Everett feature gas-ranges for residents who enjoy cooking at home.

Residents with families at The Everett enjoy the option of choosing between two highly rated school districts—either Round Rock Independent School District (Spicewood Elementary School, Canyon Vista Middle School, and Westwood High School) or Leander Independent School District (Grandview Elementary School, Four Points Middle School, and Vandegrift High School). The Everett is less than two miles from Spicewood Elementary School, three miles from Grandview Hills Elementary School, within a 4-mile radius of Four Points Middle School, Vandegrift High School, Canyon Vista Middle School, and Westwood High School.

This is an important transaction to HACA and AAHC, as North Austin continues to experience significant economic and population growth, leading to increased displacement of the affordable housing community. Affordable housing in this Northwest Austin neighborhood is extremely limited, and this community will provide much-needed supply. The partnership will ensure the preservation of this asset and expand affordability options for voucher holders and other residents in the area. With its proximity to major transportation corridors and its residential appeal, The Everett is strategically positioned to provide brand-new, affordable housing with a

high standard of living.

Below is a breakdown of the unit mix at The Everett. The property is currently 46% occupied and the average market rent per unit ranges from \$1,391 for one bedroom unit to \$2,697 for a three bedroom unit.

30 1-bedroom/1-bath	656 square feet
67 1-bedroom/1-bath	694 square feet
78 1-bedroom/1-bath	734 square feet
15 1-bedroom/1-bath	771 square feet
39 1-bedroom/1-bath	807 square feet
33 2-bedroom/2-bath	1106 square feet
3 2-bedroom/2-bath	1101 square feet
96 2-bedroom/2-bath	1151 square feet
15 3-bedroom/2-bath	1414 square feet

Process:

The new partnership formation will result in an estimated \$3,400,000 of additional equity to be funded by CWS investors at closing with approximately \$650,000 set aside for operating capital and interest reserve, in addition to the original investor equity of \$41,762,000 funded for the development of The Everett. The existing construction loan with a maturity date of March 2027 is being modified for the new partnership to allow time for lease-up to be completed ahead of a future refinance event. A current lease audit is underway to determine the initial number of units already qualified under 80% AMI. The property is currently 46% occupied. AAHC and CWS are committed to providing 10% of the affordable units at 60% AMI, 40% of the units at 80% AMI and leasing units to all voucher holders. CWS Apartment Homes, LLC will continue to manage the property, and the property will maintain the name The Bridge at Everett.

Staff Recommendation:

Staff recommends approval of Resolution No. 02911.

ATTACHMENTS:

Everett Community Benefit Summary_2025.08.26

RESOLUTION NO. 02911

Presentation, Discussion, and Possible Action on Resolution No. 02911 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to The Everett (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution

WHEREAS, Austin Affordable Housing Corporation (“AAHC”) has agreed to participate in the acquisition of the Development;

WHEREAS, in connection therewith, the Authority has agreed to acquire certain real property in the full purpose jurisdiction of the City of Austin, Texas with an address of 11205 N FM 620, Austin, Travis County, Texas 78726 (the “Land”), which constitutes the site for the Development, and to simultaneously lease the Land to CWS Everett Owner, L.P., a Texas limited partnership, whose general partner is owned and controlled by AAHC (the “Owner”), under a long-term ground lease (the “Ground Lease”);

NOW, THEREFORE, the Board of Commissioners of the Authority hereby approves and adopts the following resolutions, and hereby authorizes its Chief Executive Officer (or the Chief Executive Officer’s designee) to do the following:

1. Acquire the Land and enter into the Ground Lease with the Owner.
2. Review, execute and approve the Ground Lease and all such other documents necessary to effectuate the acquisition of the Land, execution of the Ground Lease and Owner’s acquisition of the Development, including but not limited to such security instruments and estoppel certificates as any lender and/or any administrative agent on behalf of certain lender(s) involved with the Development may require, all on such terms and containing such provisions as the Chief Executive Officer (or his designee) shall deem appropriate, and the approval of the terms of each such instrument shall be conclusively evidenced by his (or his designee’s) execution and delivery thereof.

This resolution shall be in full force and effect from and upon its adoption.

[End of Resolution]

PASSED, APPROVED and ADOPTED this 11th day of September, 2025.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson



The Everett
11205 N FM 620
Austin, TX 78726

COMMUNITY BENEFIT SUMMARY



This summary is directed to nonprofit and government entities with the intended purpose of entering a partnership for the purposes of developing affordable housing. It is not intended for retail investor use. No securities offering or investment advisory services are being offered by CWS Capital Partners in connection with this presentation. Unless expressly stated or otherwise indicated, you may not duplicate, redistribute or forward this presentation or any portion thereof by any means to any other person.

