

**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, November 13, 2025
12:00 PM**

1124 S IH 35,

Join Zoom Meeting <http://bit.ly/3LbM7PH> Meeting ID: 899 2897 8177 Passcode:
213898
Austin, TX

**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,**

**Join Zoom Meeting <http://bit.ly/3LbM7PH> Meeting ID: 899 2897 8177 Passcode: 213898
Austin, TX
(512.477.4488)**

**Thursday, November 13, 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 October 16, 2025
2. Presentation, Discussion, and Possible Action regarding Resolution No. 02921: to adopt the Board of Commissioners Meeting Schedule for the 2026 calendar year
3. Presentation, Discussion, and Possible Action regarding Resolution No. 02922: Approval of Contract for Architectural and Engineering Services – Phase 2 Renovation of HACA Headquarters

ACTION ITEMS

4. Presentation, Discussion, and Possible Action regarding Resolution No. 02923: Adoption of DBA “Austin Housing Authority” and approval to implement updated name and logo
5. Presentation, Discussion, and Possible Action on Resolution No. 02924 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to take the following actions with regard to the Bridge at Speyside Apartments (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

6. Presentation, Discussion, and Possible Action on Resolution No. 02925 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") authorizing the Authority to take the following actions with regard to the Bridge at Blockyard Apartments (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
7. Presentation, Discussion, and Possible Action on Resolution No. 02926 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") authorizing the Authority to take the following actions with regard to the Bridge at SoCo Apartments (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

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. -The Board will conduct an evaluation of the President/CEO. 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 este 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: November 13, 2025
STAFF CONTACT: Nidia Hiroms
ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on October 16, 2025
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 October 16, 2025.

SUMMARY

Background:

Process:

Staff Recommendation:

ATTACHMENTS:

20251016 FINAL HACA Minutes Summary

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

October 16, 2025

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 9:00 AM ON THURSDAY, OCTOBER 16, 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 October 16, 2025, to order at 9:10 am. 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:

Carl S. Richie, Jr., Chairperson (arrived at 9:22 am)

Dr. Tyra Duncan-Hall, Vice-Chairperson

Mary Apostolou, 2nd Vice-Chairperson

Edwina Carrington, Commissioner

MEMBER(S) ABSENT:

ALSO IN ATTENDANCE:

Orlando Cabrera, Arnall Golden Gregory

Sarah Scott, Coats Rose

STAFF PRESENT:

Ann Gass, Barbara Chen, Gloria Morgan, Jimi Teasdale, Jorge Vazquez, Katie Richardson, Kelly Crawford, Ken Bodden, Laura Bodai, Leilani Lim-Villegas, Michael Cummings, Michael Gerber, Michael Roth, Nidia Hiroms, Ron Kowal, Suzanne Schwertner and Sylvia Calderon

PUBLIC COMMUNICATION – None.

CITYWIDE ADVISORY BOARD (CWAB) – ●Lupe Garcia, Citywide Advisory Board President, reported that the October CWAB Meeting was held on Tuesday, October 14, 2025. ●**Michael Gerber, President & CEO** announced that HACA provided a tour for Ashlea Quinones the new Regional Administrator of HUD, an appointee of President Trump, at Chalmers, Rosewood and Santa Rita, where she visited with the iMOMS. ●**Mr. Gerber** reminded everyone about National Night Out, make sure you come out and meet new neighbors, firemen, police, enjoy games, food starting at 5 pm on October 14. ●**Michael Roth**, Vice-President of PAMI, reminded residents to have a personal emergency plan. ●**Leilani Lim-Villegas**, HACA Senior Director of Community Development, announced that October is Fire Safety Month and showed a video produced by HAI Group on fire safety tips for residents where cooking is the leading cause of home fires. ●**Dominique Green**, Youth Education and FSS Manager, reported that 100 HACA youth enjoyed the YES Incentive Trip to Pinstack. Students who achieved A/B Honor Roll and Perfect Attendance were celebrated. ●**John Espnosa**, Workforce Development and Digital Inclusion Manager, wished everyone a Happy Workforce Development Month in September and reported that there was a Job Fair at Chalmers on September 17th from 10:00 to noon. ●**Borami Lee**, HACA Bringing Health Home Manager, reported a busy summer with 3 youth classes, 2 new diabetes classes begin mid-October at North Loop, Gaston and Manchaca Village.

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 September 11, 2025

Vice-Chairperson Duncan-Hall moved the Approval of the Board Minutes Summary for the Board Meeting held on September 11, 2025. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 2: Presentation, Discussion, and Possible Action Regarding Resolution No. 02913: Approval by Ratification of a Contract for Fire Damage Repairs to Four (4) Units for Pathways at Gaston Place Apartments

In the early morning hours of Thursday, June 26, 2025, a resident caused a fire that occurred at the Pathways at Gaston Place Apartments, damaging 4 occupied units, including from the water sprinkler system that activated, extinguishing the fire. There

were unavoidable, but typical delays incurred in assisting residents with relocation to alternate facilities, units vacated for demolition of damaged materials, and the overall conditions reviewed by HACA's insurance carrier for assessment of coverage, and repair scope. An acceptable and comprehensive scope of work from insurance was provided to HACA on August 19, 2025, with which to obtain bids. The delays impacted Planning & Development's (P&D) ability to complete work in all units and have them re-occupied as quickly as possible, as required by HACA's programs and policies to minimize impacts to residents, re-house displaced residents, and utilize all units for housing to the greatest extent, at all times.

P&D requested and was allowed by the Executive Team to award the repair project via a three bid approach, in order to begin repairs as fast as possible, as the additional time needed for a sealed bid process would take another 6 to 8 weeks, or more, due to requirements for that approach to solicitation. Such a delay would keep displaced residents out of their homes even longer. P&D provided the Scope of Work to three contracting firms who have performed fire repair services for HACA previously, and received all bids by August 27, 2025. Upon review of all bids, a contract award was made by August 29, 2025, and work began immediately. This approach allowed HACA to achieve the desired timeline to complete all work and re-occupy the units with existing and new residents as needed. A Board meeting agenda item would be prepared to present the contract approval request to the Board, to ratify the action, at the next following scheduled meeting, assuming the information could be available by then.

Vice-Chairperson Duncan-Hall moved the Approval of Resolution No. 02913: Approval by Ratification of a Contract for Fire Damage Repairs to Four (4) Units for Pathways at Gaston Place Apartments. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 3: Presentation, Discussion, and Possible Action regarding Resolution No. 02914: Approval of a contract to UKG Management Software for an HRIS (Human Resource Information System)

As part of HACA's ongoing commitment to innovation and operational efficiency, the Human Resources Department recommends implementing a modern Human Resources Information System (HRIS) to enhance the applicant and employee experience from start to finish.

Human Resources, along with Finance and the MIS Department, researched systems in an effort to:

- Streamline HR processes by reducing redundant data entry across multiple platforms used by HR staff, Vice Presidents, Managers, and employees.
- Improve data accuracy and accessibility, enabling better decision-making and reporting.
- Enhance integration between HR and Finance/Payroll functions, promoting cross- departmental efficiency.
- Support compliance and scalability as the agency grows and evolves.

After evaluating available solutions, UKG has been identified as a vendor that meets the listed on the Texas Department of Information Resources (DIR), ensuring compliance with state procurement guidelines.

Implementing UKG will position HACA to serve its workforce better while aligning with strategic goals for modernization and service excellence.

Over the past several months, the Human Resource Department, along with Finance and the TMI department, reached out and met with HRIS vendors to assist HACA with determining vendors that could meet the needs of the agency, while ensuring alignment with budget expectations.

Based on evaluations and the demonstrations that were provided, UKG remains the viable option for the agency. Along with the other HRISs listed above, cost remains a limiting factor for the agency when considering other companies.

With Board approval of UKG as the HRIS, the estimated timeline to implement the system is 8-12 weeks.

Staff recommended that the Board of Commissioners approve Resolution No. 02914, authorizing HACA to enter into a contract with UKG for a new HRIS system. The total recommended contract amount is \$119,217.40.

Vice-Chairperson Duncan-Hall moved the Approval Resolution No. 02914: Approval of a contract to UKG Management Software for an HRIS (Human Resource Information System) for a contract amount of \$119,217.40. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 4: Presentation, Discussion, and Possible Action regarding Resolution No. 02915: Approval of the Independent Auditor's Report for the Fiscal Year ending March 31, 2025

The Fiscal Year 2025 audited financial report for the Housing Authority of the City of Austin was presented for approval. The audit firm of Berman, Hopkins, CPAs and Associates, LLP performed the audit. Audit Partners, Laura Anne Pray, CPA, and Sean Cedar briefed the Board and addressed audit questions.

As noted in the audit report that was presented to the Board, there are no findings. In the firm's opinion, the financial statements present fairly, in all material respects, the respective financial position of the Authority's business-type activities as of March 31, 2025, and the respective changes in financial position and cash flows thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

2nd Vice-Chairperson Apostolou moved the Approval of Resolution No. 02915: Approval of the Independent Auditor's Report for the Fiscal Year ending March 31, 2025. **Vice-Chairperson Duncan-Hall** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 5: Presentation, Discussion, and Possible Action regarding Resolution No. 02916: Approval of the Pathways Asset Management, Inc. Property Budgets for Calendar Year 2026

The Board was asked to approve the proposed Calendar Year 2026 Operating Budgets for each of the 15 Project Based Rental Assistance (PBRA) properties in the Pathways Asset Management, Inc. (PAMI) portfolio.

Overall, the budgets reflect both the challenge of maintaining PAMI's high performance standards with the limitations of low RAD Rents and the positive impact that comes with proper adjustment of those rents. The U.S. Department of Housing and Urban Development (HUD) has created a waiver option to request higher rents. While PAMI has requested this waiver for all of the PAMI properties, only three have been approved to date. The remaining twelve are still in process. Therefore, the budgets include significant revenue increases at those three PAMI properties, but not the other twelve. Currently, the anticipated revenue for Calendar Year 2026 shows a 14.7% increase over 2025. When we receive a response from HUD on the remaining twelve waiver requests, PAMI anticipates that the overall revenue increase will be higher.

The Calendar Year 2026 budgets show an increase of 12.6% in expenses over the calendar year 2025 budget. By expense category, the change in budget amounts are as follows:

- General & Administrative: 7.6%
- Payroll and Payroll Expenses: 22.6%
- Management Fees: 14.4%
- Repairs and Maintenance: 5.1%
- Security: 39.2%
- Utilities: 3.9%
- Insurance Premiums: 20.0%

The payroll increase includes both the cost of living adjustment given at the beginning of 2025 (which was not included in the budgets) and the 18% increase in health insurance. The management fee is directly tied to revenue and reflects the higher rents at the three properties with waiver approvals. The insurance premium is an estimate based on the industry information available to us at this time. The 20% increase is over the current year's budget. However, it is only 6% above the actuals for this year. The maintenance increase reflects both the actual increase in the cost of items and planning for 11 properties to have HUD inspections in 2026.

HUD and our lenders do not require board approval of the budgets. However, they do recommend owner review and approval. Our lenders request to have the budgets by November 1, 2025. Therefore, staff is presenting the budgets to the Board during the October meeting.

During the annual budget process, Property Management and Maintenance staff work with their Community Director to assess the status of their properties, identify the needs and anticipated circumstances for the coming year and determine a budget amount to meet those needs.

The goals of this process are to create budgets that maintain quality housing for all residents, that meet all program and contract requirements, and that provide a safe workplace for staff. To meet these goals, staff considered the following during the creation of the budgets:

- Anticipation that Pathways at Santa Rita will complete resident relocation by the end of 2025, resulting in \$0 revenue for the property and significantly reduced expenses for 2026;
- Increased cost of materials and contract services due to inflation and other factors;
- Expenses related to implementation of new NSPIRE (National Standards for the Inspection of Real Estate) inspection standards;
- Expenses related to the implementing and operating under the Housing Opportunities Through Modernization Act (HOTMA);
- Anticipation of 11 properties receiving their first HUD NSPIRE inspection;
- Known challenges and issues related to plumbing and electrical systems.

Vice-Chairperson Duncan-Hall moved the Approval of Resolution No. 02916: Approval of the Pathways Asset Management, Inc. Property Budgets for Calendar Year 2026. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 6: Presentation, Discussion, and Possible Action regarding Resolution No. 02917: Approval of the adoption of

the revised Housing Choice Voucher Program's Payment Standard

Public Housing Authorities (PHAS) are required to adopt payment standards for the Housing Choice Voucher (HCV) program between 90 and 110 percent of the currently published fair market rents (FMRs). In September 2024, the Board approved the payment standards at 100% of the published Fair Market Rents. The newly published 2026 FMRs show a decrease of 5% on average for all bedroom sizes. However, the current HCV payment standards are still within the required 90 - 110 percent range.

For the HUD-VASH, Stability Voucher, and Emergency Housing Voucher programs, HUD has waived 24 CFR 982.503(b)(1)(i) and established an alternative requirement to allow the PHA to establish payment standards at any level between 90 percent and 120 percent of the published FMRs. In September 2024, the Board approved the payment standards at 120% of the published Fair Market Rents. Due to the decrease in the 2026 FMRs, the VASH and EHV payment standards exceed the allowable limit of 120 percent of the published FMRs.

Staff conducted a review of the current payment standards for the Housing Choice Voucher (HCV) program and determined they remain within the HUD-required range of 90–110%. Specifically, the current payment standards average 105% of the published 2026 Fair Market Rents (FMRs). While the Austin rental market has experienced a recent decline in rates, market analysis suggests this trend is temporary. Moreover, reducing payment standards at this time would create administrative burdens, yield only marginal savings in Housing Assistance Payment (HAP) costs, and potentially hinder families' ability to secure suitable and affordable housing.

Staff also reviewed the current payment standards for the HUD-VASH and Emergency Housing Voucher (EHV) programs and found that they exceed the allowable limit of 120% of the published Fair Market Rents (FMRs). In accordance with HUD regulations requiring payment standards to be set between 90% and 120% of FMRs, the payment standards for these programs must be adjusted downward to ensure compliance.

Staff recommended that the 2026 payment standard amounts for the Housing Choice Voucher (HCV) program remain unchanged, as they continue to fall within the HUD-required range and reflect current market conditions.

Staff further recommended that the 2026 payment standard amounts for the HUD-VASH and Emergency Housing Voucher (EHV) programs be decreased to ensure compliance with HUD regulations requiring payment standards to be set between 90% and 120% of the published Fair Market Rents (FMRs). The recommended adjustment sets the payment standards at 110% of the current FMRs, which maintains compliance while minimizing the likelihood of requiring an additional decrease in the following year.

Vice-Chairperson Duncan-Hall moved the Approval of Resolution No. 02917: Approval of the adoption of the revised Housing Choice Voucher Program's Payment Standard. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 7: Presentation, Discussion, and Possible Action on Resolution No. 02918 by the Board of Commissioners of the Housing Authority of the City of Austin to take the following actions with regard to the Bridge at Center Ridge Apartments (the "Development") in Austin, Texas: (i) facilitate the financing, and (ii) such other actions necessary or convenient to carry out this Resolution

The Austin Affordable Housing Corporation (AAHC) and Community Development Trust (CDT) jointly acquired Bridge at Tech Ridge and Bridge at Center Ridge in September 2016. The properties are located at 12800 Center Lake Drive, Austin, Texas 78753, and 701 Center Ridge Drive, Austin, Texas 78753, near the intersection of Parmer Lane and IH 35 that provides residents with access to major employers in the North Central Austin Tech Ridge area.

Bridge at Tech Ridge is a 294-unit apartment community with 210 one-bedroom and 71 two- bedroom units. Bridge at Center Ridge is a 348-unit apartment community with 252 one- bedroom and 96 two-bedroom units.

CDT, an investment partner of AAHC, is a New York-based real estate investment trust founded in 1999 that focuses on the long-term preservation of workforce housing. The firm has a portfolio of over 50,000 units across the United States and has invested more than \$2 billion in 44 states. AAHC works with CEO Joe Riley and Senior Vice President and head of acquisitions Michael Lear.

Both properties were built in 2007, with Bridge at Tech Ridge situated on approximately 17.9 acres and Bridge at Center Ridge on 23.5 acres. Both communities offer extensive amenities, including resort-style pools, a 24-hour fitness center, an executive business center, large community rooms, and walking trails. Bridge at Tech Ridge is currently 94% occupied, and Bridge at Center Ridge is 93% occupied.

The current loans on both properties are maturing at the end of October. AAHC and CDT are seeking new financing to ensure the continued preservation of workforce housing at both sites.

The new debt will be structured as two separate notes, one for each property, in an amount not to exceed \$35 million on each asset. The loan will be provided by Freddie Mac at an interest rate of approximately 5.25% each.

Additionally, \$2 million will be set aside for capital repairs to address the roofs and exterior painting of both properties. Both properties exceed the minimum required affordable set-asides under Chapter 392. Over a ten-year period, the property management has created additional naturally occurring affordable units by carefully managing rent increases.

2nd Vice-Chairperson Apostolou moved the Approval of Resolution No. 02918 by the Board of Commissioners of the Housing Authority of the City of Austin to take the following actions with regard to the Bridge at Center Ridge Apartments (the “Development”) in Austin, Texas: (i) facilitate the financing, and (ii) such other actions necessary or convenient to carry out this Resolution. **Commissioner Carrington** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 8: Presentation, Discussion, and Possible Action on Resolution No. 02919 by the Board of Commissioners of the Housing Authority of the City of Austin to take the following actions with regard to the Bridge at Tech Ridge Apartments (the “Development”) in Austin, Texas: (i) facilitate the financing, and (ii) such other actions necessary or convenient to carry out this Resolution

The Austin Affordable Housing Corporation (AAHC) and Community Development Trust (CDT) jointly acquired Bridge at Tech Ridge and Bridge at Center Ridge in September 2016. The properties are located at 12800 Center Lake Drive, Austin, Texas 78753, and 701 Center Ridge Drive, Austin, Texas 78753, near the intersection of Parmer Lane and IH 35 that provides residents with access to major employers in the North Central Austin Tech Ridge area.

Bridge at Tech Ridge is a 294-unit apartment community with 210 one-bedroom and 71 two- bedroom units. Bridge at Center Ridge is a 348-unit apartment community with 252 one- bedroom and 96 two-bedroom units.

CDT, an investment partner of AAHC, is a New York-based real estate investment trust founded in 1999 that focuses on the long-term preservation of workforce housing. The firm has a portfolio of over 50,000 units across the United States and has invested more than \$2 billion in 44 states. AAHC works with CEO Joe Riley and Senior Vice President and head of acquisitions Michael Lear.

Both properties were built in 2007, with Bridge at Tech Ridge situated on approximately 17.9 acres and Bridge at Center Ridge on 23.5 acres. Both communities offer extensive amenities, including resort-style pools, a 24-hour fitness center, an executive business center, large community rooms, and walking trails. Bridge at Tech Ridge is currently 94% occupied, and Bridge at Center Ridge is 93% occupied.

The current loans on both properties are maturing at the end of October. AAHC and CDT are seeking new financing to ensure the continued preservation of workforce housing at both sites.

The new debt will be structured as two separate notes, one for each property, in an amount not to exceed \$35 million on each asset. The loan will be provided by Freddie Mac at an interest rate of approximately 5.25% each.

Additionally, \$2 million will be set aside for capital repairs to address the roofs and exterior painting of both properties. Both properties exceed the minimum required affordable set-asides under Chapter 392. Over a ten-year period, the property management has created additional naturally occurring affordable units by carefully managing rent increases.

Commissioner Carrington moved the Approval of Resolution No. 02919 by the Board of Commissioners of the Housing Authority of the City of Austin to take the following actions with regard to the Bridge at Tech Ridge Apartments (the “Development”) in Austin, Texas: (i) facilitate the financing, and (ii) such other actions necessary or convenient to carry out this Resolution. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 9: Presentation, Discussion, and Possible Action on Resolution No. 02920 by the Board of Commissioners of the Housing Authority of the City of Austin Approving Issuance by Austin Affordable PFC, Inc. of the Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds (Heritage Pointe Seniors Apartments), Series 2025; 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

Austin Affordable Housing Corporation staff presented Heritage Pointe Seniors Apartments located at 1950 Webberville Road, Austin, Texas 78721 to the Board in September 2023 for an inducement resolution, February 2024 for a tax credit application resolution, August 2024 for final approval to close and start construction on the rehabilitation project and then again in May 2025 for a bond inducement resolution of supplemental bonds. Today we are presenting the property again for final resolutions to close the supplemental bond issuance.

The property was built using tax credits and reached its 15-year compliance period expiration in 2024. The project (Heritage Pointe Seniors Apartments) consists of 240 senior apartment units serving residents at 30%, 40%, 50%, 60% and 80% Area Median Incomes.

The development currently consists of 200 one-bedroom/one-bath units and 40 two- bedroom/one-and-half-bath units. As with all AAHC properties, all units will be marketed to HACA’s Housing Choice Voucher families.

Four percent tax credit and tax-exempt bonds were used to finance this project. PNC Bank was both the lender and equity provider in the original closing. They will act as the same for the supplemental bond issuance of not to exceed \$10,000,000.

Currently, 190 of the 240 units have been completed, which brings it to 79% project completion. Rehab includes, but is not limited to accessibility modifications, repairs/upgrades to HVAC and water heaters, new flooring, updated finishes, plumbing upgrades, upgraded countertops, upgraded light fixtures, exterior paint, upgraded mailboxes, upgraded amenities, improved/additional exterior lighting, and an upgrade to the community building.

As discussed in May when AAHC asked for approval to apply for the supplemental bond issuance, it has been determined that a supplemental bond issuance is needed to meet the 50% test calculation required of tax-exempt bonds and cover the additional “unexpected” items that pop up throughout a rehab process. Among the items that are pushing AAHC over budget are multiple repairs and retrofits to the elevators, structural repairs to the entire interior courtyard yard, additional trash compactor, multiple ramps and handrails around the perimeter of the property and permitting and changes to maintenance storage. If approved today, we will proceed to close on the supplemental bond issuance.

Vice-Chairperson Duncan-Hall moved the Approval of Resolution No. 02920 by the Board of Commissioners of the Housing Authority of the City of Austin Approving Issuance by Austin Affordable PFC, Inc. of the Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds (Heritage Pointe Seniors Apartments), Series 2025; 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. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 10: Presentation and Discussion of Proposed Housing Choice Voucher Program Administrative Plan Revisions for Public Comment

The Housing Choice Voucher (HCV) Administrative Plan is required by HUD. The purpose of the Administrative Plan is to establish policies for carrying out the program in a manner consistent with HUD requirements and the local goals and objectives contained in HACA’s Agency Plan. The Administrative Plan is a supporting document to HACA’s Agency Plan and is available for public review as required by 24 CFR Part 903. The HACA Board of Commissioners must approve the original policy and any subsequent changes to ensure compliance with HUD regulations.

Staff reviewed the guidance provided in HUD Notice 2025-08, which allows for the establishment of separate waiting lists for Foster Youth to Independence (FYI) and Family Unification Program (FUP) applicants. The following summarizes the proposed changes to the HCV Administrative Plan:

- Per guidance provided in HUD Notice 2025-08, the Administrative Plan will be updated to allow for the establishment of separate waiting lists for Foster Youth to Independence (FYI) and Family Unification Program (FUP) applicants.

The Board was asked to review the summary of proposed revisions to the Housing Choice Voucher Administrative Plan. Staff will post the document for a 30-day public comment period and present the proposed revised Housing Choice Voucher Administrative Plan to the Board for final consideration and approval at the December 18, 2025 Board Meeting.

ITEM 11: Presentation and Discussion of the Draft 2026 Public Housing Authority (PHA) Annual Plan

This was a presentation and discussion of the Draft 2026 Public Housing Authority (PHA) Annual Plan that will go out for public comment for 45 days beginning Friday, October 17, 2025. No formal vote is required of the Board at this time. The Board was being asked to review the Plan, approve staff taking the document out for a 45-day public comment period, and returning the Plan to the Board for final consideration at the December 2025 Board Meeting.

The Five-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules and requirements concerning its operations, programs, and services, including changes to these policies. They also inform HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low-income and extremely low-income families. Form HUD-50075-HCV is to be completed annually by PHAs who administer Housing Choice Voucher (HCV) programs without public housing units, such as HACA. Since there were no changes to the Five-Year Plan, this action item only addresses the PHA Annual Plan.

HACA is proposing to establish separate waiting lists for its existing Foster Youth to Independence (FYI) and its Family Unification Program (FUP) special purpose voucher programs. This proposed policy is in accordance with guidance set forth in HUD Notice PIH 2025-08. Staff is bringing this document to the Board for discussion and input at this time. After incorporating any Board recommendations, HACA will invite public comment on the proposed policy changes beginning at 8:00 a.m. on Friday, October 17, 2025, through 5:00 p.m. on Monday, December 1, 2025. HACA will send the proposed changes to Texas Rio Grande Legal Aid, the Austin Tenant’s Council and other stakeholders. The HCV Administrative Plan changes are included here as well. After receiving comments, the proposed changes will be presented to the Board for final approval at the December 2025 Board Meeting.

The Board was asked to review the Plan, provide input on proposed revisions, and support taking the document out for a 45-day

public comment period. Staff will return the Plan to the Board for final consideration at the December 18, 2025, Board Meeting.

EXECUTIVE SESSION

The Board did not recess into Executive Session.

REPORTS

Michael Gerber announced that he and Sylvia Calderon would be attending Council of Large Public Housing Agencies (CLPHA) in Washington DC.

Mr. Gerber announced that a resolution will be brought to the Board of Commissioners in November to change the name of the agency from the Housing Authority of the City of Austin to Austin Housing Authority.

Sylvia Calderon announced that HACA was awarded an Award of Merit and an Award of Excellence at the recent National NAHRO Conference. The both awards were for the Revitalization of Rosewood Courts.

Commissioner Carrington moved to adjourn the meeting. **Vice-Chairperson Duncan-Hall** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

The meeting adjourned at 11:26 am.

Michael G. Gerber, Secretary

Chairperson



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Executive ITEM 2.

MEETING DATE:	November 13, 2025
STAFF CONTACT:	Nidia Hiroms
ITEM TITLE:	Presentation, Discussion, and Possible Action regarding Resolution No. 02921: to adopt the Board of Commissioners Meeting Schedule for the 2026 calendar year
BUDGETED ITEM:	N/A
TOTAL COST:	N/A

ACTION

The Board is being asked to review and approve Resolution No. 02921 to adopt the Board of Commissioners Meeting Schedule for the 2026 calendar year.

SUMMARY

Background:

Per the HACA Bylaws, each year the Board of Commissioners is to adopt by resolution, a meeting schedule for the following year. This schedule is to be posted and given to the City Clerk's office and posted on the HACA's website and all HACA property management community bulletin boards.

A comprehensive list is attached that shows all future conference dates of state, regional and national industry associations. This list also includes the 2026 dates for the Austin Independent School District's Spring Break. In consideration of these dates, the 2026 HACA Board of Commissioners Meeting Schedule has been created.

Process:

Staff Recommendation:

Staff recommends Board approval of the proposed 2026 HACA Board of Commissioners meeting schedule.

ATTACHMENTS:

Exhibit 1_Posting for 2026 Board of Commissioners Meeting, 2026 Conferences

RESOLUTION NO. 02921

APPROVAL OF THE BOARD OF COMMISSIONERS MEETING SCHEDULE FOR 2026

WHEREAS, the Housing Authority of the City of Austin has established Bylaws for the operation of the Housing Authority of the City of Austin;

WHEREAS, to be in compliance with the Bylaws, the Housing Authority is to maintain a schedule of the Board of Commissioners meeting dates and times to be posted at the Housing Authority developments;

WHEREAS, a list of dates and times have been compiled for the 2026 calendar year to ensure a quorum;

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Housing Authority Board of Commissioners approves and adopts the HACA Board Meeting Schedule for the 2026 calendar year.

PASSED, APPROVED AND ADOPTED this 13TH day of November, 2025.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

Housing Authority of the City of Austin

Established in 1937

Housing Authority of the City of Austin Board of Commissioners Regular Board Meetings for the Year 2026

Regular Board meetings are generally scheduled on the 3rd Thursday of each month to be held at the Central Office or at various housing development sites. The Board of Commissioners may reschedule a meeting date/time to ensure a quorum is met or to address an urgent matter on an “as needed basis.”

ALL BOARD MEETINGS WILL COMMENCE AT 12:00 P.M.
(or unless otherwise indicated by the Posting of the Meeting)

<i>DAY/DATE</i>	<i>TYPE OF MEETING</i>	<i>ADDRESS</i>
Thursday, January 15	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH 35
Thursday, February 19	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, March 26	Annual Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, April 16	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, May 21	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, June 18 <i>Optional</i>	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, July 16	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, August 20	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, September 17	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, October 15 <i>Optional</i>	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, November 19	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, December 17	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35

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. Please call (512) 477-4488, extension 2104 for information.

2026 Conferences/Meetings			
January 11-16	NCSHA	HFA Institute	Washington, DC
January 15	HACA	Regular Meeting	
February 10-13	SWNAHRO	Winter Committee Meetings	Grapevine, TX
February 18-20	NLHA	Mid-Year Meeting	Palm Springs, CA
February 19	HACA	Regular Meeting	
March 9-11	NSCHA	Legislative Conference	Washington, DC
March 9-11	NAHRO	Washington Conference	Washington, DC
March 16-21		SPRING BREAK	
March 19-20	CLPHA	Spring Meeting	Washington, DC
March 23-26	TXNAHRO	Annual Conference	Corpus Christi, TX
March 24-26	NAHMA	Winter Meeting	Washington, DC
March 26	HACA	Annual Meeting	
TBD	SWAHMA		
April 16	HACA	Regular Meeting	
April 20-22	CHRA	Housing & Homelessness	St. John's NL
May 7-8	CLPHA	Housing Summit	Washington, DC
May 21	HACA	Regular Meeting	
June 2-5	SWNAHRO	Annual Conference	Oklahoma City, OK
June 2-5	NCSHA	Housing Credit Connect	St. Louis, MO
June 17-19	NLHA	Annual Meeting	Washington, DC
June 16-19	SHRM	2025 Conference	Orlando, FL
June 18	HACA	Optional Meeting	
July 16	HACA	Regular Meeting	
TBD	CLPHA	Summer Meeting	
July 16-17	NAHRO	Summer Symposium	Nashville, TN
July 20-22	TAAHP	Texas Housing Conference	Austin, TX
August 20	HACA	Regular Meeting	
TBD	SWAHMA	Fall Conference	
September 17	HACA	Regular Meeting	
October 3-6	NCSHA	Annual Conference	Detroit, MI
October 15	HACA	Optional Meeting	
October 15-17	NAHRO	National Conference	Denver, CO
TBD	CLPHA	Fall Meeting	
October 29-30	NLHA	Fall Seminar	Washington DC
November 11-13	NAHMA	Fall Meeting	Washington, DC
November 19	HACA	Regular Meeting	
December 17	HACA	Regular Meeting	



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Operations ITEM 3.

MEETING DATE: November 13, 2025
STAFF CONTACT: Nora Velasco
ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02922: Approval of Contract for Architectural and Engineering Services – Phase 2 Renovation of HACA Headquarters
BUDGETED ITEM: Yes
TOTAL COST: **TOTAL COST \$349,200**

ACTION

Staff requests Board approval of a contract with Urban Foundry Architecture in the amount of \$349,200 for architectural and engineering services related to Phase 2 renovations of HACA's Central Administration Building.

SUMMARY

Background:

- On March 21, 2024, the Board approved a contract for Phase 1 renovations totaling \$146,250 for interior design and engineering services.
- Four change orders were approved during Phase 1, covering:
 1. Renovation of all restrooms (1st and 2nd floors)
 2. Field and programming for Phases 2 & 3
 3. Furniture services
 4. Interior signage
 5. ADA assessment of parking lot handicap spaces
- These change orders totaled \$155,870, bringing the Phase 1 total to \$302,120.
- Phase 1 renovations are complete; punch list and warranty work are in progress.

Scope of Work – Phase 2:

- Full renovation of the 1st and 2nd floors of HACA's Headquarters Building.
- Continuation of design, furniture selection, art & biophilia selection, and engineering

services to complete the renovation.

Process:

- HACA solicited proposals from five architectural firms with renovation experience.
- Firms toured the facility and met with staff to assess scope and develop a project vision.
- Two firms declined to participate after initial discussions.
- A list of firms contacted is attached.

Staff Recommendation:

Based on successful collaboration during Phase 1, staff recommends awarding the Phase 2 contract to Urban Foundry Architecture for \$349,200.

ATTACHMENTS:

ADDITIONAL.WORK.PHASE.1, ADDITIONAL.WORK.PHASE.2,
MASTER.AGREEMENT.UFA, SUMMARY.OF.ARCHITECTURAL.FIRMS

RESOLUTION NO. 02922
APPROVING THE AWARD OF CONTRACT FOR ARCHITECTURE AND ENGINEERING SERVICES
RELATED TO RENOVATION NEEDS AT HACA'S CENTRAL
ADMINISTRATION BUILDING PHASE 2

WHEREAS, On March 21, 2024, this Board approved a contract for architecture and engineering services to Urban Foundry Architecture related to the renovation needs at HACA's central administration building Phase 1; and

WHEREAS, the quality of work and performance of services by Urban Foundry has been satisfactory throughout Phase 1 design and renovation; and

WHEREAS, additional services were completed by Urban Foundry to account for additional scope needs due to City of Austin code requirements such as restrooms and parking accessibility; and

WHEREAS, it is the recommendation of the President and CEO that the proposal submitted by Urban Foundry Architecture, LLC to complete Phase 2 renovations be accepted as the most responsible and responsive proposal;

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of Austin Board of Commissioners authorizes the President and CEO to accept the proposal as submitted by Urban Foundry Architecture LLC for Phase 2 and award such contract in the amount of \$349,200.

PASSED, APPROVED, AND ADOPTED this November 13, 2025.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

Additional Services Request 01

Revision to Contract Between Owner and Architect

ACVB Interior Finish Out Commercial Architecture Tenant Finish Out

August 30, 2024

Project:
HACA Offices
1124 S. IH35
Austin, TX 78704

Architect:
Urban Foundry Architecture, LLC
1306 Rio Grande
Austin, Texas 78701

Owner:
Housing Authority City of Austin
(HACA)
Michael Gerber, President & CEO
(512) 477.4488

Contract Continuation: This Proposal for Additional Scope of Services described herein is incomplete without the original agreement for the above stated project.

Project Scope Description: The below description is our understanding of the Additional Services being requested for the Project:

- Original agreement w/ Architect fee and scope attachment (signed 2/13/2024) includes services and associated fees for phases I, II, and III of described project. Original signed contract by Owner only approves of Interior Architecture Basic Services fees for Phase I.
- ASR01 includes the addition of portions of Phase II and Phase III basic services as outlined in fee schedule below.
- ASR01 includes the addition of 2nd floor restroom (Plan West) scope that was previously indicated to take place in Phase III. Fees below to be subtracted from Phase III fees. Fee indicated below is inclusive of the following basic Interior Architecture services for this scope (SD, DD, CDs, B&N, and Contract Administration).
- Excludes MEP engineering consultants.
- Excludes all other restrooms/showers in building.

Professional Fees: These fees are based on the Architect's understanding of the requested Additional Services at the time of writing this proposal. Consultant fees include 15% markup.