Risk factors (not all inclusive) include regulatory compliance and audits, general economic risk, risks associated with the structure, management, and concentration of the equity owners in the limited partnership, leverage, development risk, reliance on key personnel, conflicts of interest, third party litigation, environmental liabilities, and risks associated with leverage.

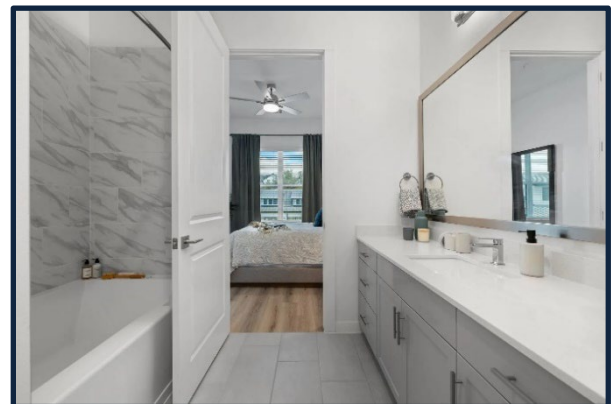
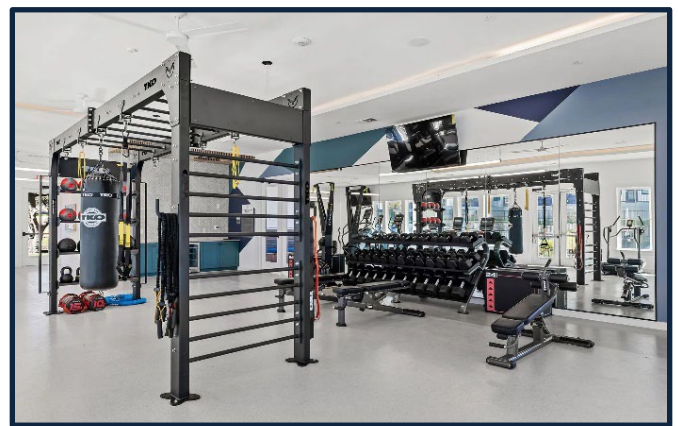
The Everett – Community Benefit Summary

1. Tenant Benefits

a. Housing Quality

CWS is a vertically integrated, full service multifamily investment management company that self manages all their apartment developments and is known for developing quality communities with high quality construction materials and finishes. The Everett is a thoughtfully designed low-density garden-style apartment community situated on 34.4-acres with over 9-acres of natural green space and Class A community amenities providing a high-quality lifestyle for its residents.

Residents at The Everett enjoy the rare opportunity of suburban living with walkability to all the neighboring Plaza Volente Shopping center has to offer next door (described further below). Some of the amenities provided at The Everett include sidewalk connectivity throughout the property, two swimming pools, outdoor grilling stations, two dog parks (one is ~12,000 sq. ft. with natural grass), indoor pet grooming stations, a ~2,500 sf fitness center complete with a spin studio, outdoor fitness and cool down patio, and outdoor yoga lawn, an outdoor amenity deck overlooking protected natural green space, a community clubhouse complete with a kitchen area, lounge, game room, business center with a private conference room and three individual private work pods. Electric vehicle chargers are also dispersed throughout the property with the capability of charging 12 cars at one time. Units have 10' ceilings (select units with 13' ceilings), 8' interior doors, electronic door locks, quartz and granite countertop options, stainless steel appliances, in-unit washer and dryer, walk-in closets, luxury vinyl plank flooring in unit common areas (and in bedrooms of ground floor units), tub tile surrounds in all bathrooms, balconies/patios, and private yards on 31 ground floor units. Furthermore, three of the residential buildings (126 units total) have elevator access, which is highly unique for 3-story garden-style apartment communities. All apartments at The Everett feature gas-ranges for residents who enjoy cooking at home.



More images located at <https://www.theeverettaustin.com/gallery>.

b. Location

i. Community Retail and Grocery

Immediately adjacent to the Plaza Volente Shopping Center, residents will enjoy convenient walkability to H-E-B Plus, numerous restaurants including Torchy's Tacos, Starbucks, Jersey Mikes, MOD Pizza, Panda Express, and other community retail such as Chase Bank, salons, a barber shop, gyms, a dentist office, primary care physicians, and urgent care (see photo on cover page for reference). CWS intends to pursue preferred employer partnerships with H-E-B among other retailers in the Plaza Volente Shopping Center to market directly to employees that would greatly benefit from leasing an affordable apartment home next door to their workplace allowing them to walk to work without the need for transportation.

ii. Schools

Both Leander ISD and Round Rock ISD serve residents of The Everett with daily bus pick-up and drop-off at the property during the school year. Residents with families will enjoy the option of choosing between these two highly rated school districts while also living within minutes to their schools. Each district has confirmed they will bus students from The Everett to the following schools:

	<u>Leander ISD</u>	<u>Round Rock ISD</u>
Elementary School	Grandview Hills	Spicewood
Middle School	Four Points	Canyon Vista
High School	Vandergrift	Westwood

Below is a map showing the proximity of Leander and Round Rock ISD schools as well as high education institutions such as Austin Community College, Concordia, and the University of Texas just minutes away.