Architectural Additional Services	Fees
Field Verification	
Phase II	\$3,900
Phase III	\$6,250
Programming	
Phase II	\$5,750
Phase III	\$9,500
Phase I Addition of 2 nd Floor Plan West Restrooms ONLY (originally scheduled for Phase III)	\$8,500
Furniture Services: Phase I	\$26,750
Interior Signage Wayfinding/Room: Phase I	\$2,900

Signature of Acceptance:

Sylvia (Blanco) Calderon

Printed name and title (where applicable)

Sylvia (Blanco) Calderon
Signature

09/05/2024

Date

Urban Foundry Architecture
1306 RIO GRANDE ST. AUSTIN, TX 78701
Page 1 of 1

Additional Services Request 02

Revision to Contract Between Owner and Architect

HACA Interior Finish Out Commercial Architecture Tenant Finish Out
October 24, 2024

Project:
HACA Offices
1124 S. IH35
Austin, TX 78704

Architect:
Urban Foundry Architecture, LLC
1306 Rio Grande
Austin, Texas 78701

Owner:
Housing Authority City of Austin
(HACA)
Michael Gerber, President & CEO
(512) 477.4488

Contract Continuation: This Proposal for Additional Scope of Services described herein is incomplete without the original agreement for the above stated project.

Project Scope Description: The below description is our understanding of the Additional Services being requested for the Project:

- ASR01 includes:
 - MEP Engineering: Feasibility Study of Phase I, Phase II, and Phase III scope described in the original agreement to determine mechanical and electrical renovation strategies.
 - MEP Engineering: Phase I Contract Scope (SD, DD, CDs, Permitting, CA) described in the original agreement.

Professional Fees: These fees are based on the Architect’s understanding of the requested Additional Services at the time of writing this proposal. Consultant fees include 15% markup.

Architectural Additional Services	Fees
MEP Engineering Feasibility	\$5,175
MEP Engineering Phase I Contract	\$39,100

Signature of Acceptance:

Sylvia Blanco Calderon Chief operating officer

Printed name and title (where applicable)

Sylvia Blanco Calderon
Signature

11/20/2024

Date

Additional Services Request 03

Revision to Contract Between Owner and Architect

HACA Interior Finish Out Commercial Architecture Tenant Finish Out

October 24, 2024

Project:
HACA Offices
1124 S. IH35
Austin, TX 78704

Architect:
Urban Foundry Architecture, LLC
1306 Rio Grande
Austin, Texas 78701

Owner:
Housing Authority City of Austin
(HACA)
Michael Gerber, President & CEO
(512) 477.4488

Contract Continuation: This Proposal for Additional Scope of Services described herein is incomplete without the original agreement for the above stated project.

Project Scope Description: The below description is our understanding of the Additional Services being requested for the Project:

- ASR03 includes:
 - Architecture: The addition of 1st floor restroom (Plan West), and the 1st and 2nd floor central core restrooms to the Phase I scope (previously indicated to take place in Phase III). Fees below to be subtracted from Phase III fees. Fee indicated below is inclusive of the following basic Interior Architecture services for this scope (SD, DD, CDs, B&N, and Contract Administration).
 - MEP Engineering: The addition of 1st floor restroom (Plan West), and the 1st and 2nd floor central core restrooms to the Phase I scope (previously indicated to take place in Phase III). No Phase II or Phase III fees have been provided by APTUS Engineering at this time. Fee indicated below is inclusive of the following design, documentation, and CA.
- Excludes all other restrooms/showers in building.

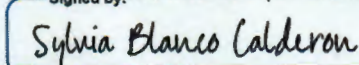
Professional Fees: These fees are based on the Architect's understanding of the requested Additional Services at the time of writing this proposal. Consultant fees include 15% markup.

Architectural Additional Services	Fees
Architecture Phase I - Addition of Restrooms: 1 st Floor Plan West, 1 st Floor & 2 nd Floor Center Core (originally scheduled for Phase III)	\$28,475
MEP Engineering ASR01 Phase I - Addition of Restrooms: 1 st Floor Plan West, 1 st Floor & 2 nd Floor Center Core (originally scheduled for Phase III)	\$6,670

Signature of Acceptance:

Sylvia Blanco Calderon Chief Operating Officer

Printed name and title (where applicable)


Signature

11/20/2024

Date

Urban Foundry Architecture
1306 RIO GRANDE ST. AUSTIN, TX 78701
Page 1 of 1

Additional Services Request 04

Revision to Contract Between Owner and Architect

HACA Interior Finish Out Commercial Architecture Tenant Finish Out
November 4, 2024

Project:
HACA Offices
1124 S. IH35
Austin, TX 78704

Architect:
Urban Foundry Architecture, LLC
1306 Rio Grande
Austin, Texas 78701

Owner:
Housing Authority City of Austin
(HACA)
Michael Gerber, President & CEO
(512) 477.4488

Contract Continuation: This Proposal for Additional Scope of Services described herein is incomplete without the original agreement for the above stated project.

Project Scope Description: The below description is our understanding of the Additional Services being requested for the Project:

- ASR04 includes:
 - Architecture: Adjustments to parking to meet accessibility compliance indicated in letter provided by Registered Accessibility Specialist (RAS), Bill Page Lic No. 1240), and issued on October 15, 2024.
 - Site Discovery – limited verification at areas of work (ex. visual verification of quantity of parking spots and nominal measuring of relevant site related items utilizing Owner provided existing site documentation).
 - Digital File Creation & Documentation –
 - Utilizing Owner provided existing site documentation to the extent to accomplish what is necessary for the project scope and non-permitted documentation deliverable.
 - Limited documentation that provides accessibility compliance direction for contractor use (diagrammatical drawings indicating location of accessible path and code requirements). Excludes engineered drawings or details.
 - CA (4 consecutive weeks) – limited Contract Administration includes (1) site visit during construction, bi-weekly OAC calls (2 total), 1 round of RFIs, and (1) site visit at completion.
- Excludes all permit documentation and permitting services.
- Excludes site survey. Owner to provide new site survey, should it be required.
- Excludes site compliance verification. Architect’s documentation to direct contractor to verify in field.
- Should additional CA be required for this scope, Architect to bill at an hourly rate of \$250/hr.

Professional Fees: These fees are based on the Architect’s understanding of the requested Additional Services at the time of writing this proposal.

Architectural Additional Services	Fees
Architecture: Site Discovery	\$2,250
Architecture: Digital File Creation & Documentation	\$6,750
Architecture: CA	\$3,900

Signature of Acceptance:

Sylvia Blanco Calderon

Printed name and title (where applicable)

Sylvia Blanco Calderon

Signature

11/20/2024

Date

Urban Foundry Architecture
1306 RIO GRANDE ST. AUSTIN, TX 78701
Page 1 of 1

Additional Services Request 01

Revision to Contract Between Owner and Architect

ACVB Interior Finish Out Commercial Architecture Tenant Finish Out

August 30, 2024

Project:
HACA Offices
1124 S. IH35
Austin, TX 78704

Architect:
Urban Foundry Architecture, LLC
1306 Rio Grande
Austin, Texas 78701

Owner:
Housing Authority City of Austin
(HACA)
Michael Gerber, President & CEO
(512) 477.4488

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Project Scope Description: The below description is our understanding of the Additional Services being requested for the Project:

- Original agreement w/ Architect fee and scope attachment (signed 2/13/2024) includes services and associated fees for phases I, II, and III of described project. Original signed contract by Owner only approves of Interior Architecture Basic Services fees for Phase I.
- ASR01 includes the addition of portions of Phase II and Phase III basic services as outlined in fee schedule below.
- ASR01 includes the addition of 2nd floor restroom (Plan West) scope that was previously indicated to take place in Phase III. Fees below to be subtracted from Phase III fees. Fee indicated below is inclusive of the following basic Interior Architecture services for this scope (SD, DD, CDs, B&N, and Contract Administration).
- Excludes MEP engineering consultants.
- Excludes all other restrooms/showers in building.

Professional Fees: These fees are based on the Architect's understanding of the requested Additional Services at the time of writing this proposal. Consultant fees include 15% markup.

Architectural Additional Services	Fees
Field Verification	
Phase II	\$3,900
Phase III	\$6,250
Programming	
Phase II	\$5,750
Phase III	\$9,500
Phase I Addition of 2 nd Floor Plan West Restrooms ONLY (originally scheduled for Phase III)	\$8,500
Furniture Services: Phase I	\$26,750
Interior Signage Wayfinding/Room: Phase I	\$2,900

Signature of Acceptance:

Sylvia (Blanco) Calderon

Printed name and title (where applicable)

Sylvia (Blanco) Calderon
Signature

09/05/2024

Date

Urban Foundry Architecture
1306 RIO GRANDE ST. AUSTIN, TX 78701
Page 1 of 1

Additional Services Request 02

Revision to Contract Between Owner and Architect

HACA Interior Finish Out Commercial Architecture Tenant Finish Out

October 24, 2024

Project:
HACA Offices
1124 S. IH35
Austin, TX 78704

Architect:
Urban Foundry Architecture, LLC
1306 Rio Grande
Austin, Texas 78701

Owner:
Housing Authority City of Austin
(HACA)
Michael Gerber, President & CEO
(512) 477.4488

Contract Continuation: This Proposal for Additional Scope of Services described herein is incomplete without the original agreement for the above stated project.

Project Scope Description: The below description is our understanding of the Additional Services being requested for the Project:

- ASR01 includes:
 - MEP Engineering: Feasibility Study of Phase I, Phase II, and Phase III scope described in the original agreement to determine mechanical and electrical renovation strategies.
 - MEP Engineering: Phase I Contract Scope (SD, DD, CDs, Permitting, CA) described in the original agreement.

Professional Fees: These fees are based on the Architect’s understanding of the requested Additional Services at the time of writing this proposal. Consultant fees include 15% markup.

Architectural Additional Services	Fees
MEP Engineering Feasibility	\$5,175
MEP Engineering Phase I Contract	\$39,100

Signature of Acceptance:

Sylvia Blanco Calderon Chief operating officer

Printed name and title (where applicable)

Sylvia Blanco Calderon
Signature

11/20/2024

Date

Additional Services Request 03

Revision to Contract Between Owner and Architect

HACA Interior Finish Out Commercial Architecture Tenant Finish Out

October 24, 2024

Project:
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1124 S. IH35
Austin, TX 78704

Architect:
Urban Foundry Architecture, LLC
1306 Rio Grande
Austin, Texas 78701

Owner:
Housing Authority City of Austin
(HACA)
Michael Gerber, President & CEO
(512) 477.4488

Contract Continuation: This Proposal for Additional Scope of Services described herein is incomplete without the original agreement for the above stated project.

Project Scope Description: The below description is our understanding of the Additional Services being requested for the Project:

- ASR03 includes:
 - Architecture: The addition of 1st floor restroom (Plan West), and the 1st and 2nd floor central core restrooms to the Phase I scope (previously indicated to take place in Phase III). Fees below to be subtracted from Phase III fees. Fee indicated below is inclusive of the following basic Interior Architecture services for this scope (SD, DD, CDs, B&N, and Contract Administration).
 - MEP Engineering: The addition of 1st floor restroom (Plan West), and the 1st and 2nd floor central core restrooms to the Phase I scope (previously indicated to take place in Phase III). No Phase II or Phase III fees have been provided by APTUS Engineering at this time. Fee indicated below is inclusive of the following design, documentation, and CA.
- Excludes all other restrooms/showers in building.

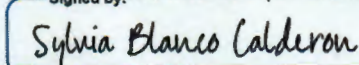
Professional Fees: These fees are based on the Architect's understanding of the requested Additional Services at the time of writing this proposal. Consultant fees include 15% markup.

Architectural Additional Services	Fees
Architecture Phase I - Addition of Restrooms: 1 st Floor Plan West, 1 st Floor & 2 nd Floor Center Core (originally scheduled for Phase III)	\$28,475
MEP Engineering ASR01 Phase I - Addition of Restrooms: 1 st Floor Plan West, 1 st Floor & 2 nd Floor Center Core (originally scheduled for Phase III)	\$6,670

Signature of Acceptance:

Sylvia Blanco Calderon Chief Operating Officer

Printed name and title (where applicable)


Signature

11/20/2024

Date

Urban Foundry Architecture
1306 RIO GRANDE ST. AUSTIN, TX 78701
Page 1 of 1

Additional Services Request 04

Revision to Contract Between Owner and Architect

HACA Interior Finish Out Commercial Architecture Tenant Finish Out
November 4, 2024

Project:
HACA Offices
1124 S. IH35
Austin, TX 78704

Architect:
Urban Foundry Architecture, LLC
1306 Rio Grande
Austin, Texas 78701

Owner:
Housing Authority City of Austin
(HACA)
Michael Gerber, President & CEO
(512) 477.4488

Contract Continuation: This Proposal for Additional Scope of Services described herein is incomplete without the original agreement for the above stated project.

Project Scope Description: The below description is our understanding of the Additional Services being requested for the Project:

- ASR04 includes:
 - Architecture: Adjustments to parking to meet accessibility compliance indicated in letter provided by Registered Accessibility Specialist (RAS), Bill Page Lic No. 1240), and issued on October 15, 2024.
 - Site Discovery – limited verification at areas of work (ex. visual verification of quantity of parking spots and nominal measuring of relevant site related items utilizing Owner provided existing site documentation).
 - Digital File Creation & Documentation –
 - Utilizing Owner provided existing site documentation to the extent to accomplish what is necessary for the project scope and non-permitted documentation deliverable.
 - Limited documentation that provides accessibility compliance direction for contractor use (diagrammatical drawings indicating location of accessible path and code requirements). Excludes engineered drawings or details.
 - CA (4 consecutive weeks) – limited Contract Administration includes (1) site visit during construction, bi-weekly OAC calls (2 total), 1 round of RFIs, and (1) site visit at completion.
 - Excludes all permit documentation and permitting services.
 - Excludes site survey. Owner to provide new site survey, should it be required.
 - Excludes site compliance verification. Architect’s documentation to direct contractor to verify in field.
 - Should additional CA be required for this scope, Architect to bill at an hourly rate of \$250/hr.

Professional Fees: These fees are based on the Architect’s understanding of the requested Additional Services at the time of writing this proposal.

Architectural Additional Services	Fees
Architecture: Site Discovery	\$2,250
Architecture: Digital File Creation & Documentation	\$6,750
Architecture: CA	\$3,900

Signature of Acceptance:

Sylvia Blanco Calderon

Printed name and title (where applicable)

Sylvia Blanco Calderon

Signature

11/20/2024

Date

Urban Foundry Architecture
1306 RIO GRANDE ST. AUSTIN, TX 78701

Additional Services Request 05

Revision to Contract Between Owner and Architect

HACA Interior Finish Out Commercial Architecture Tenant Finish Out

April 4, 2025

Project:
HACA Offices
1124 S. IH35
Austin, TX 78704

Architect:
Urban Foundry Architecture, LLC
1306 Rio Grande
Austin, Texas 78701

Owner:
Housing Authority City of Austin
(HACA)
Michael Gerber, President & CEO
(512) 477.4488

Contract Continuation: This Proposal for Additional Scope of Services described herein is incomplete without the original agreement for the above stated project.

Project Scope Description: The below description is our understanding of the Additional Services being requested for the Project:

- ASR05 includes Phase II Contract Scope (SD, DD, CDs, Permitting, CA):
 - *Phase II (originally Phase II & Phase III as outlined in the original contract – now combined)
 - Architectural Services
 - MEP Engineering Services *(fees shown include 15% mark-up)*
 - Supplemental Interior Design Arch Services
 - Reimbursables Estimate
- Exclusions, Clarifications, &Qualifications
 - Programming completed in Phase I scope. Should significant programming adjustments be requested by Owner, Architect to provide and ASR for additional programming services.
 - Phasing Move Logistics & Strategic Planning Coordination excluded from this contract.

Professional Fees: These fees are based on the Architect’s understanding of the requested Additional Services at the time of writing this proposal. Consultant fees include 15% markup.

Architectural Additional Services	Fees
Architectural Services	
Schematic Design	\$34,250
Design Development	\$42,500
Construction Documentation	\$49,750
Bidding & Negotiation	\$5,500
Permit Processing Management	\$4,750
Contract Administration*	\$46,500
MEP Engineering Services	
Field Verification	\$9,200**
Schematic Design	\$8,050
Design Development	\$11,500
Construction Documentation	\$43,700
Permit Phase	\$4,600
Contract Phase Services	\$17,250
Supplemental ID Arch Services	
Furniture Services (New)	\$45,750
Interior Signage Wayfinding / Room	\$5,150

Urban Foundry Architecture
1306 RIO GRANDE ST. AUSTIN, TX 78701
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Reimbursables Estimate	
GAE fee	\$4,750 estimate
Regulatory Fees (TAS, Permit Agent, etc)	\$7,500 estimate

* = estimating 30 weeks of construction

** = NTE (not to exceed)

Signature of Acceptance:

Sylvia Blanco Calderon Chief operating officer

Printed name and title (where applicable)

Sylvia Blanco Calderon

Signature

4/28/2025

Date

Additional Services Request 06

Revision to Contract Between Owner and Architect

HACA Interior Finish Out Commercial Architecture Tenant Finish Out

May 13, 2025

Project:
HACA Offices
1124 S. IH35
Austin, TX 78704

Architect:
Urban Foundry Architecture, LLC
1306 Rio Grande
Austin, Texas 78701

Owner:
Housing Authority City of Austin
(HACA)
Michael Gerber, President & CEO
(512) 477.4488

Contract Continuation: This Proposal for Additional Scope of Services described herein is incomplete without the original agreement for the above stated project.

Project Scope Description: The below description is our understanding of the Additional Services being requested for the Project:

- ASR06 includes Phases I & II art and biophilia design services
 - ID Architect to create scope and budget for art and biophilia—to be approved by Owner
 - ID Architect to provide art and biophilia design direction, planning, selection and 3rd party vendor management and coordination
 - ID Architect to provide the following meetings/deliverables:
 - Kickoff meeting to establish scope, budget, art characteristics, & strategy
 - Greenery presentation (1 round of comments by Owner)
 - Art presentation (1 round of comments by Owner)
 - Greenery presentation updates to incorporate feedback (if required)
 - Art presentation updates to incorporate feedback (if required)
- *Exclusions, Clarifications, & Qualifications*
 - Excludes purchasing & procurement of all art and biophilia items. Procurement by Owner.
 - Biophilia refers to built-in/constructed greenery elements only. Greenery options may include faux, preserved, and in limited (and approved by Owner) cases, real plants.
 - 3rd party art vendors include community artists, partners, and consultants. ID Arch to assist in connecting these partners with Owner to provide a cost-effective, but meaningful art package. Artist pieces may include photography, prints, paintings, murals, etc.
 - Additional 3rd party vendors include art framers, art installers, and biophilia vendors.
 - Should additional deliverables/meetings be required, ID Arch to provide ASR.

Professional Fees: These fees are based on the Architect's understanding of the requested Additional Services at the time of writing this proposal.

Architectural Additional Services	Fees
Supplemental ID Arch Services	
Phase I: Art / Biophilia	\$4,250
Phase II: Art / Biophilia	\$4,250

Signature of Acceptance: Sylvia Blanco Calderon
Chief Operating Officer

Printed name and title (where applicable)

Signed by: Sylvia Blanco Calderon

Signature 2D8921CD008D4A2...

6/5/2025

Date

Urban Foundry Architecture
1306 RIO GRANDE ST. AUSTIN, TX 78701
Page 1 of 1

Master Agreement

Between Owner and Architect

HACA Interior Renovation Commercial Architecture Tenant Renovation

January 23, 2024

1. **Contract Attachments:** This Proposal for the Scope of Services described herein is incomplete without the UFA Terms and Conditions Agreement.
2. **Project Services Fees:** The services and fees listed below are based on the Architect's understanding of the Project's Scope of Work at the time of writing this Proposal. Service and Fees are subject to change if changes to Project's Scope of Work occur UFA's General Information.

Basic Services	PHASE I 28,980 sf	PHASE II 19,090 sf	PHASE III 31,765 sf
Interior Architecture	Pre-Design	Pre-Design	Pre-Design
Field Verification	\$5,750	\$3,900	\$6,250
Programming	\$8,750	\$5,750	\$9,500
Total Fee: Pre-Design & Doc Services	\$14,500	\$9,650	\$15,750
	Documentation	Documentation	Documentation
Schematic Design	\$19,250	\$13,500	\$22,250
Design Development	\$24,250	\$16,750	\$27,750
Construction Documentation	\$32,250	\$19,750	\$33,250
Bidding & Negotiation	\$3,000	\$2,250	\$3,250
Total Fee: Pre-Design & Doc Services	\$78,750	\$52,250	\$86,500
	Administration	Administration	Administration
Permit Processing/PP Management	\$3,250	\$3,250	\$3,250
Contract Administration	\$31,250	\$20,500	\$34,250
Total Fee: Administration Services	\$34,500	\$23,750	\$37,500

Supplemental ID Arch & Consultant Services	PHASE I	PHASE II	PHASE III
Individual ID Arch Services recommended	Individual ID	Individual ID	Individual ID
Phasing Move Logistics & Strategic Planning Coordination Initial X _____	\$9,250	\$6,250	\$10,250
Furniture Services (New) Initial X _____	\$26,750	\$17,250	\$28,500
Interior Signage Wayfinding/Room Initial X _____	\$2,900	\$1,900	\$3,250
Consultant Services	Est. Consultant & Misc. Fees	Est. Consultant & Misc. Fees	Est. Consultant & Misc. Fees
MEP Engineer (Field Verification)	\$10,000 NTE		
MEP Engineer (Design, CDs, CA)	\$39,100	\$32,200	\$55,775
Permit Agent	TBD	TBD	TBD
TDLR Fee	TBD	TBD	TBD
Registered Accessibility Specialist	TBD	TBD	TBD

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1306 RIO GRANDE ST. AUSTIN, TX 78701

Notes:

1. Phase I, II, and III to be performed concurrently through Field Verification, Programming, Schematic Design, and Design Development.
2. Phase I will continue through CDs, B&N, and CA directly after Phase I DDs.
3. Phase II will continue after construction begins for Phase I. Architect reserves the right to provide an ASR for any delay, suspension, or interruption of work beyond 6 months that occurs after construction begins on Phase I.
4. Phase III will continue after construction begins for Phase II. Architect reserves the right to provide an ASR for any delay, suspension, or interruption of work beyond 6 months that occurs after construction begins on Phase II.
5. Field Verification by Architect to occur in scope indicated in attached Renovation Scope Floor Plan exhibits.
6. Permit Processing & Management, and Contract Administration to be phase separately into three phases (as described within this contract).
7. Contract Administration fees cover the following construction durations: Phase I (24 weeks), Phase II (20 weeks), Phase III (25 weeks). Construction durations are ultimately created by the General Contractor and are estimated in the proposal. Should schedule go beyond these durations, ID Architect's hourly rate will be billed at \$650/week until the end of construction and project completion. Should construction phasing go beyond 6 months between phases and/or code requirements change by AHJ, Architect reserves the right to request additional services to update or amend any necessary changes that result in the dormancy between phases.
8. Final Consultant and Vendor Fees to be incorporated into this Contract via ASR; 15% Consultant administrative markup will be applied at incorporation into contract for all Consultants and Vendors (15% consultant markup is currently shown as included in MEP Engineering fee above).
9. Excludes permit processing agent fees and AHJ plan review and permitting fees. Provided as a reimbursable.
10. Excludes TDLR fee and RAS review and inspection fees. Provided as a reimbursable.
11. APTUS Engineering has provided a Not-to-Exceed (NTE) for Time & Materials (T&M) hourly fee of \$10,000 for MEP Field Verification that is inclusive of this contract and to be billed as required (Architect to inform Owner of the need for these services prior to invoicing for them). MEP Engineering fees exclude Commissioning and an ASR can be provided for these services, as required.
12. General Administrative Expenses (GAE) at 2% of architectural fees.

Owner:

Sylvia C Blanco, Chief Operating Officer 2/13/2024
Printed Name and Title Date
[Signature]
Signature

Owner:

Housing Authority City of Austin (HACA)
Michael Gerber
President & CEO
(512) 477.4488

Architect:

Urban Foundry Architecture, LLC
1306 Rio Grande
Austin, Texas 78701

Project Location:

HACA Offices
1124 S. IH 35
Austin, TX 78704

3. **Project Scope Description:** The below description of the Project is our understanding of Scope of Work involved within the Project.

The building located at 1124 S. IH 35 in Austin, TX is a multi-generation office space. The purpose of this project is to renovate owner-occupied spaces within the facility in order to modernize the workspace and to finish out remediated areas in the building that were

damaged by water due to a small fire. The project will include modifications to mechanical, electrical, and plumbing systems.

PHASE I The Project will consist of an interior renovation of the Southeast sections on the first and second floors and the Southwest section on the second floor of the building. First floor renovation will consist of converting the existing cafeteria into an event space that can accommodate conferences and meetings with a catering warming kitchen and serving area. The dining portion of the cafeteria will host the event space, the existing kitchen will become the catering kitchen, and the existing food services area will be utilized as the serving area for the catered items. All of these areas will receive updated finishes, lighting, and equipment/fixtures as required. The employee break area, corridor, Admissions, training, and computer storage space within this quadrant will receive finish and lighting updates. The SHCC and Compliance sections located on the Northeast section of the second floor will be reimagined to incorporate office spaces that bring more light into the center of the space, collaborative break out spaces, open office spaces, and work rooms. Finishes and lighting will be updated and acoustical treatments will be implemented throughout the space. **This phase covers ~28,980 sf.**

PHASE II The Project will consist of an interior refresh of finishes and lighting in the Fitness Center and Locker Rooms on the first floor. *The existing locker room will be inspected to ensure current accessibility standards are met. Should ID Architect find the locker rooms require updates to meet current accessibility standards, ID Architect will incorporate those revisions into this phase.* This phase will also include a renovation to the Northwest and Northeast quadrants on the second floor that include the following departments: Executive, LIH, TMI, Finance, HR, Purchasing & Procurement, Employee Break Room, and the shared conference room in the Southwest quadrant. ID Architect to redesign these spaces to bring in more natural light into the center of the space, adjust the sizes of the existing offices to allow for more meeting and collaborative break out spaces, and open office spaces. Finishes and lighting will be updated and acoustical treatments will be implemented throughout the space. **This phase covers ~19,090 sf.**

PHASE III The Project will consist of an interior refresh of finishes and lighting to the common spaces on all three levels. This includes the following: work rooms, corridors, restrooms, stairwells, and elevator floors. *The existing restrooms will be inspected to ensure current accessibility standards are met. Should ID Architect find the restrooms require updates to meet current accessibility standards, ID Architect will incorporate those revisions into this phase.* This phase also includes a renovation to the Southwest, Northwest, and Northeast

quadrants on the first floor. ID Architect to redesign these spaces to bring in more natural light into the center of the space, adjust the sizes of the existing offices to allow for more meeting and collaborative break out spaces, and open office spaces. Finishes and lighting will be updated and acoustical treatments will be implemented throughout the space. This phase covers ~31,765 sf.

4. **Estimated Construction Budget:** A construction budget has not been provided. Finalized construction budget from contracted Contractor shall be incorporated into Architect's Contract. Refer to UFA Terms and Conditions for contractual considerations of estimated construction budget.
5. **Architect's Scope of Basic Services:** The Architect will provide the following services:
 - a. Programming & Field Verification
 - b. Schematic Design
 - c. Design Development
 - d. Construction Documentation
 - e. Bidding & Negotiation
 - f. Permit Processing/Permit Processing Management
 - g. Contract Administration
6. **Individual Services:** The following services are in addition to the Architect's Basic Scope of Services.
 - a. Phasing Move Logistics & Strategic Planning Coordination: Architect to provide strategic planning input assistance and move logistics coordination services to assist owner in relocating building personnel within the building throughout the duration of the three phases of construction. Architect to provide diagrams to assist Owner with their employee phasing management. Includes limited field verification of the 3rd floor, including rough cube floor plates to incorporate into an existing furniture floor plan. This furniture floor plan is to be utilized during the three phases of construction in order to temporarily house personnel. Inventory of furniture not included, but can be provided via an ASR. Excludes moving management, vendor management, or vendor selection – by Owner.
 - b. Furniture Services (NEW): *Layout, Design, Specification, RFP Selection Process of Furniture Vendor, Furniture Vendor Management, & Installation Coordination (New FF&E)*
 - c. Interior Signage (Wayfinding, Room Signage, Logo): *Design Direction & Management, Signage Vendor Management, & Installation Coordination*
7. **Consultants:** The following Consultants are provided within the Architect's Scope of Services per UFA's Consultants Involvement or will likely be required for the outlined project scope.
 - a. MEP Engineering (APTUS Engineering): Architect **HAS** provided an MEP engineering fee in this contract. MEP fees include Schematic Design, Design Documentation, Construction Documents, Permitting, and Construction Phase Services (excludes Commissioning). MEP fee proposal includes a NTE Hourly fee for Field Verification.
 - b. Structural Engineering: Architect **HAS NOT** provided a Structural engineering fee estimate in this contract. Architect to request formal proposal(s) during SD phase should structural modifications be required.

SUMMARY OF ARCHITECTURAL FIRM RESPONSES FOR HACA'S CENTRAL ADMINISTRATION FACILITY RENOVATION FEBRUARY, 2024		
FIRM	Basic Services Proposal, estimate for Phase 1 only	Total Phase 1 Cost Est.
CUSHING TERRELL	\$93,650 + "supplemental services", re imbursables, etc.	\$125,150
NELSEN ARCHITECTURE	DECLINED	n/a
URBAN FOUNDRY ARCHITECTURE	\$127,750 + re imbursables, etc.	\$146,250
INFINITY GROUP	DECLINED	n/a
KIP FLORES ARCHITECTS	DECLINED	n/a



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Executive ITEM 4.

MEETING DATE: November 13, 2025
STAFF CONTACT: Kenneth Bodden
ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02923: Adoption of DBA “Austin Housing Authority” and approval to implement updated name and logo
BUDGETED ITEM: Yes
TOTAL COST: **TOTAL COST \$85,400**

ACTION

Adoption of DBA “Austin Housing Authority” and approval to implement updated name and logo.

SUMMARY

Background:

To better reflect our mission and strengthen community recognition, we propose renaming the Housing Authority of the City of Austin to **Austin Housing Authority**, a name that aligns more clearly with our identity and service to the Austin community.

Why now:

- Reduces persistent confusion with the City of Austin (media, partners, applicants, and even residents).
- Aligns with common usage (“Austin Housing Authority”) and SEO (search engine optimization) discoverability.
- Reflects the Authority’s 90-year legacy, returning to our original, widely recognized name.
- City departments themselves have dropped “City of” from names, increasing confusion if we don’t adjust.
- History & trust: Returning to our historic public-facing name signals continuity and pride in our 90-year legacy.
- Stakeholder input: Connective’s resident/staff/partner interviews confirmed widespread confusion with the current name.
- Legal/administrative path: Operate under a DBA, maintain legal name for contracts/ACC/financings, and notify HUD Field Office.

What this is / isn’t:

- DBA only; the legal name remains “Housing Authority of the City of Austin.” No change to

programs, policies, or resident protections.

- Includes logo/visual identity approval to ensure a unified rollout.

Launch date: April 1, 2026 (aligned with Fiscal Year start, which lets us complete website, digital, and priority physical updates).

Process:

Rebrand Partner & Engagement Approach

Following a competitive procurement (RFP HACA-24-P-0253), HACA selected Connective Agency in late 2024 based on demonstrated experience with public agencies and housing authorities and a collaborative, research-driven process. The contract (not-to-exceed \$85,400) covers brand strategy and visual identity, the DBA name adoption support (public-facing “Austin Housing Authority”), and a full website rebuild, with negotiated scope adjustments for (a) an extended brand development/review window, (b) three in-person milestone meetings, and (c) Zendesk chatbot integration to improve self-service and resident support. Connective works under HACA supervision and delivers to our standard acceptance and inspection requirements, with intellectual property assigned to HACA at handoff.

Research, Discovery, and Decision Path

Connective began discovery in May–June 2025, conducting 28 interviews with key stakeholders, including Executive Team leaders, staff, Board members (Chair Carl Richie and Resident Commissioner Mary Apostolou), and past/present residents. The discovery included reviewing current branding, messaging, and a website audit and an analysis of peer agencies. The brand audit identified opportunities to modernize the brand to reflect the organization’s identity and the website audit identified structural and usability issues; recommendations were delivered in August. Renaming and messaging work ran through August–early October, incorporating years of consistent external feedback from community partners and media that our current legal name is often confused with City of Austin departments. This inclusive process confirmed broad support for returning to our historically recognized public-facing name, Austin Housing Authority, while retaining the legal entity name for contracts and compliance (via DBA).

What the New Brand & Website Deliver

The updated name, logo, and site are designed to honor our 90th anniversary and long legacy while making it easier for residents, partners, and the public to understand who we are and how to get help. The visual identity will be modern and people-centered; the website will emphasize mobile performance, ADA accessibility, multilingual options, and plain-language content. Recent resident input shows 70% prefer clear, simple language; accordingly, the site will reduce clutter, simplify navigation, and surface straightforward answers, supported by the chatbot for quick pathways to services. With Board approval of the DBA and identity, Connective will finalize assets and the rebuilt site for a coordinated public launch on April 1, 2026, with digital updates live day one and physical asset changes phased in thereafter.

Timeline of Project to Date

Milestone	Date
Introductory Meeting	Dec 2024
Agreement Signed	Feb 2025
Discovery Kick Off	April
Brand Audit + Competitor	April - May

Review	
Stakeholder Interviews	May - July
Discovery Review Meeting	Aug 25
Messaging Strategy Session	Oct 2
Messaging Framework	Oct 6
Delivered	
Messaging Finalized	Oct 31
Branding Concepts	Oct 31 - Nov 13

Staff Recommendation:

Approve the attached resolution authorizing use of the assumed name “Austin Housing Authority” and delegating implementation steps for a coordinated April 1, 2026 rollout, including visual identity adoption. Staff has consulted with HACA's outside general counsel regarding the proposed action. Resolution 02923 has been drafted in consultation with counsel.

ATTACHMENTS:

None

RESOLUTION NO. 02923

Resolution Authorizing the Use of Assumed Name (“DBA Austin Housing Authority”) and Related Implementation Steps

WHEREAS, the Housing Authority of the City of Austin (the “Authority”) is an independent public body corporate and politic organized under the Texas Local Government Code Chapter 392 (“Housing Authorities Law”); and

WHEREAS, to reduce public confusion, align with common usage, and honor the Authority’s historic identity on its 90th anniversary, staff recommends adopting the assumed name “Austin Housing Authority” for public-facing communications; and

WHEREAS, this action is a DBA (assumed name) only and does not change the Authority’s legal name, governance, programs, policies, or obligations, including those under the HUD Annual Contributions Contract; and

WHEREAS, the Authority’s marketing partner (Connective) conducted stakeholder research (residents, staff, and partners) indicating that the current legal name causes significant confusion with City of Austin departments; and

WHEREAS, staff requests limited delegation to complete required filings and administrative updates to ensure a smooth transition aligned to the planned April 1, 2026 launch.

NOW, THEREFORE, BE IT RESOLVED that the Board approves adoption and use of the assumed name “Austin Housing Authority” and authorizes the Chief Executive Officer, Chief Operating Officer, or their designee(s) to:

1. Execute and file applicable Assumed Name Certificate(s) (DBA) with the appropriate filing entities to lawfully transact business as “Austin Housing Authority,” obtain certified copies, and maintain them with the corporate records.
2. Implement the rebranding plan, including visual identity and logo adoption developed by Connective, with a public launch date of April 1, 2026, or as soon thereafter as practicable in the Board’s discretion to ensure a coordinated and complete transition.
3. Provide notice to HUD’s San Antonio and Fort Worth Field Offices and update applicable HUD systems and payment platforms to reference “Housing Authority of the City of Austin d/b/a Austin Housing Authority” for a defined transition period; ensure that the legal entity name remains on all contracts, grants, bonds, insurance and banking instruments, with the DBA noted where appropriate.
 - a. Clarify that adoption of the assumed name does not amend or alter the Authority’s legal name, charter, bylaws, or statutory organization under Chapter 392 of the Texas Local Government Code, and that all existing contracts, obligations, and authorizations remain in full force and effect.