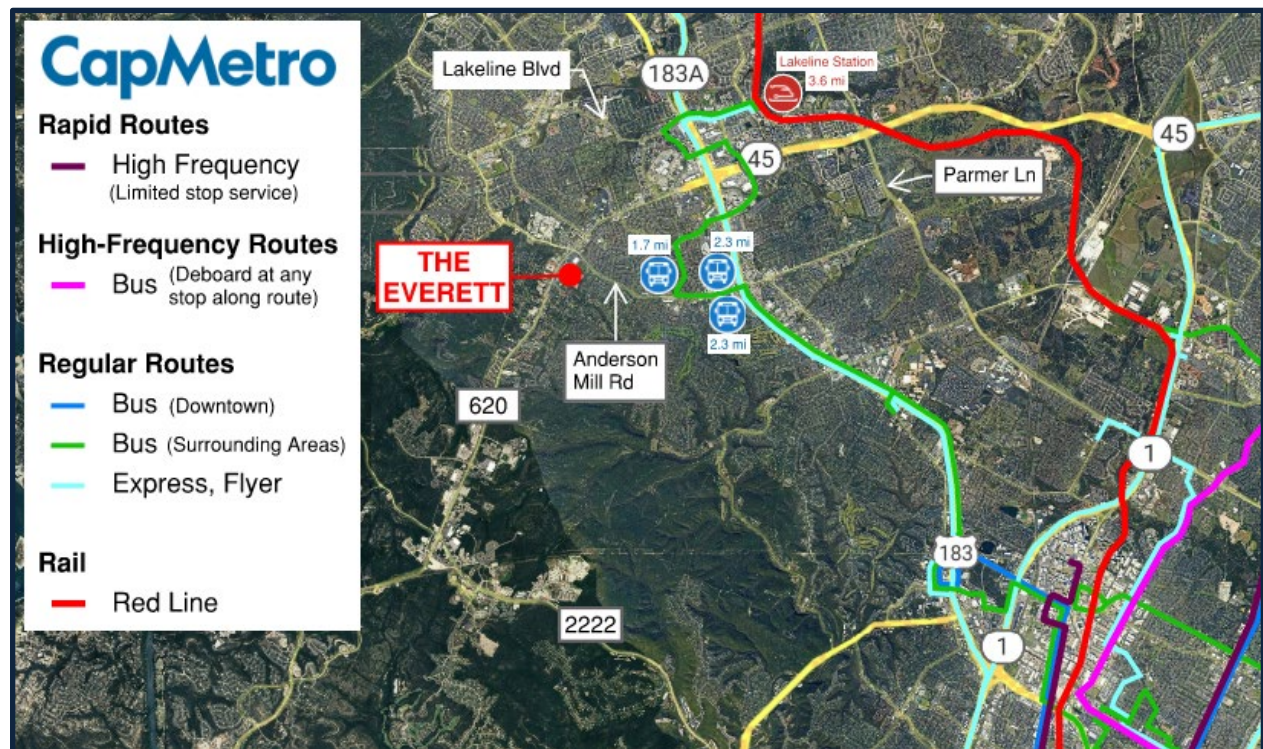
iii. Employers

The Everett is within 15 minutes to some of north Austin's most prolific employers including Apple, Amazon, NVIDIA, Dell, IBM, National Instruments, Charles Schwab, and Indeed, to name a few. The Everett is also nearby Dell Children's and Texas Children's Hospitals as well as St. David's North campus. The Everett's proximity to multiple schools, fire stations, grocery stores, neighborhood retail also provides a community for teachers, firefighters and other essential members of Northwest Austin's workforce.



iv. Proximity to Public Transportation

The Everett is located near the intersection of Anderson Mill Road and N FM 620, which provides quick access to US-183 (2 miles to the east on Anderson Mill Road) and SH-45 (2 miles to the north on FM 620). The property's proximity to these major thoroughfares provide quick access to downtown Austin, the Austin Bergstrom International Airport, and numerous top-tier area employers. CapMetro bus stops (4953 & 4962) are less than two miles away, a 5-minute drive or a 10-minute bike ride. The bus route takes the rider to the Red Line at Lakeline Station, which provides connectivity to The Domain and downtown Austin. CapMetro VanPool is also an option for "anyone traveling to and/or from the CapMetro service area for work purposes" per the CapMetro website.



v. Proximity to Outdoor Parks and Amenities

There are also ample outdoor amenities nearby the property such as the Canyon Creek Nature Trail, Upper Bull Creek Greenbelt, Lake Travis, Lake Austin, and Balcones Canyonland Preserve for residents ready to enjoy exploring the public greenspaces that Austin is notorious for.

c. 50% Rent Benefit Test / Community Benefit

Below is the property tax value calculation for Travis County Appraisal District Property ID 178190 in years 3, 4 and 5 following the projected project closing date. Based on this estimate, over 50% of the forecasted real estate tax savings are realized in projected market rent savings, with a forecasted trend of growing community benefit through rent savings over the hold period. The projected 50% rent benefit does not account for overall community benefit, which would include upfront & ongoing fee revenue to the housing authority and future proceeds from a disposition if sold after 10 years. Furthermore, key community benefits such as providing high-quality residential housing adjacent to a potential resident's place of work (i.e., H-E-B Plus & others) cannot be quantified. Providing the opportunity for resident's to walk to work from home, where there children can attend top-rated RRISD or LISD schools, is an important community benefit.

TAXING ENTITY	MILL RATE
City of Austin	0.4776
Travis County	0.3444
Travis County Healthcare Dist.	0.1080
Round Rock ISD (prorated)	0.7435
Austin Community College Dist.	0.1013
Leander ISD (prorated)	0.1820
TOTAL	1.9569

Property Tax Valuation - Income Capitalization Approach - Year 3			
Net Operating Income Before Property Taxes		\$	6,520,241
Less: Below the Line Expenses		\$	(89,690)
Plus: RE Taxes		\$	-
<i>Adjusted NOI</i>		\$	6,430,550
Capitalization Rate for Taxable Valuation	5.25%		
Est. Property Tax Rate	1.96%		
<i>Loaded Cap Rate</i>			7.21%
Potential Market Value	<i>Per Unit</i> \$ 237,351	\$	89,243,790
Percentage of Market Value			100.00%
<i>Taxable Value</i>		\$	89,243,790
Taxable Value		\$	89,243,790
Millage Rate			1.96%
Total RE Taxes Payable		\$	1,745,252
Total Real Estate Taxes Payable	\$ 4,642 per unit	\$	1,745,252
	50% Test	\$	872,626

Total RE Taxes Payable - Year 4 5% increase over Yr 3 \$ 1,832,514
Per Unit \$ 249,218 50% Test \$ 916,257

Total RE Taxes Payable - Year 5 5% increase over Yr 4 \$ 1,924,140
Per Unit \$ 261,679 50% Test \$ 962,070

50% Rent Benefit Test - Year 3

Unit Mix	Units	Project Rents	Monthly Income	Annual Income	MR Rents	Monthly Income	Annual Income
1 bed / 1 bath - 60% AMI	23	\$ 1,273	\$ 29,289	\$ 351,472	\$ 1,738	\$ 39,970	\$ 479,643
1 bed / 1 bath - 80% AMI	94	\$ 1,459	\$ 137,161	\$ 1,645,934	\$ 1,738	\$ 163,357	\$ 1,960,282
2 bed / 2 bath - 60% AMI	13	\$ 1,804	\$ 23,453	\$ 281,432	\$ 2,470	\$ 32,110	\$ 385,315
2 bed / 2 bath - 80% AMI	54	\$ 1,990	\$ 107,447	\$ 1,289,368	\$ 2,470	\$ 133,378	\$ 1,600,539
3 bed / 2 bath - 60% AMI	2	\$ 2,388	\$ 4,775	\$ 57,305	\$ 3,066	\$ 6,131	\$ 73,577
3 bed / 2 bath - 80% AMI	6	\$ 2,653	\$ 15,918	\$ 191,017	\$ 3,066	\$ 18,394	\$ 220,731
	192		\$ 318,044	\$ 3,816,528	Total	\$ 393,341	\$ 4,720,087
Rent Savings 50% Test							\$ 903,559
							Pass

50% Rent Benefit Test - Year 4

Unit Mix	Units	Project Rents	Monthly Income	Annual Income	MR Rents	Monthly Income	Annual Income
1 bed / 1 bath - 60% AMI	23	\$ 1,299	\$ 29,875	\$ 358,502	\$ 1,807	\$ 41,569	\$ 498,829
1 bed / 1 bath - 80% AMI	94	\$ 1,488	\$ 139,904	\$ 1,678,852	\$ 1,807	\$ 169,891	\$ 2,038,693
2 bed / 2 bath - 60% AMI	13	\$ 1,840	\$ 23,922	\$ 287,061	\$ 2,569	\$ 33,394	\$ 400,728
2 bed / 2 bath - 80% AMI	54	\$ 2,030	\$ 109,596	\$ 1,315,155	\$ 2,569	\$ 138,713	\$ 1,664,561
3 bed / 2 bath - 60% AMI	2	\$ 2,435	\$ 4,871	\$ 58,451	\$ 3,188	\$ 6,377	\$ 76,520
3 bed / 2 bath - 80% AMI	6	\$ 2,706	\$ 16,236	\$ 194,838	\$ 3,188	\$ 19,130	\$ 229,560
	192		\$ 324,405	\$ 3,892,859	Total	\$ 409,074	\$ 4,908,891
Rent Savings 50% Test							\$ 1,016,032
							Pass