4. Update procurement templates, signature blocks, seals, websites, social media, resident communications, and public policies to display the DBA while preserving the legal name in formal instruments.
5. Take all other administrative actions reasonably necessary to effectuate this Resolution.

PASSED, APPROVED and ADOPTED this 13th day of November, 2025.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

AAHC ITEM 5.

MEETING DATE: November 13, 2025
STAFF CONTACT: Suzanne Schwertner
ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02924 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") authorizing the Authority to take the following actions with regard to the Bridge at Speyside Apartments (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

The Board is being asked to approve Resolution No. 02924 authorizing the Authority to take the following actions with regard to the Bridge at Speyside Apartments (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 with an opportunity to partner with JCI Residential (Journeyman Group) on a 309-unit multi-family rental property called Park at Speyside Apartments. The development is located at 6504 Boyce Lane, Austin, Texas 78754 in the Austin ETJ. This would be the eighth asset AAHC and JCI have partnered on together. We have successfully completed Bridge at Granada and Bridge at Turtle Creek along with the recent closings of Delco Flats, Paloma and Three Hills Apartments. This asset is located near the intersection of E Parmer Lane and Harris Branch Parkway in North Austin with quick access to major thoroughfares US-290 and TX-130.

AAHC's proposed partner, JCI Residential has a proven record of accomplishment with numerous projects completed in and around the Austin area. JCI has an experienced development team in place and has been an excellent partner on our previous two transactions.

JCI is a privately held development firm with a current development of more than 200 projects. AAHC works with the Managing Partner, Sam Kumar, and President, Kurt Goll.

The Park at Speyside Apartments is currently in lease up and received its final certificates of occupancy (CO's) in November of 2024. The total site is 15.04 acres with gently sloping terrain. The site includes a leasing center, and attractive and lush landscaped resort style pool area, dog park, carports and garages, private entrance gate system, state of the art fitness center, and open courtyards for resident enjoyment. The property feeds into the Manor Independent School District: Bluebonnet Trail Elementary School, Decker Middle School and Manor High School.

The property is currently 86.08% occupied and 89.00% leased.

Below is a breakdown of the unit sizes.

42	efficiencies
170	1 bedroom/1 bath
97	2 bedroom/2 bath

Process:

AAHC and JCI are committed to providing 10% of the affordable units at 60% AMI and 41% of the units below 80% AMI. JCI Management will manage the property. AAHC and JCI will secure Freddie Mac debt through Grand Bridge at a loan amount not to exceed \$40 million. JCI and their friends and family fund will continue to act as investors. The new name for the property will be Bridge at Speyside Apartments.

Staff Recommendation:

Staff recommends approval of Resolution No. 02924.

ATTACHMENTS:

Park at Speyside Community Benefit Summary

RESOLUTION NO. 02924

Presentation, Discussion, and Possible Action on Resolution No. 02924 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to take the following actions with regard to the Bridge at Speyside Apartments (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 and operation of the Development;

WHEREAS, in connection therewith, the Authority has agreed to acquire certain real property in the Austin 2-mile extra-territorial jurisdiction of the City of Austin, Texas with an address of 6504 Boyce Lane, Austin, Travis County, Texas 78754 (the “Land”), which constitutes the site for the Development, and to simultaneously lease the Land to Park at Speyside LP, a Texas limited partnership, whose general partner will be 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 and operation of the Development, including but not limited to such security instruments, joinders, and estoppel certificates as any lender 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 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 13th day of November, 2025.

CHAIRMAN

ATTEST:

SECRETARY



THE **PARK** *at* SPEYSIDE

6504 Boyce Lane
Austin, TX 78754

COMMUNITY BENEFIT SUMMARY





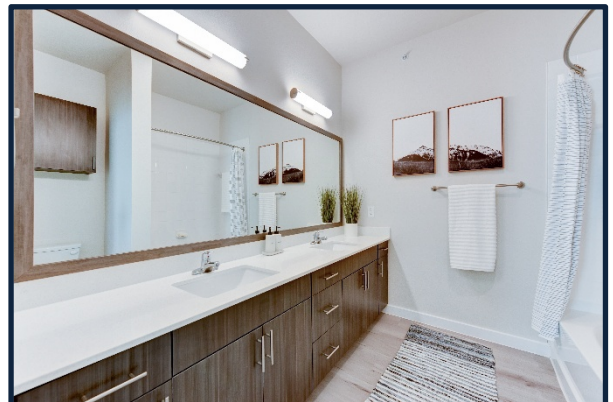
The Park at Speyside – Community Benefit Summary

1. Tenant Benefits

a. Housing Quality

The Park at Speyside is a thoughtfully designed, garden-style apartment community situated on 17 acres. The site's Class A community amenities provide a high-quality lifestyle for its residents.

Residents at The Park at Speyside enjoy the rare opportunity of suburban living in the quiet and peaceful Speyside neighborhood, while enjoying easy access to dining, shopping, major employers, and top schools. Some of the amenities provided at The Park at Speyside include a resort-style pool, outdoor grilling areas, and a dog park shaded by mature trees. Indoors, the community features a modern fitness center with a spin studio, a pet grooming station, and a clubhouse equipped with a kitchen and flexible gathering spaces. For today's lifestyle needs, there are coworking pods, Amazon package lockers, bike storage, and unique leisure spaces such as a vinyl record lounge and gaming room. Tesla electric vehicle chargers are located throughout the property and can charge up to four cars at once. Residents also have access to detached garages and covered carports for added convenience. Units have 9-foot ceilings, white quartz countertops, 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 24 ground floor units.



More images located at <http://www.parkatspeyside.com/photogallery>

b. Location

i. Community Retail and Grocery

Just a short drive away from Manor, residents will enjoy proximity to H-E-B, Walmart Supercenter, The Home Depot, numerous restaurants, including Casa Garcia's, Café 290 Manor,



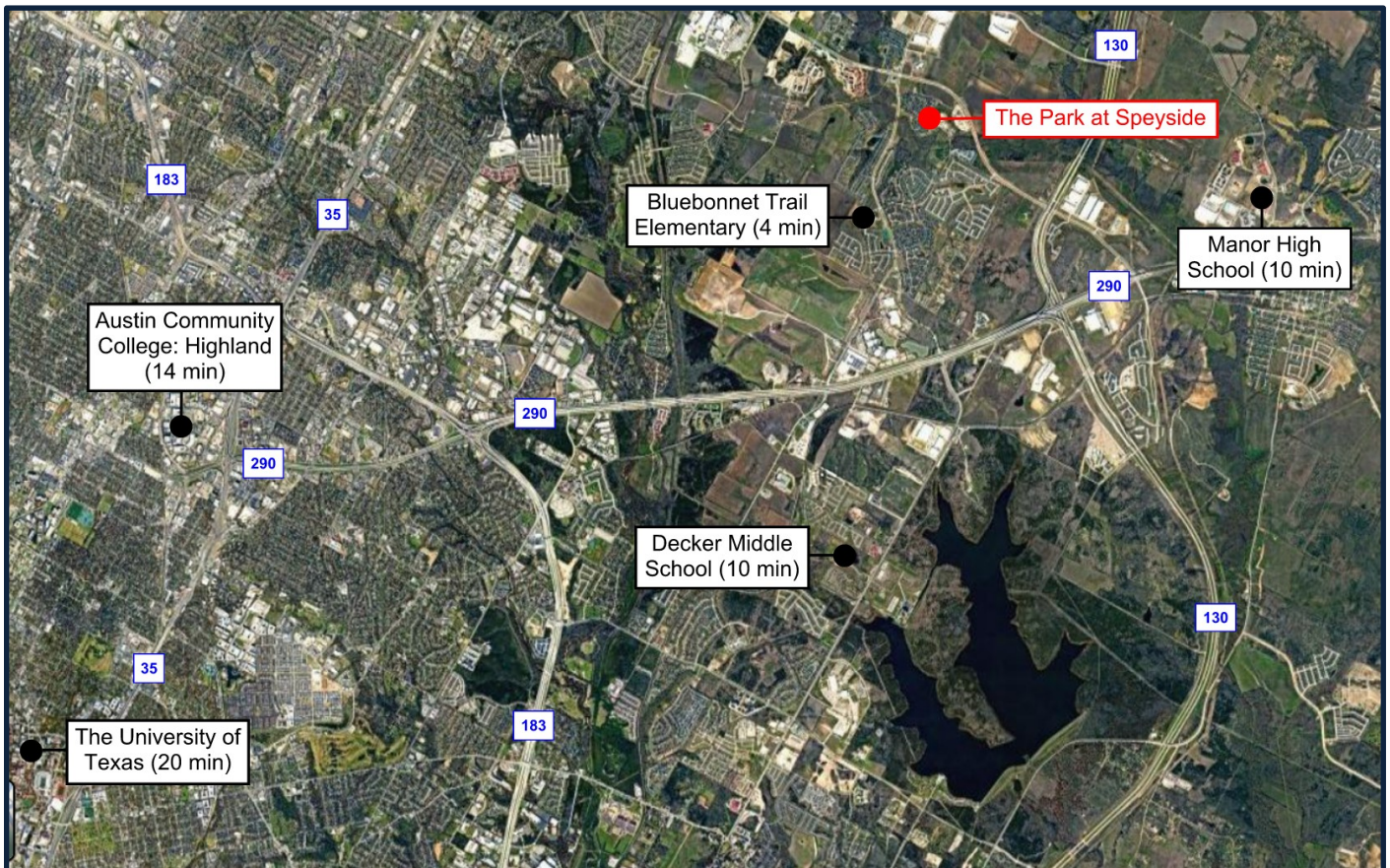
Texas Traditional BBQ, Chick-fil-A, Starbucks, and other community retail such as Frost Bank, Bank of America, salons, a barber shop, gyms, primary care physicians, dentist offices, and urgent care. The Park at Speyside intends to pursue preferred employer partnerships with retailers in Manor to market directly to employees who would greatly benefit from leasing an affordable apartment home 10 minutes from their workplace.

ii. Schools

Manor ISD serves the residents of The Park at Speyside with daily bus pick-up and drop-off at the property during the school year. Residents with families will enjoy the convenience of living within a 10-minute drive of their Manor ISD schools.

	Manor ISD
Elementary School	Bluebonnet Trail Elementary
Middle School	Decker Middle School
High School	Manor High School

Below is a map showing the proximity of Manor ISD schools as well as higher education institutions such as Austin Community College and the University of Texas, just minutes away.

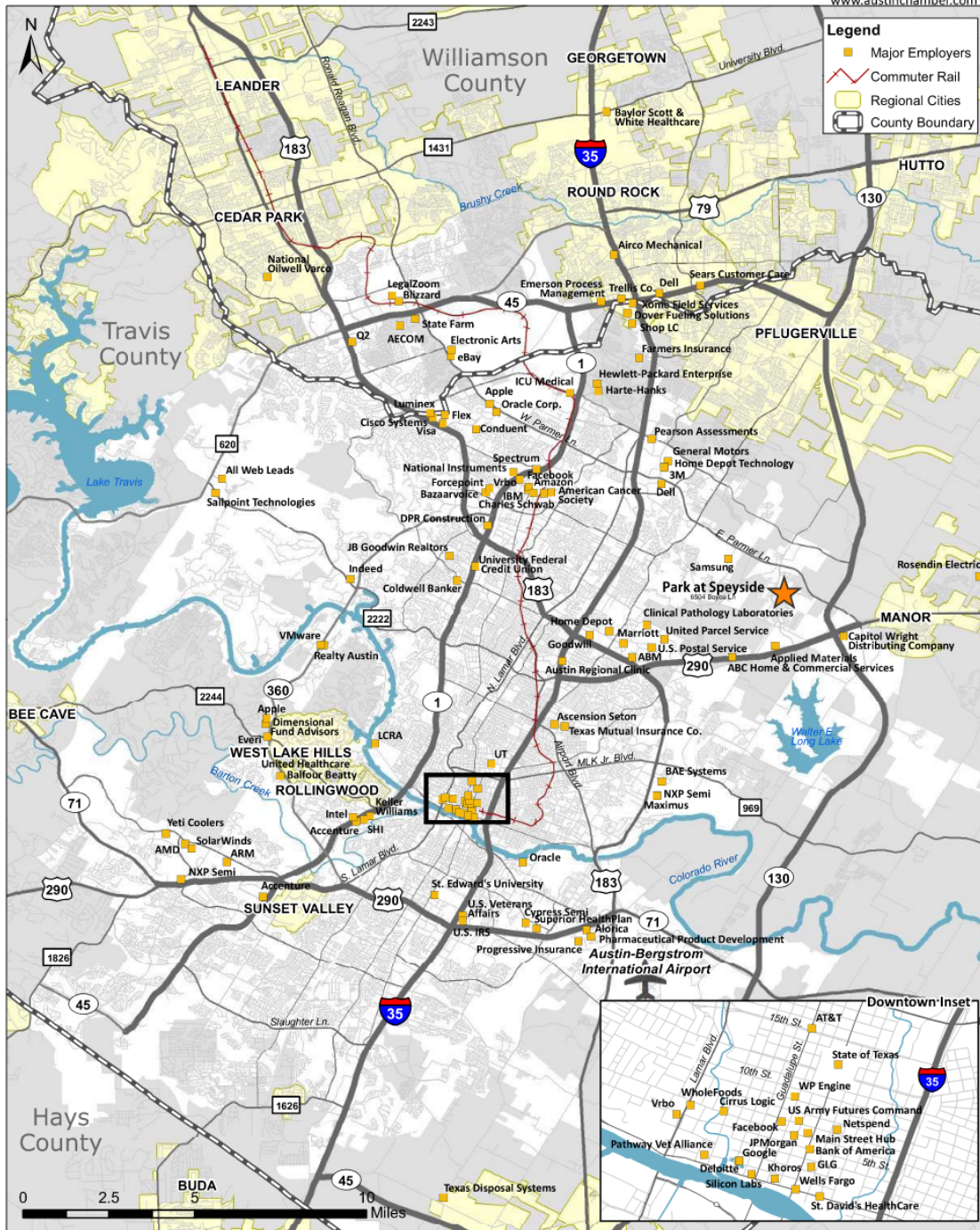


iii. Employers

The Park at Speyside is within 15 minutes of some of North Austin's most prolific employers, including Samsung, Dell, Amazon, Applied Materials, Qualcomm, 3M, Natera, and General Motors. The Park at Speyside is also near Dell Children's Medical Center and the Texas Department of Public Safety. The Park at Speyside's proximity to multiple schools, fire stations, grocery stores, and neighborhood retail also provides a community for teachers, firefighters, and other essential members of Northeast Austin's workforce.



Greater Austin Major Employers

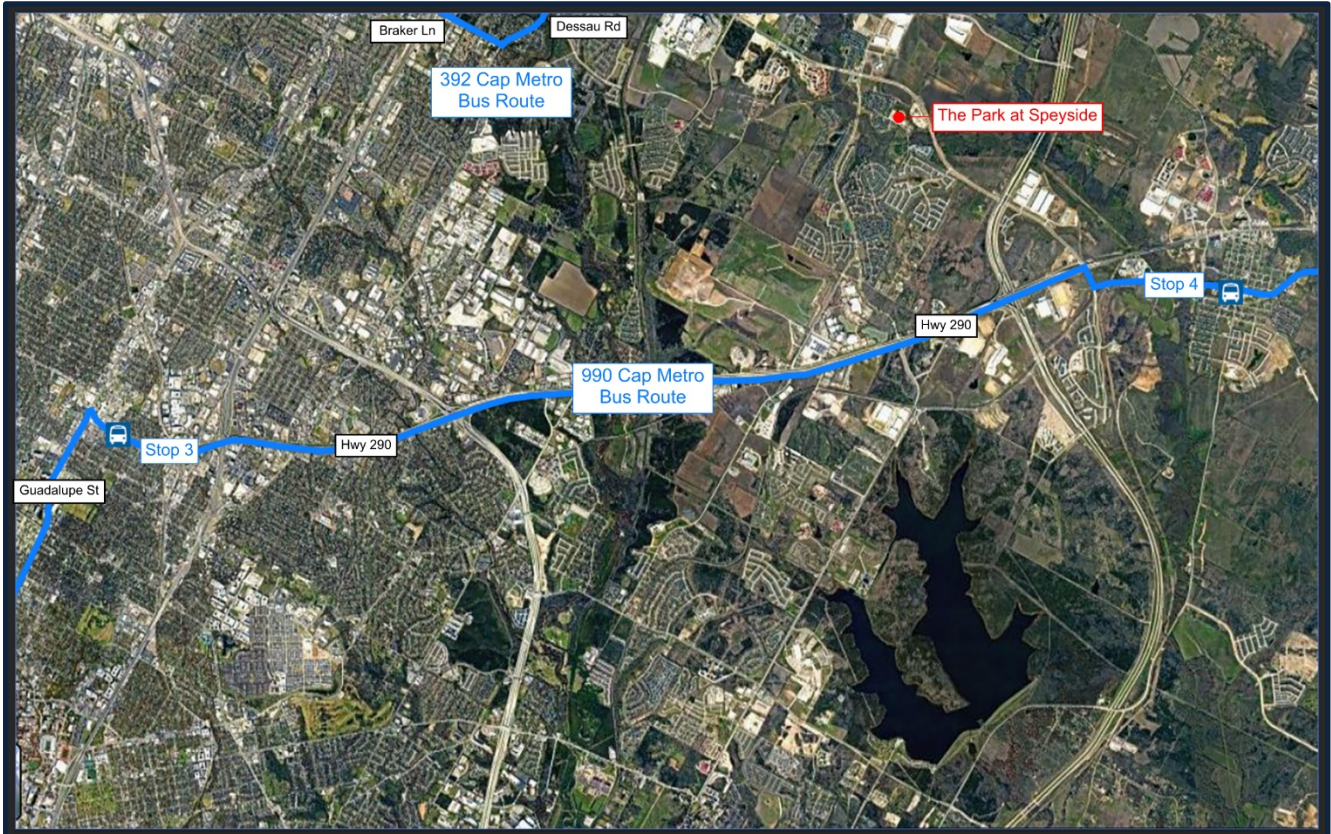


iv. Proximity to Public Transportation

The Park at Speyside is located near the intersection of East Parmer Lane and Harris Branch Parkway, which provides quick access to US-290 (2.5 miles to the south on Farmhaven Road and Giles Lane) and the 130 toll (1.5 miles to the east on E Parmer Ln). The property's proximity to these major thoroughfares provides quick access to Manor, Pflugerville, West Austin, Southeast Austin, and numerous top-tier area employers. CapMetro's 990 bus route has stop 4 at the Park & Ride in Manor, which is 3.5 miles away (9-minute drive or 20-minute bike ride) from



the community. The bus route takes the rider west on 290 to West Koenig Ave and Guadalupe, and then makes its way south on Guadalupe until its final stop in Downtown Austin at 3rd and Lavaca. If riders would rather go east, the 990 bus route can also take them from Manor to Elgin. 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 near the property, including Little Walnut Creek Greenbelt, Bellingham Meadows Greenbelt, Harris Branch Neighborhood Park, Timmerman Park, and Woodlands Park Nature Trail, offering residents easy access to the public green spaces that Austin is known for.

c. 50% Rent Benefit Test / Community Benefit

Below is the property tax value calculation for Travis County Appraisal District Property ID 477384 for tax years 2027, 2028, and 2029, representing years 2, 3, and 4 following the projected project closing date. Based on this analysis, more than 50 percent of the forecasted real estate tax savings are passed through as projected rent savings, with a continued trend of increasing community benefit over the hold period.