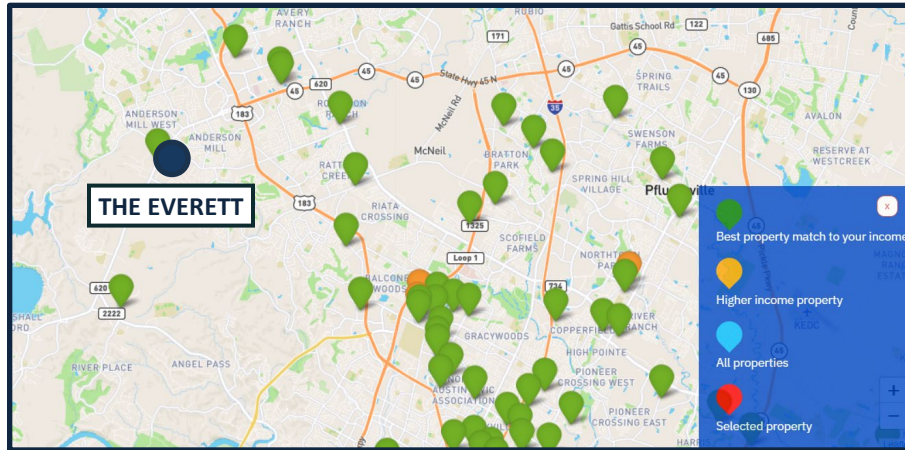
50% Rent Benefit Test - Year 4

Unit Mix	Units	Project Rents	Monthly Income	Annual Income	MR Rents	Monthly Income	Annual Income
1 bed / 1 bath - 60% AMI	23	\$ 1,325	\$ 30,473	\$ 365,672	\$ 1,880	\$ 43,232	\$ 518,782
1 bed / 1 bath - 80% AMI	94	\$ 1,518	\$ 142,702	\$ 1,712,429	\$ 1,880	\$ 176,687	\$ 2,120,241
2 bed / 2 bath - 60% AMI	13	\$ 1,877	\$ 24,400	\$ 292,802	\$ 2,672	\$ 34,730	\$ 416,757
2 bed / 2 bath - 80% AMI	54	\$ 2,070	\$ 111,788	\$ 1,341,458	\$ 2,672	\$ 144,262	\$ 1,731,143
3 bed / 2 bath - 60% AMI	2	\$ 2,484	\$ 4,968	\$ 59,620	\$ 3,316	\$ 6,632	\$ 79,581
3 bed / 2 bath - 80% AMI	6	\$ 2,760	\$ 16,561	\$ 198,735	\$ 3,316	\$ 19,895	\$ 238,742
	192		\$ 330,893	\$ 3,970,716	Total	\$ 425,437	\$ 5,105,246
Rent Savings 50% Test							\$ 1,134,530
							Pass

2. Neighborhood

a. Affordability Need

The Everett is located within zip code 78726, with an average home value of approximately \$720,000 per Zillow August 2025 estimates, which includes the Canyon Creek neighborhood where home values average over \$870,000 per Homes.com August 2025 estimates. The approximate monthly mortgage payment for a \$720,000 home (if able to put 20% or \$144,000 towards a down payment), a 30-year term, and a 6.5% interest rate would be \$3,639.95, plus \$1,320/mo. in property taxes (~2.2% rate), plus ~\$300/mo. for homeowner's insurance, for a total of ~\$5,260 per month.



Map showing affordable housing supply for individuals earning 60% AMI <https://www.atxaffordablehousing.net/>

Bringing affordable housing options to this neighborhood helps reduce displacement, especially while single-family affordability continues to be out of reach for many. Increased population density in this area will help translate to increased retail/commercial activity, further fostering economic growth and job creation.

3. City

a. Austin Strategic Housing Blueprint

The City of Austin's Strategic Housing Blueprint adopted by City Council in 2017, is a 10-year plan to help align resources and facilitate community partnerships around a single, strategic vision to create 60,000 affordable housing units for those making less than 80% of the area median income (AMI) and ensure that there is affordable housing throughout the city. The Everett, in partnership with the Austin Affordable Housing Corporation (AAHC), will bring a much needed 192 units at or below 80% AMI (including 38 units at or below 60% AMI) to a limited affordable housing supply in City Council District 6. According to the City of Austin's April 14, 2025 update to the 2023 Austin Strategic Housing Blueprint Scorecard, only 425 out of the target goal of 859 units (49%) have been built in District 6. The additional affordable housing units provided at The Everett will help District 6 get closer to achieving its goal of delivering affordability.

With Austin multifamily permitting down nearly 50% this year, new apartment deliveries in 2027, 2028, and beyond will be limited. This project seeks to deliver high quality affordable housing in anticipation of a low supply environment for future residents in the coming years.

b. Austin Energy Green Building Program

The project was constructed to comply with environmental and energy efficiency standards within the Austin Energy Green Building Program. This includes electric vehicle charging stations, increased efficiency of HVAC equipment, high efficiency appliances, and low flow plumbing fixtures to reduce building water use as well as reduce energy consumption.



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

AAHC ITEM 4.

MEETING DATE: September 11, 2025
STAFF CONTACT: Suzanne Schwertner
ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02912 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") approving issuance by Austin Affordable PFC, Inc. of its Multifamily Housing Revenue Bonds and Governmental Note (Cameron HiLine Apartments); approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject
BUDGETED ITEM: N/A
TOTAL COST: N/A

ACTION

Presentation, Discussion, and Possible Action on Resolution No. 02912 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") approving issuance by Austin Affordable PFC, Inc. of its Multifamily Housing Revenue Bonds and Governmental Note (Cameron HiLine Apartments); approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject.

SUMMARY

Background:

Austin Affordable Housing Corporation is being presented with an opportunity to partner with Generation Housing Partners ("Generation") on a certain property located at 1124 Clayton Lane, Austin, Texas 78723 in the Austin city limits. This would be the second (2nd) asset AAHC and Generation have partnered on together. Both are 4% tax credit/bond properties. The Board saw this property for the first time in September 2023 when an Inducement Resolution was approved.

AAHC's proposed partner, Generation, has a proven record of accomplishment with numerous projects completed with tax credit financing. Generation is based out of Dallas and has an

experienced development team in place and has been an excellent partner in our previous transaction. AAHC works with Chris Applequist, Adrian Iglesias, and Travis Barber. AMP will manage the property once constructed.

The project (Cameron HiLine) will consist of 227 family units. 100% of the units will be affordable for people earning 30%, 40%, 50%, 60% and 80% AMI or below. This site sits in the Windsor Park neighborhood next to Bridge at Windsor Park, one of our workforce housing acquisition properties. This provides a chance to refer tenants back and forth according to their income requirements. Austin Independent School District will serve this property at the following schools: Harris Elementary, Webb Middle School, and Northeast Early College High School.

Community amenities include a clubhouse, leasing center, furnished fitness center, and community lounge with free, high-speed internet, and a second-story resort-style pool. The community will offer laptops to residents for “check-out”. Residents will be provided with 24/7 package delivery which will combine technology with state-of-the-art commercial lockers to give residents the freedom to pick up packages anytime with a secure code.

Resident services will be free to all residents and managed by the Housing Support Services Alliance, a Texas nonprofit. Cameron HiLine will include a 3,500 SF Resident services classroom for after-school tutoring and social-emotional learning (SEL) programs, summer camps, family services and community outreach for at-risk youths. Other services will include monthly community events and classes in health and wellness, financial literacy, tax preparation, homeownership, fitness, and nutrition and diet seminars.

Process:

The development will use a mixture of 4% tax credits and bonds to finance the property. HACA’s Public Facility Corporation will issue tax-exempt bonds for an amount not to exceed \$40,000,000. Bank OZK, an Arkansas state banking corporation, will provide the construction loan for an amount not to exceed \$48,000,000. Citibank, N.A., will provide permanent debt once the property is built and stabilized in a loan sum not to exceed \$35,000,000. Through its Rental Housing Development Assistance Program, Austin Housing Finance Corporation will provide a loan in the amount of \$7,950,000 to finance the acquisition of land and construction of the project. Raymond James will provide the equity.

The planned development will consist of 17 studio units, 51 one-bedroom and one-bath units, and 159 two-bedroom and two-bath units. All units will be marketed to HACA’s Housing Choice Voucher residents. This approval will allow us to close on the bonds and construction financing in September 2025.

Unit Breakdown with proposed AMIs:

Income Level	Efficiency	1bed/1bath	2bed/2bath	Total
Up to 30% AMI	3	6	7	16
Up to 40% AMI	3	11	28	42

Up to 50% AMI	2	9	43	54
Up to 60% AMI	7	16	47	70
Up to 80% AMI	2	9	34	45
Total Units	17	51	159	227

Staff Recommendation:

Staff recommends approval of Resolution No. 02912.