The projected 50 percent rent benefit does not capture the full scope of community impact, which would include upfront and ongoing fee revenue to the housing authority. Additional community benefits, such as the creation of high-quality, affordable, residential housing near major employers, are not easily quantified. The development provides residents with the opportunity to live close to work while remaining within driving distance of Manor ISD schools, offering families convenient access to education and employment within the same community.



TAXING ENTITY	MILL RATE
Travis County	0.3758
Travis County Healthcare	0.1180
Manor ISD	1.0814
Austin Comm College	0.1034
Travis CO ESD No 12	0.1000
TOTAL	1.7786

	2025	2026	2027	2028	2029
Park at Speyside Appraised Value	\$ 44,570,000	\$ 45,461,400	\$ 46,370,628	\$ 47,298,041	\$ 48,244,001
Millage Rate	1.78%	1.78%	1.78%	1.78%	1.78%
Estimated Taxes	\$ 792,752	\$ 808,607	\$ 824,780	\$ 841,275	\$ 858,101
50% Test	\$ 396,376	\$ 404,304	\$ 412,390	\$ 420,638	\$ 429,050

50% Rent Benefit Test - Year 2

2027

Unit Mix	Units	Projected Rent	Monthly Income	Annual Income	Market Rent	Market Monthly Income	Market Annual Income
Efficiency - 60% AMI	13	\$ 907	\$ 11,790	\$ 141,483	\$ 1,220	\$ 15,860	\$ 190,325
Efficiency - 80% AMI	19	\$ 1,007	\$ 19,132	\$ 229,582	\$ 1,220	\$ 23,181	\$ 278,168
1 Bed / 1 Bath - 60% AMI	15	\$ 1,079	\$ 16,188	\$ 194,262	\$ 1,448	\$ 21,722	\$ 260,663
1 Bed / 1 Bath - 80% AMI	66	\$ 1,179	\$ 77,829	\$ 933,951	\$ 1,448	\$ 95,576	\$ 1,146,918
2 Bed / 2 Bath - 60% AMI	3	\$ 1,449	\$ 4,346	\$ 52,153	\$ 1,787	\$ 5,360	\$ 64,316
2 Bed / 2 Bath - 80% AMI	42	\$ 1,549	\$ 65,045	\$ 780,544	\$ 1,787	\$ 75,035	\$ 900,424
Totals	158		\$ 194,331	\$ 2,331,975		\$ 236,735	\$ 2,840,814
						Rent Savings (Annual)	\$ 508,840
						50% Test Status	Pass

50% Rent Benefit Test - Year 3

2028

Unit Mix	Units	Projected Rent	Monthly Income	Annual Income	Market Rent	Market Monthly Income	Market Annual Income
Efficiency - 60% AMI	13	\$ 927	\$ 12,052	\$ 144,624	\$ 1,257	\$ 16,336	\$ 196,035
Efficiency - 80% AMI	19	\$ 1,027	\$ 19,515	\$ 234,174	\$ 1,257	\$ 23,876	\$ 286,513
1 Bed / 1 Bath - 60% AMI	15	\$ 1,103	\$ 16,542	\$ 198,507	\$ 1,492	\$ 22,374	\$ 268,483
1 Bed / 1 Bath - 80% AMI	66	\$ 1,203	\$ 79,386	\$ 952,630	\$ 1,492	\$ 98,444	\$ 1,181,325
2 Bed / 2 Bath - 60% AMI	3	\$ 1,480	\$ 4,439	\$ 53,268	\$ 1,840	\$ 5,520	\$ 66,245
2 Bed / 2 Bath - 80% AMI	42	\$ 1,580	\$ 66,346	\$ 796,155	\$ 1,840	\$ 77,286	\$ 927,437
Totals	158		\$ 198,280	\$ 2,379,358		\$ 243,837	\$ 2,926,039
						Rent Savings (Annual)	\$ 546,681
						50% Test Status	Pass

50% Rent Benefit Test - Year 4

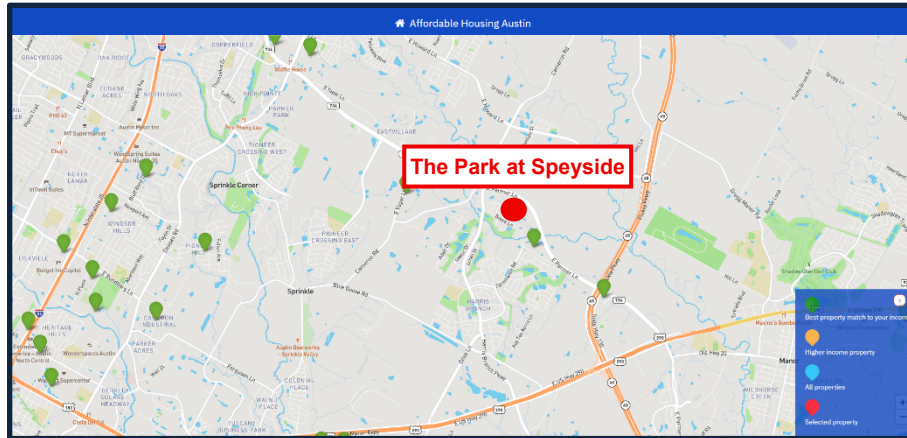
2029

Unit Mix	Units	Projected Rent	Monthly Income	Annual Income	Market Rent	Market Monthly Income	Market Annual Income
Efficiency - 60% AMI	13	\$ 948	\$ 12,319	\$ 147,829	\$ 1,294	\$ 16,826	\$ 201,916
Efficiency - 80% AMI	19	\$ 1,048	\$ 19,905	\$ 238,858	\$ 1,294	\$ 24,592	\$ 295,108
1 Bed / 1 Bath - 60% AMI	15	\$ 1,127	\$ 16,903	\$ 202,837	\$ 1,536	\$ 23,045	\$ 276,538
1 Bed / 1 Bath - 80% AMI	66	\$ 1,227	\$ 80,974	\$ 971,683	\$ 1,536	\$ 101,397	\$ 1,216,765
2 Bed / 2 Bath - 60% AMI	3	\$ 1,511	\$ 4,534	\$ 54,406	\$ 1,895	\$ 5,686	\$ 68,233
2 Bed / 2 Bath - 80% AMI	42	\$ 1,611	\$ 67,673	\$ 812,078	\$ 1,895	\$ 79,605	\$ 955,260
Totals	158		\$ 202,307.44	\$ 2,427,689.23		\$ 251,151.66	\$ 3,013,819.96
						Rent Savings (Annual)	\$ 586,130.73
						50% Test Status	Pass

2. Neighborhood

a. Affordability Need

The Park at Speyside is located within zip code 78754, with an average home value of approximately \$362,971 per Zillow August 2025 estimates. The approximate monthly mortgage payment for a \$363,000 home (if able to put 20% or \$72,600 towards a down payment), a 30-year term, and a 6.5% interest rate would be \$1,822, plus \$670/month in property taxes (~2.2% rate), plus ~\$210/month for homeowner's insurance, for a total of ~\$2,702 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 Affordability

Austin and its surrounding communities continue to struggle with affordability, and The Park at Speyside, in partnership with the Housing Authority of the City of Austin (HACA), will bring a much-needed 158 units at or below 80% AMI (including 31 units at or below 60% AMI) to a limited affordable housing supply in Northeast Austin.

With Austin multifamily permitting down considerably 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. Green Building Program

The project meets the requirements for the National Green Building Standard's Bronze level. 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 6.

MEETING DATE: November 13, 2025
STAFF CONTACT: Ron Kowal
ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02925 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") authorizing the Authority to take the following actions with regard to the Bridge at Blockyard Apartments (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

The Board is being asked to approve Resolution No. 02925 authorizing the Authority to take the following actions with regard to the Bridge at Blockyard Apartments (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 The Blockyard, a newly constructed 344-unit multifamily apartment community located at 1909 Alexander Avenue in East Central Austin. Developed by High Street Residential (a subsidiary of Trammell Crow Company) and CBRE Investment Management, The Blockyard represents a Class A, wrap-style development completed in 2024. This asset is located in a highly desirable, transit-oriented neighborhood adjacent to the MLK Jr. MetroRail station and within walking distance to Manor Road's Michelin-rated restaurants and entertainment venues. The property is less than 10 minutes from Downtown Austin and benefits from proximity to major employment centers including the University of Texas at Austin, Texas State Capitol, and the Tesla Gigafactory.

The Blockyard is located in Austin's top-performing submarket for multifamily absorption, with

East Austin leading the MSA in 2024 in both total units absorbed and absorption as a percentage of inventory. The area is characterized by high walkability (Walk Score of 75), strong bike infrastructure (Bike Score of 87), and a vibrant urban lifestyle that appeals to young professionals. The average household income in the area is \$137,800, and the surrounding single-family home values average over \$813,000, making The Blockyard a compelling rental alternative.

CWS Overview:

AAHC’s proposed partner, CWS, is a seasoned leader in multifamily investment management with over five decades of experience. Founded in 1969, CWS has grown into a vertically integrated, full-service platform that owns and manages more than 31,000 units across 110 properties nationwide. Headquartered in Austin, Texas, CWS employs over 80 corporate professionals locally and more than 855 team members across its national footprint.

CWS maintains a strong presence in Texas—its largest market—with nearly 7,000 units across 27 properties in Austin alone, complemented by significant holdings in Dallas-Fort Worth, Houston, and San Antonio. Beyond Texas, CWS’s portfolio spans 13 major metropolitan markets, including Atlanta (GA), Denver (CO), Charlotte (NC), Nashville (TN), Raleigh (NC), Sacramento (CA), Seattle (WA), and Phoenix (AZ). This breadth of experience and scale underscores CWS’s ability to deliver operational excellence and market expertise across diverse geographies.

Property Overview:

The Blockyard consists of 344 units with an average unit size of 814 square feet. The community offers a mix of studio, one-, two-, and three-bedroom apartments, including nine unique live-work townhome units. The property features dual interior finish palettes and high-end unit amenities such as quartz countertops, GE stainless steel appliances, faux wood flooring throughout, full-size washer/dryer, walk-in closets, private patios/balconies, programmable thermostats, and keyless entry. Select units offer kitchen islands, soaking tubs, and LED backlit bathroom mirrors.

Community amenities include a two-tier resort-style pool with sun deck and daybeds, a half-acre onsite park, outdoor fireplace lounge with grill station, 24-hour fitness center, yoga/barre studio, coworking space with private conference rooms, pet spa and fenced dog park, bike storage, EV chargers, and access to the Eastlink Trail System. The property also includes a mini-market and ample visitor parking.

Unit Type	Unit Count	Unit Mix	Square Ft
Studio	61	17.73%	439
1 Bed / 1 Bath	202	58.72%	755
Live Work - 1 Bed / 1.5 Bath	9	2.62%	1368
2 Bed / 2 Bath	61	17.73%	1178
3 Bed / 2 Bath	11	3.20%	1496

Affordability:

This transaction is pivotal for HACA and AAHC as East Austin continues to experience rapid economic growth and rising housing costs, creating significant challenges for affordability. Cost-effective housing in this area is extremely limited, and The Blockyard will deliver much-needed supply to help stabilize the community. This partnership ensures the preservation of affordability and expands housing to residents who need access to quality homes near their workplaces.

Located just minutes from downtown and adjacent to major transportation corridors, The Blockyard offers essential workers convenient access to employment centers, healthcare, and public services. By combining affordability with modern design and high living standards, this development strengthens East Austin's workforce housing infrastructure and supports the city's commitment to inclusive growth.

Process:

CWS is acquiring the asset for \$103,000,000 and plans to secure a Freddie Mac loan of approximately \$66,950,000, resulting in an equity investment of roughly \$39,200,000. In addition, \$577,500 has been allocated for capital expenditures identified during due diligence, along with \$364,570 reserved for working capital.

Upon takeover, CWS will maintain 10% of units at 50% AMI, as required by zoning, and designate an additional 41% of units at 80% AMI to support affordability. CWS Apartment Homes will manage the property and rebrand it as Bridge at Blockyard.

Staff Recommendation:

Staff recommends approval of Resolution No. 02925.

ATTACHMENTS:

Blockyard Community Benefit Summary - 10.30.2025

RESOLUTION NO. 02925

Presentation, Discussion, and Possible Action on Resolution No. 02925 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to take the following actions with regard to the Bridge at Blockyard Apartments (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 and operation 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 1909 Alexander Avenue, Austin, Travis County, Texas 78722 (the “Land”), which constitutes the site for the Development, and to simultaneously lease the Land to CWS Blockyard SPE, LLC, a Delaware limited liability company, whose sole member’s general partner is 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 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 13th day of November, 2025.

CHAIRMAN
ATTEST:

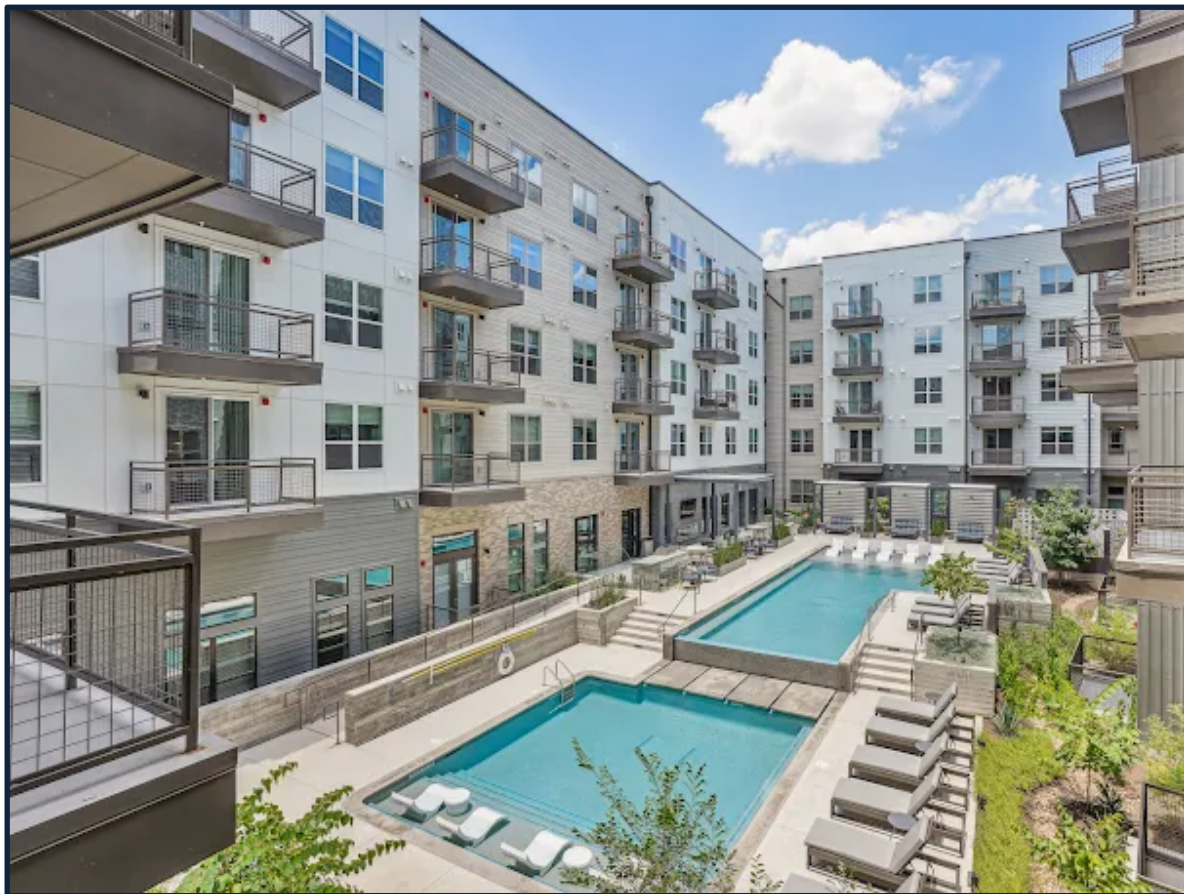
SECRETARY

The Blockyard

1909 Alexander Ave

Austin, TX 78722

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 Blockyard – Community Benefit Summary

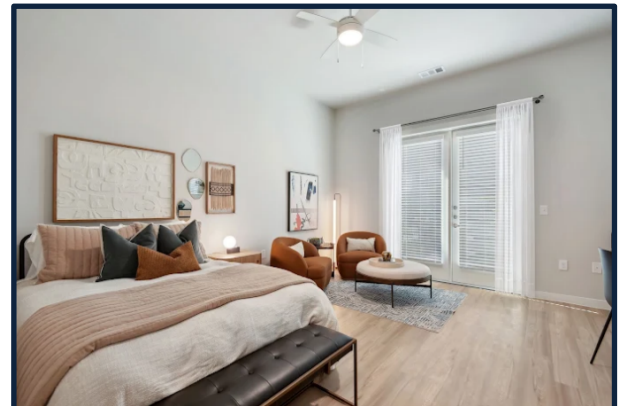
1. Tenant Benefits

a. Housing Quality

The Blockyard, completed in 2024, is a 344-unit, luxury wrap-style multifamily asset located in East Central Austin. Developed by High Street Residential (a subsidiary of Trammell Crow Company) in partnership with CBRE Investment Management, the property exemplifies high-quality, modern construction standards designed to meet the expectations of discerning urban renters.

The Blockyard's construction quality is designed to be durable and low maintenance, using materials like masonry, metal panels, and Hardie siding that perform well in Austin's climate. Each unit is thoughtfully designed to support a modern lifestyle, featuring 9 to 15-foot finished ceilings that enhance the sense of space and light. Interior finishes include quartz countertops with undermount sinks, faux wood plank flooring throughout living areas and bedrooms, and tile flooring in bathrooms. Kitchens are equipped with GE stainless steel appliances, Thermofoil cabinetry in dual-tone palettes, and stylish tile backsplashes. Every unit includes a full-size washer and dryer, walk-in closets with built-in shelving, programmable thermostats, and keyless entry for added convenience and security. Select units also offer private patios or balconies and soaking tubs with subway tile surrounds.

The property further elevates the resident experience with best-in-class community amenities, including a two-tier resort-style pool, outdoor fireplace lounge, 24-hour fitness center, yoga and barre studio, coworking space with private conference rooms, pet spa, fenced-in dog park, and a half-acre onsite park. Tile flooring in interior corridors and ample bike storage reflects thoughtful design and attention to resident needs, making The Blockyard a standout living option in East Austin.



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

b. Location

i. Community Retail and Grocery

The Blockyard benefits from exceptional proximity to a diverse mix of grocery stores and retail options, enhancing convenience and lifestyle appeal for residents. Within a 1–2-mile radius, residents have access to several full-service grocery stores, including H-E-B, Fiesta Mart, Sprouts Farmers Market, and Whole Foods Market, offering everything from everyday essentials to organic and international selections. For those seeking a boutique experience, Radius Butcher & Grocery, located just blocks away on East 7th Street, provides farm-to-table meats, organic produce, and curated local goods in a market-style setting.

Retail options are equally robust. The property is located near Manor Road, a vibrant corridor featuring locally owned shops, cafes, and Bib Gourmand-rated restaurants. Residents can also explore nearby East Austin retail districts, which include independent bookstores, vintage shops, and specialty home goods stores. For broader shopping needs, The Domain and South Congress Avenue—Austin’s premier retail destinations—are easily accessible via car or MetroRail, offering luxury brands, national retailers, and entertainment venues.

This strong retail and grocery presence supports The Blockyard’s appeal to urban professionals and students seeking walkable access to daily conveniences and lifestyle amenities, reinforcing the property’s position as a high-quality, transit-oriented development in East Austin.

ii. Proximity to Public Transportation

The Blockyard offers exceptional access to public transportation, making it one of the most transit-connected multifamily assets in East Austin. Located just 0.2 miles from the MLK Jr. MetroRail Station, residents benefit from direct rail service to key employment and entertainment hubs including Downtown Austin, Plaza Saltillo, and The Domain. This connectivity supports a car-optional lifestyle and enhances the property’s appeal to young professionals, students, and essential workers.

In addition to rail access, The Blockyard is integrated into Austin’s broader multimodal transit network. Residents can easily access CapMetro bus routes, bike infrastructure, and pedestrian pathways, including the EastLink Trail, a 5.1-mile urban trail that connects the property to Lady Bird Lake and the Mueller District. This trail provides car-free access to parks, retail, and civic amenities, further reinforcing The Blockyard’s position as a walkable, transit-oriented development.

The combination of rail, bus, bike, and pedestrian access not only reduces transportation costs for residents but also aligns with citywide sustainability goals and supports long-term tenant retention. As Austin continues to invest in transit infrastructure, The Blockyard is well-positioned to benefit from increased demand for housing near reliable public transportation.

iii. Proximity to Outdoor Parks and Amenities

The Blockyard offers residents immediate access to a wide range of outdoor recreational spaces and lifestyle amenities, enhancing its appeal to tenants seeking an active, wellness-oriented living environment. The property features a half-acre onsite park maintained by management, providing green space for relaxation, social gatherings, and pet-friendly activities.

Just steps from the building, residents can connect to the EastLink Trail, a 5.1-mile urban trail that links Bartholomew District Park to Lady Bird Lake. This trail offers car-free access to downtown and Mueller, and serves as a key recreational corridor for walking, running, and biking. Additional nearby parks include Boggy Creek Greenbelt, Rosewood Neighborhood Park, and Mueller Lake Park, each offering a mix of open space, sports facilities, and community programming.

The Blockyard’s location also places residents within walking distance of Manor Road’s vibrant dining and entertainment scene, including several Michelin-recognized restaurants, coffee shops, and bars. This combination of outdoor access and urban amenities supports a balanced lifestyle and contributes to long-term satisfaction and retention.

iv. Employers

The Blockyard is strategically located within a dense employment corridor in East Central Austin, offering direct access to a wide range of employers that support the city’s essential workforce. Within a 1–2-mile radius, residents benefit from proximity to major healthcare, education, public sector, and service industry employers—many of which offer stable, full-time roles that align with the needs of working professionals and support staff.

Key employers include:

- Ascension Seton Medical Center and St. David’s HealthCare, two of Austin’s largest healthcare systems, operate multiple facilities nearby. These institutions employ thousands of nurses, technicians, administrative staff, and support personnel, many of whom seek housing options close to work.
- University of Texas at Austin, located just 1.3 miles from The Blockyard, provides a wide range of employment opportunities in academic support, facilities management, student services, and research administration. These roles offer long-term stability and are well-suited to residents seeking proximity to campus.
- Texas Health and Human Services Commission and other state agencies maintain offices and public health facilities nearby, offering employment in administrative, public health, and technical roles.
- Retail and service employers along Manor Road and surrounding neighborhoods—including H-E-B, Randalls, Salty Sow, Dai Due, and Dairy Queen—provide accessible jobs in food service, customer support, and logistics. These businesses are walkable from The Blockyard and contribute to the area’s vibrant street-level economy.
- Workforce Solutions Capital Area, located adjacent to the MLK Jr. Station, connects residents to job training, apprenticeships, and placement services in healthcare, skilled trades, and advanced manufacturing. Their presence reinforces The Blockyard’s appeal to residents seeking career mobility and support.

The Blockyard’s location within a multimodal transit hub—just steps from the MLK Jr. MetroRail Station—further enhances its accessibility to these employers. Residents can commute efficiently by rail, bus, bike, or foot, reducing transportation costs and improving quality of life. This connectivity, combined with attainable rents and high-quality amenities, positions The Blockyard as a premier housing option for Austin’s essential workforce.

v. **Schools**

The Blockyard is zoned to three Austin Independent School District (AISD) schools, each offering distinct academic environments and located within a reasonable commuting distance for families.

- **Campbell Elementary School:**

Located approximately 0.6 miles from The Blockyard, Campbell Elementary serves grades PK–5 and has an enrollment of around 185 students. The school ranks in the bottom 50% of Texas elementary schools for academic performance, with 17% of students proficient in math and 32% in reading. Despite these challenges, Campbell offers a Gifted & Talented program and maintains a favorable student-teacher ratio of 15:1, which supports individualized attention.

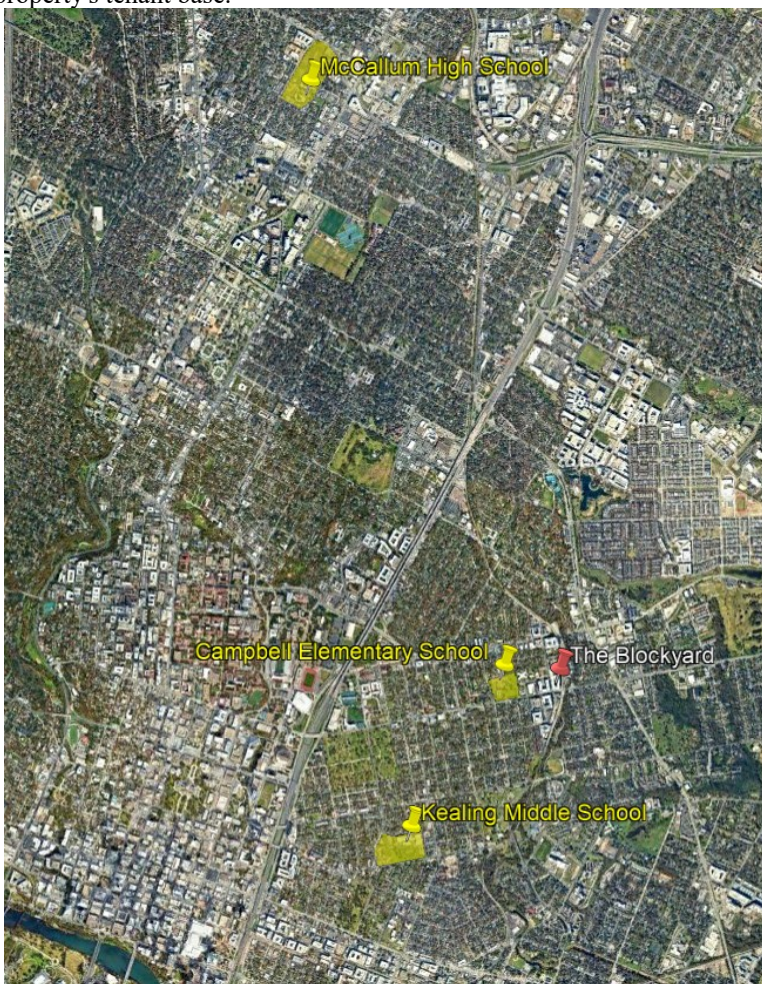
- **Kealing Middle School:**

Just 1.1 miles from The Blockyard, Kealing Middle School is one of AISD's highest-performing campuses. Serving grades 6–8, Kealing ranks in the top 10% of Texas middle schools, with 66% of students proficient in math and 75% in reading. The school offers both a neighborhood academy and a competitive magnet program focused on STEM and liberal arts, making it a strong draw for families seeking academic rigor.

- **McCallum High School:**

Located approximately 4.5 miles from The Blockyard, McCallum High School serves grades 9–12 and is home to AISD's Fine Arts Academy. The school ranks in the top 20% of Texas high schools, with 64% math proficiency, 70% reading proficiency, and a 96% graduation rate. McCallum offers a robust Advanced Placement (AP) curriculum and is recognized for its strong college readiness and arts programming.

The combination of proximity and academic diversity across these zoned schools enhances The Blockyard's appeal to families and long-term renters. Access to a high-performing middle and high school supports stable occupancy and broadens the property's tenant base.



c. 50% Rent Benefit Test / Community Benefit

This analysis outlines the projected property tax valuation for The Blockyard over the first three years of the hold period. Based on current estimates, more than 50% of the anticipated real estate tax savings are reflected in reduced market rent projections. This trend suggests a growing community benefit through rent affordability as the hold period progresses.

Importantly, the estimated 50% rent benefit does not capture the full scope of community impact. Additional benefits include upfront and ongoing fee revenue to the housing authority, as well as potential proceeds from a future disposition after year 10.

Beyond financial metrics, The Blockyard delivers key community value by offering high-quality residential housing adjacent to the MLK Jr. MetroRail Station, with convenient access to major employment centers and downtown Austin. These locational advantages, while not easily quantifiable, contribute meaningfully to the overall community benefit.

	2025 Current Year	2026 Year 1	2027 Year 2	2028 Year 3
Purchase Price		\$ 103,000,000	\$ 106,090,000	\$ 109,272,700
Fair Market Value	\$ 98,690,000	\$ 103,000,000	\$ 106,090,000	\$ 109,272,700
Assess Ratio	100%	100%	100%	100%
Assessed Value	\$ 98,690,000	\$ 103,000,000	\$ 106,090,000	\$ 109,272,700
Millage Rate	2.0965%	2.0965%	2.0965%	2.0965%
Real Estate Taxes	\$ 2,069,021	\$ 2,159,380	\$ 2,224,161	\$ 2,290,886
50% Test	\$ 1,034,511	\$ 1,079,690	\$ 1,112,080	\$ 1,145,443

TAXING ENTITY	MILL RATE
AUSTIN ISD	0.925200
CITY OF AUSTIN	0.574017
TRAVIS COUNTY	0.375845
TRAVIS COUNTY HEALTHCARE DISTR	0.118023
AUSTIN COMM COLL DIST	0.103400
TOTAL	2.096485

50% Rent Benefit Test - Year 1

Unit Type	Unit Count	Project Rents	Monthly Income	Annual Income	MR Rents	Monthly Income	Annual Income
Studio - 50% AMI	36	\$ 1,098	\$ 39,541	\$ 474,489	\$ 1,634	\$ 58,828	\$ 705,939
Studio - 80% AMI	9	\$ 1,613	\$ 14,519	\$ 174,231	\$ 1,634	\$ 14,707	\$ 176,485
1 Bed / 1 Bath - 80% AMI	104	\$ 1,757	\$ 182,728	\$ 2,192,736	\$ 2,183	\$ 227,010	\$ 2,724,119
Live Work - 80% AMI	3	\$ 1,757	\$ 5,271	\$ 63,252	\$ 3,323	\$ 9,970	\$ 119,634
2 Bed / 2 Bath - 80% AMI	27	\$ 2,109	\$ 56,936	\$ 683,235	\$ 3,029	\$ 81,783	\$ 981,396
3 Bed / 2 Bath - 80% AMI	4	\$ 2,436	\$ 9,744	\$ 116,928	\$ 4,056	\$ 16,223	\$ 194,674
	183		\$ 308,739	\$ 3,704,871	Total	\$ 408,521	\$ 4,902,247
					Rent Savings		\$ 1,197,376
					50% Test		Yes

50% Rent Benefit Test - Year 2

Unit Type	Unit Count	Project Rents	Monthly Income	Annual Income	MR Rents	Monthly Income	Annual Income
Studio - 50% AMI	36	\$ 1,109	\$ 39,936	\$ 479,234	\$ 1,650	\$ 59,417	\$ 712,998
Studio - 80% AMI	9	\$ 1,629	\$ 14,664	\$ 175,973	\$ 1,650	\$ 14,854	\$ 178,250
1 Bed / 1 Bath - 80% AMI	104	\$ 1,775	\$ 184,555	\$ 2,214,663	\$ 2,205	\$ 229,280	\$ 2,751,360
Live Work - 80% AMI	3	\$ 1,775	\$ 5,324	\$ 63,885	\$ 3,356	\$ 10,069	\$ 120,830
2 Bed / 2 Bath - 80% AMI	27	\$ 2,130	\$ 57,506	\$ 690,067	\$ 3,059	\$ 82,601	\$ 991,210
3 Bed / 2 Bath - 80% AMI	4	\$ 2,460	\$ 9,841	\$ 118,097	\$ 4,096	\$ 16,385	\$ 196,621
	183		\$ 311,827	\$ 3,741,920	Total	\$ 412,606	\$ 4,951,270
					Rent Savings		\$ 1,209,350
					50% Test		Yes

50% Rent Benefit Test - Year 3

Unit Type	Unit Count	Project Rents	Monthly Income	Annual Income	MR Rents	Monthly Income	Annual Income
Studio - 50% AMI	36	\$ 1,120	\$ 40,336	\$ 484,026	\$ 1,667	\$ 60,011	\$ 720,128
Studio - 80% AMI	9	\$ 1,646	\$ 14,811	\$ 177,733	\$ 1,667	\$ 15,003	\$ 180,032
1 Bed / 1 Bath - 80% AMI	104	\$ 1,792	\$ 186,401	\$ 2,236,810	\$ 2,227	\$ 231,573	\$ 2,778,874
Live Work - 80% AMI	3	\$ 1,792	\$ 5,377	\$ 64,523	\$ 3,390	\$ 10,170	\$ 122,039
2 Bed / 2 Bath - 80% AMI	27	\$ 2,151	\$ 58,081	\$ 696,968	\$ 3,090	\$ 83,427	\$ 1,001,122
3 Bed / 2 Bath - 80% AMI	4	\$ 2,485	\$ 9,940	\$ 119,278	\$ 4,137	\$ 16,549	\$ 198,587
	183		\$ 314,945	\$ 3,779,339	Total	\$ 416,732	\$ 5,000,782
					Rent Savings		\$ 1,221,443
					50% Test		Yes

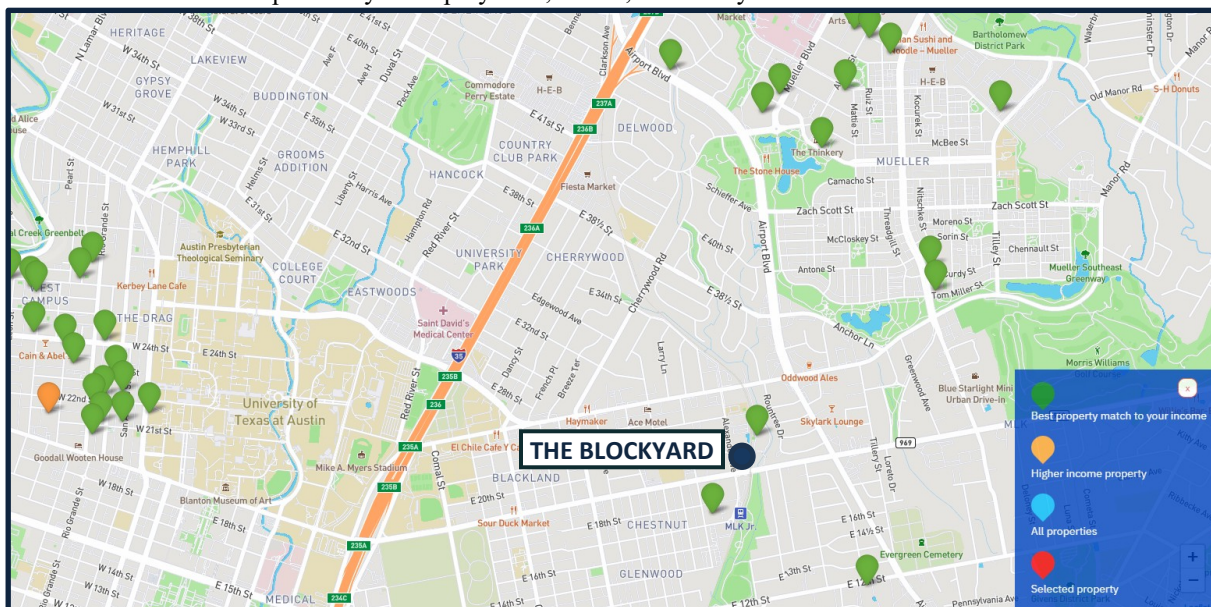
2. Neighborhood

a. Affordability Need

The Blockyard is located in Austin's 78722 zip code, where the median home value is approximately \$615,000 as of August 2025. This area includes the Cherrywood and Chestnut neighborhoods, which have seen steady appreciation due to their proximity to Downtown, the University of Texas, and major transit infrastructure.