ATTACHMENTS:

Cameron HiLine - Public Benefit Analysis - Final

RESOLUTION NO. 02912

RESOLUTION APPROVING ISSUANCE BY AUSTIN AFFORDABLE PFC, INC. OF ITS MULTIFAMILY HOUSING REVENUE BONDS AND GOVERNMENTAL NOTE (CAMERON HILINE APARTMENTS); APPROVING THE FORM AND SUBSTANCE OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS NECESSARY TO CARRY OUT THE FINANCING OF SUCH MULTIFAMILY RENTAL RESIDENTIAL DEVELOPMENT; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the Austin Affordable PFC, Inc., a nonprofit public facility corporation organized and existing under the laws of the State of Texas (the “Issuer”) was created by the Housing Authority of the City of Austin, a Texas municipal public housing authority (the “Sponsor”), pursuant to the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”); and

WHEREAS, Section 303.071 of the Act requires that the governing body of the Sponsor approve by resolution any of the Issuer’s bonds; and

WHEREAS, the Board of Directors of the Issuer (the “Board”) has determined to authorize the issuance, sale and delivery of the Issuer’s Multifamily Housing Revenue Bonds (Cameron HiLine Apartments), Series 2025 (the “Bonds”), pursuant to and in accordance with the terms of a Trust Indenture (the “Trust Indenture”), between the Issuer and UMB Bank, N.A., a national banking association, as trustee, and the Issuer’s Multifamily Housing Governmental Note (Cameron HiLine Apartments) (the “Governmental Note,” and together with the Bonds, the “Obligations”), pursuant to and in accordance with the terms of a Funding Loan Agreement (the “Funding Loan Agreement”), among the Issuer, Citibank, N.A., a national banking association, as initial funding lender, and UMB Bank, N.A., a national banking association, as fiscal agent; and

WHEREAS, the Board adopted a resolution on the date hereof authorizing the issuance of the Obligations (the “Issuer Resolution”); and

WHEREAS, the proceeds of the sale of the Bonds will be used for the purpose of lending the funds to TX Clayton 2024 Ltd., a Texas limited partnership (the “Borrower”), to provide financing for the acquisition, construction, renovation, repair, and equipping of a multifamily rental housing development identified on Exhibit A of the Issuer Resolution located in Austin, Texas known as the Cameron HiLine (the “Project”), all in accordance with the Constitution and laws of the State of Texas; and

WHEREAS, as described in Section 2.12 of the Trust Indenture, upon Conversion, the Bonds will convert to the Governmental Note and the Funding Loan Agreement will supersede the Trust Indenture; and

WHEREAS, it is deemed necessary and advisable that this Resolution be adopted;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN THAT:

Section 1. The Issuer Resolution, a copy of which is attached hereto as Exhibit A and made a part hereof for all purposes, is hereby approved.

Section 2. The approval herein given is in accordance with the provisions of Section 303.071 of the Act and is not to be construed as any undertaking by the Sponsor, and the Obligations shall never constitute an indebtedness or pledge of the Sponsor, the City of Austin, Travis County, or the State of Texas, within the meaning of any constitutional or statutory provision, and the owners of the Obligations shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the Sponsor, the City of Austin, Travis County, or the State of Texas except those revenues assigned and pledged by the Issuer in the Trust Indenture and the Funding Loan Agreement.

Section 3. The activities and expenditures authorized and contemplated by the Issuer Resolution are hereby in all respects approved.

Section 4. The officers of the Sponsor are hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

Section 5. This Resolution was considered and adopted at a meeting of the Board of Commissioners of the Sponsor that was noticed, convened, and conducted in full compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 6. This Resolution shall be in full force and effect from and upon its adoption.

PASSED, APPROVED and ADOPTED this 11th day of September, 2025.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

PUBLIC BENEFIT
ANALYSIS FOR:
**CAMERON
HILINE**

1124 Clayton Ln, Austin, TX 78723

A VIBRANT 227-UNIT, 100% AFFORDABLE, CLASS
“A”, MULTI-FAMILY COMMUNITY FOR FAMILIES
AND YOUNG PROFESSIONALS IN THE **WINDSOR
PARK** NEIGHBORHOOD OF AUSTIN, TEXAS.



**GENERATION
HOUSING
PARTNERS**

AUGUST 25, 2025

PREPARED BY ADRIAN IGLESIAS, PARTNER

AIGLESIAS@GHDEVELOPMENT.COM

214-613-6569

01

EXECUTIVE SUMMARY

GHP is proud to present Cameron HiLine, a 4% LIHTC development located in the Windsor Park neighborhood of the City of Austin. The development represents a strategic partnership between Generation Housing Partners and the Housing Authority of the City of Austin (HACA). The development will offer 100% high quality affordable units serving income bands of 30%, 40%, 50%, 60%, & 80% AMI. Beyond providing 227-units of “Class A” new construction, and Energy-Star certified living floorplans, Cameron HiLine will offer a multitude of community amenities and resident services.

Community Amenities include a clubhouse, leasing center, furnished fitness center, and community lounge with free, high-speed internet, and a second-story resort-style pool. The community will offer laptops to its residents for “check-out”. The fitness center will be open to the community 24/7 and come fully furnished with commercial grade fitness equipment compatible with current technology and applications. The property will also provide residents with a 24/7 package delivery solution which will combine technology with state-of-the art commercial lockers to give residents the freedom to pick up packages anytime with a secure code.



Resident Services will be free to all residents and managed by the Housing Support Services Alliance, a Texas nonprofit. Cameron HiLine will include a 3,500 SF Resident Services classroom for after-school tutoring and social-emotional learning (SEL) programs, summer camps, family services and community outreach for at-risk youth. Other services will include:



- *Monthly Community Events*
- *Health and Wellness Classes*
- *Financial Literacy Classes*
- *Tax Preparation Classes*
- *Homeownership Classes*
- *Fitness Classes*
- *Nutrition and Diet Seminars*

02

PUBLIC BENEFIT BREAKDOWN

- a) Cameron HiLine will provide **112 Deeply Affordable Units** made up of 16 units at 30% AMI, 42 units at 40% AMI, and 54 units at 50% AMI. Wages in many sectors of the City of Austin have remained stagnant for decades, failing to keep pace with inflation and rising costs of essential needs like food, healthcare, and transportation. This growing gap between income and expenses has intensified the financial burden on low- and middle-income households. Cameron HiLine directly addresses the need for deeply affordable living opportunities in northcentral Austin.
- b) **Job and Transit-Oriented** – Cameron HiLine is conveniently located within a quarter mile of the Highland Mall Station Activity Center and along a high-frequency CapMetro bus stop on Cameron Road, an Imagine Austin Corridor. The development is also within one mile of the Dell Children's Medical Center, pharmacies, grocery stores, major retail shopping centers, and Mueller-Austin, one of the nation's most notable mixed-income communities. Living near a frequent bus stop and within a mile of major job centers, hospitals, and other amenities provides significant public benefits, including reduced vehicle miles traveled by approximately 15% (about 3,500 miles per household annually), which lowers transportation costs and greenhouse gas emissions. Additionally, proximity to transit supports healthier lifestyles through increased walking and biking, potentially reducing annual traffic congestion losses of 32 hours per driver, and improves access to healthcare and services, fostering vibrant, equitable communities. These findings are supported by a November 2023 study, "The Economic Impact Near DART Light-Rail Stations" by the University of North Texas Economics Research Group.
- c) **Wrap Around Educational Services** – Cameron HiLine will operate an afterschool program for at least 15 hours per week with organized, on-site educational services for elementary, middle and high school children which will include at a minimum: homework assistance, tutoring, test preparation, assessment of skill deficiencies and provision of assistance in remediation of those deficiencies, and writing skills. The afterschool programs will be contracted through Housing Support Services Alliance, a Texas nonprofit. Afterschool programs generate significant benefits to residents and the broader public. Such programs create a safe, structured environment for children, fostering academic growth, social development, and emotional well-being. By offering supervised activities, homework assistance, and enrichment opportunities, these programs support working parents, reduce juvenile delinquency, and promote community engagement.



PROJECT DETAILS



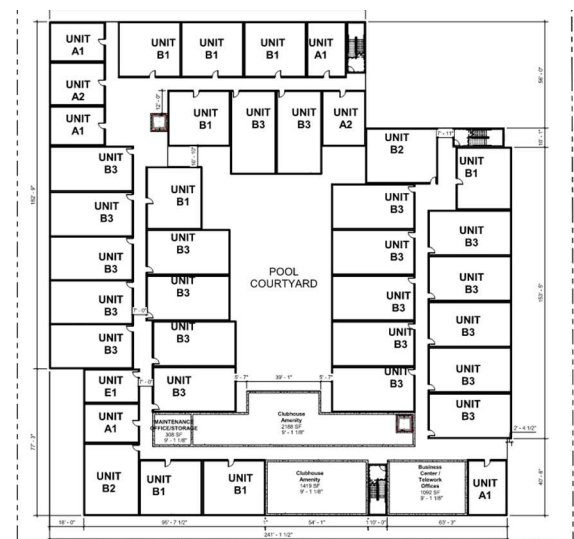
Units will meet current green energy standards by providing Low-e windows, Low-flow fixtures, EnergyStar appliances, high R-value insulation, Low VOC paints, and High-efficiency HVAC units. Units will also include a variety of amenities:

- Free Community
- Spacious Personal Balconies
- 9-foot Ceilings
- "Open Concept" Design
- Granite Countertops
- Personal Storage Rooms
- Vinyl Plank Wood Flooring
- Laundry Connections
- Energy Star Appliances
- Walk-in Closets

Income Level	Eff	1B/1B	2B/2B	Total
Up to 30% MFI	3	6	7	16
Up to 40% MFI	3	11	28	42
Up to 50% MFI	2	9	43	54
Up to 60% MFI	7	16	47	70
Up to 80% MFI	2	9	34	45
Total Units	17	51	159	227

Unit Mix

Building Layout



01 First Floor-Residential Overall Building
384' x 110'