For a typical home priced at \$615,000, a buyer putting down 20% (\$123,000) with a 30-year mortgage at a 6.5% interest rate would face a monthly principal and interest payment of approximately \$3,106. Adding property taxes at the current rate of 2.2% (about \$1,127/month) and homeowner's insurance averaging \$217/month, the total monthly cost of ownership would be approximately \$4,450.

In contrast, The Blockyard offers attainable luxury rental housing with average rents around \$1,986/month (prior to program commencement), providing a compelling alternative for residents who prefer the flexibility of renting and want to avoid the high upfront costs and monthly financial burden of homeownership in the area. This affordability gap supports strong rental demand from young professionals, university staff, and essential workforce tenants who value proximity to employment, transit, and lifestyle amenities.



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 Blockyard directly supports the City of Austin's Strategic Housing Blueprint, a 10-year initiative adopted in 2017 to guide the development of 60,000 affordable housing units citywide. In partnership with the Austin Affordable Housing Corporation (AAHC), The Blockyard delivers 183 units at or below 80% of the area median income (AMI), including 36 deeply affordable units at or below 50% AMI. The Blockyard's affordable component meaningfully advances District 1 toward its housing objectives, expanding access to high-quality, attainable housing in a rapidly growing urban corridor.

With multifamily permitting in Austin down nearly 50% year-over-year, future apartment deliveries in 2027 and beyond are expected to be constrained. The Blockyard is well-positioned to meet demand in this tightening supply environment, offering thoughtfully designed affordable units in a transit-oriented location adjacent to the MLK Jr. MetroRail Station. This project not only fulfills a critical public policy goal but also enhances long-term value through resilience to future supply-side pressures.



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

AAHC ITEM 7.

MEETING DATE: November 13, 2025
STAFF CONTACT: Ron Kowal
ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02926 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") authorizing the Authority to take the following actions with regard to the Bridge at SoCo Apartments (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

The Board is being asked to approve Resolution No. 02926 authorizing the Authority to take the following actions with regard to the Bridge at SoCo Apartments (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 with an opportunity to partner with Belveron Partners to purchase a 296-unit multi-family rental property called The Griffis SoCo Apartments. The development is located at 500 E. Stassney Lane, Austin, Texas 78745. This would be the twenty second (22nd) asset AAHC and Belveron Corporation have purchased together. This asset is located in the heart of South-Central Austin and only 4.8 miles from Austin's CBD.

AAHC's proposed partner, Belveron Corporation, prides itself on long-term preservation of workforce housing. Located out of San Francisco, Belveron is a privately held investment firm with a current portfolio of more than 30,000 units across the United States. Founded in 2006, Belveron has invested in more than 220 properties in 32 states. AAHC works with the Managing Partner, Paul Odland, and Senior Portfolio Manager, Josh Plattner.

The Griffis SoCo was completed in 2001. The property sits on 23.5 acres. Some of the property amenities include a large fitness center, renovated clubhouse and leasing office with a computer lounge, two resort-style swimming pools, a dog park, pet washing and grooming station, and a playground. The current owner has invested %1.8 MM in capital renovations since 2011. The property feeds into the Austin Independent School District and Pleasant Hill Elementary School, Bedichek Middle School, and Crockett Early College High School.

This is an important transaction to HACA and AAHC as we have seen this part of Austin as one of the City's most sought after destinations for both residential and businesses. The acquisition of this property will allow the community the chance to preserve long-term affordability in a highly sought-after area. Additionally, this partnership will create deeper affordability for our current voucher holders and the residents that reside in this area. Being surrounded by retail, hospitality and many employers, AAHC and Belveron will create new affordable housing to those stakeholders in the area.

Below is a breakdown of the many variations of unit sizes. The property is currently 97% occupied and rents currently range from \$1,308 for a studio to \$4,021 for a 3 bedroom.

168 1-bedroom/1-bath	590 to 934 square feet
112 2 bedroom/2-bath	1,051to 1,256 square feet
16 3 bedroom/2-bath	1,230 square feet

Process:

The purchase price for Griffis SoCo is \$56,000,000. Belveron will be investing approximately \$11,000,000 as a down payment. In addition, \$1,500,000.00 for future capital needs will also be set aside. Bellwether will be providing a Fannie Mae permanent loan with a not to exceed loan amount of \$45,040,000 at a rate of approximately 5.25% with a 35-year amortization. A current lease audit is underway to determine the initial number of units already qualified under 80% AMI. The property is currently 94% occupied. AAHC and Belveron 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.

Apartment Management Professionals will manage the property. The new name for the property will be Bridge at SoCo Apartments.

Staff Recommendation:

Staff recommends approval of Resolution No. 02926.

ATTACHMENTS:

Soco Community Benefit Summary_October 2025 FINAL

RESOLUTION NO.

Presentation, Discussion, and Possible Action on Resolution No. 02926 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to take the following actions with regard to the Bridge at SoCo Apartments (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 and rehabilitation 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 500 E. Stassney Ln., Austin, Travis County, Texas 78745 (the “Land”), which constitutes the site for the Development, and to simultaneously lease the Land to SoCo Apartments Borrower, LP, a Delaware limited partnership, whose general partner is controlled by an affiliate of 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 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 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 13th day of November, 2025.

CHAIRMAN

ATTEST:

SECRETARY

The Bridge at SoCo
500 E Stassney Lane
Austin, Texas 78745

COMMUNITY BENEFIT SUMMARY



Introduction

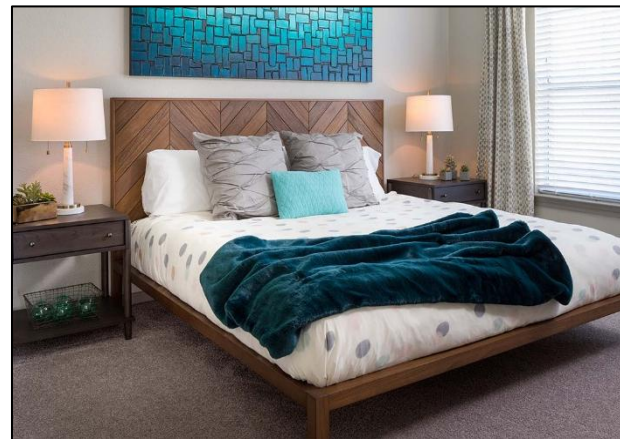
Belveron Partners is one of the nation's leading owners and operators of affordable and workforce housing, with a portfolio of more than 30,000 units across the United States. The firm is dedicated to creating and preserving communities that remain affordable to residents across a broad range of low and middle income levels.

As housing affordability continues to challenge cities nationwide, Belveron remains committed to innovative programs and partnerships that deliver long-lasting, high-quality affordable housing. Supporting and uplifting our communities is central to Belveron's strategy, and our "AAA" approach - Access to services, Activating community spaces, and Achieving community engagement - helps create places where residents can thrive both financially and socially.

As an affordable housing owner and operator, Belveron understands that our assets represent more than just places to live. They are havens for well-being and community building - environments that help residents access the resources and opportunities needed to achieve better outcomes for themselves and their families.

Griffis at SoCo represents a meaningful opportunity to extend that mission within one of Austin's most desirable submarkets. Located on East Stassney Lane just off South Congress Avenue - only ten minutes from downtown and near many of Austin's major employers - the community offers the chance to preserve long-term affordability in a highly sought-after area.

The 279-unit, Class A property was built in 2001 and has undergone renovations in approximately 60% of its units. Griffis at SoCo features an extensive amenity package, including a large fitness center, renovated clubhouse / leasing office with a computer lounge, two resort-style swimming pools, a dog park, pet washing and grooming station, and a playground. With a mix of one, two, and three-bedroom apartments, the community continues to serve a wide spectrum of households - from young professionals to growing families - seeking quality, attainable housing in South Austin.



More images located at <https://griffisresidential.com/property/SoCo-austin/gallery/>

Location

Community Retail and Grocery

Griffis at SoCo is ideally located in the heart of the South Congress corridor, one of Austin's fastest-growing neighborhoods. The community offers residents convenient access to a wide array of retail, dining, and entertainment options.

Just minutes from the property, residents can shop at H-E-B Plus, Walmart Supercenter, and Target. Southpark Meadows, also only a few minutes away, features a wide variety of national retailers including HomeGoods, Marshalls, Best Buy, PetSmart, Walgreens, CVS, Planet Fitness, and Great Clips, providing residents with convenient access to daily necessities. The surrounding area offers an eclectic mix of dining options such as Torchy's Tacos, Pluckers Wing Bar, Summer Moon Coffee, Matt's El Rancho, Chuy's, and Umi Sushi Bar & Grill—all within a short drive.

The financial projections and information presented are based on Belveron Partners' current analyses and expectations regarding future market and operating conditions. These projections involve inherent uncertainties, and actual performance may vary significantly due to a range of economic, regulatory, and market factors. Future results are not guaranteed, and the assumptions used in this analysis are subject to change.

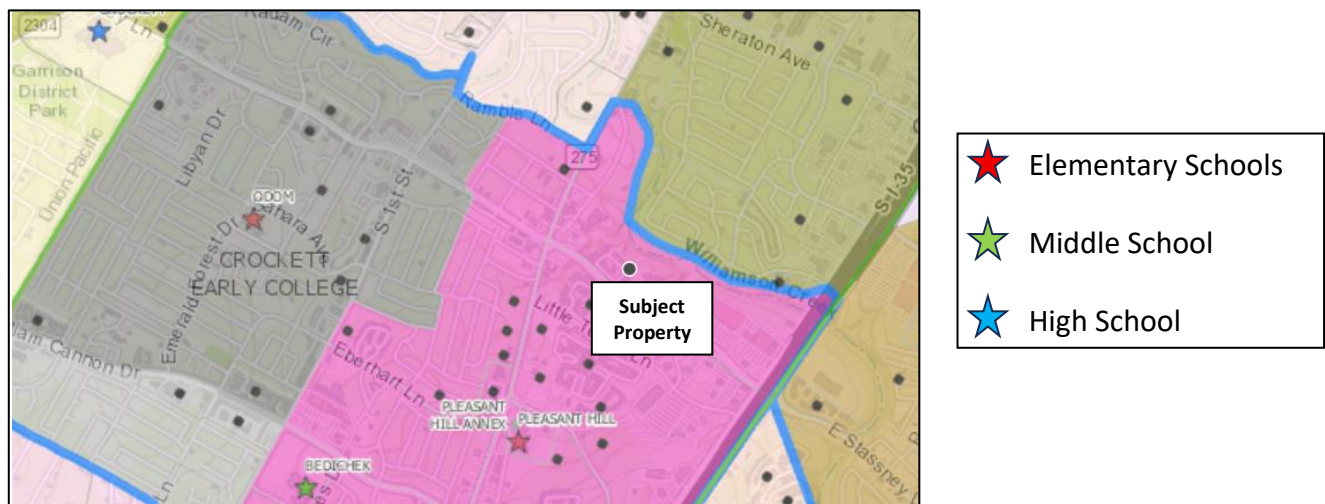
Residents also benefit from proximity to the St. Elmo Public Market, a growing mixed-use destination featuring boutique restaurants, craft breweries, live music, and local food vendors. This combination of national retailers, neighborhood shops, and local dining contributes to a lively environment that supports day-to-day convenience and enhances overall quality of life.

Proximity to employment and retail destinations allows residents to live, work, and shop within the same community, reducing transportation costs and strengthening long-term housing affordability. Combined with its strategic location, just minutes from downtown Austin, South Lamar, and South First corridors, Griffis at SoCo offers residents exceptional convenience.

Schools

Griffis at SoCo is served by the Austin Independent School District (AISD), providing residents with access to a range of strong educational options from elementary through high school. Nearby schools include Pleasant Hill Elementary School, located less than a mile away, Bedichek Middle School, approximately two miles from the property, and Crockett Early College High School, about two and a half miles away.

In addition to these public schools, residents are just minutes from several higher education institutions, including Austin Community College's South Austin Campus and St. Edward's University. This proximity provides opportunities for continuing education, workforce training, and lifelong learning without leaving the community. The University of Texas at Austin is also only a short 15 minute drive from the property.



Map showing public schools zoned for Bridge at SoCo

<https://portal.metrostudygis.com>

Employers

Griffis at SoCo offers residents convenient access to many of Austin's major employment centers, making it an ideal location for members of the city's diverse workforce. Its central position near key transportation corridors, including I-35, Highway 71, and South Congress Avenue, allows residents to reach downtown Austin and surrounding job hubs within minutes.

Within a 15-minute drive are some of Austin's largest employers, including St. David's South Austin Medical Center, Tesla's Giga Texas, and Austin-Bergstrom International Airport. The community is also near significant employment bases such as the H-E-B corporate and distribution facilities, YETI's headquarters, and Oracle's waterfront campus.

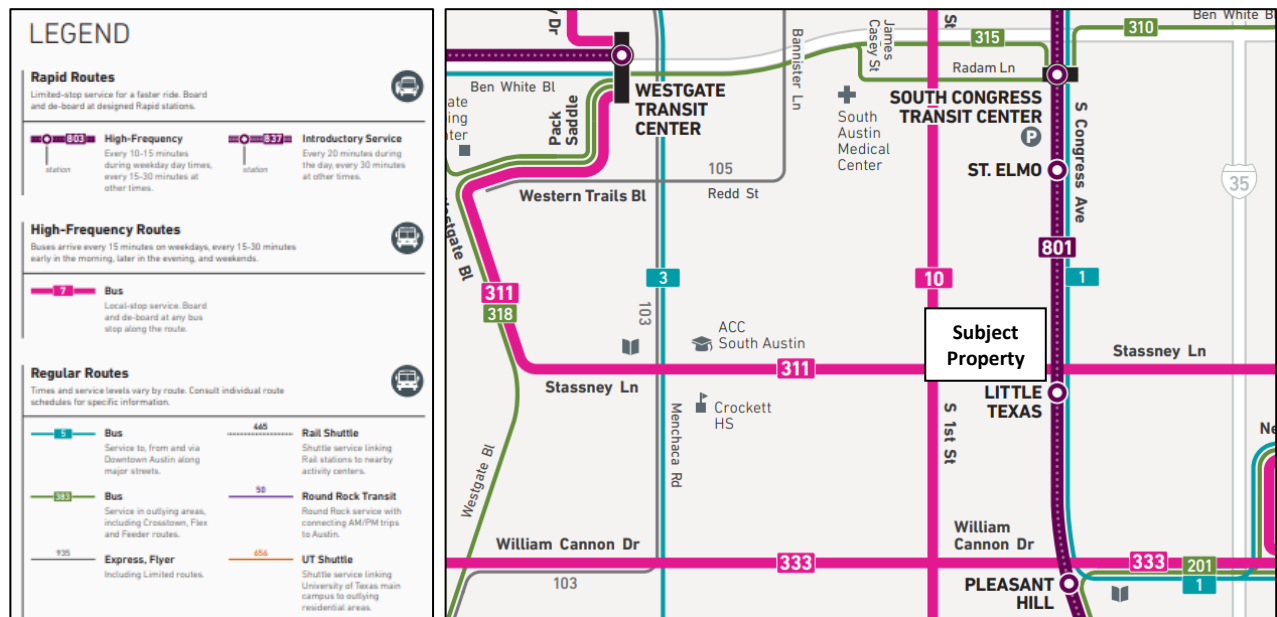
This strong connection to regional job centers allows residents to live closer to their workplaces, reducing commute times and transportation expenses.

Public Transportation

Griffis at SoCo offers excellent access to public transportation, connecting residents to key employment, education, and cultural destinations across Austin. The property is well served by several CapMetro bus routes that provide reliable and affordable mobility options for residents commuting to work or school.

CapMetro Route 311 (Stassney) runs directly along East Stassney Lane, with a stop adjacent to the property that connects residents east and west between South 1st Street and Montopolis Drive. Just a short walk away, CapMetro Route 801 (South Congress MetroRapid) provides high-frequency service to downtown Austin, the University of Texas, and The Domain via the MetroRapid network. Residents can also access Route 7 (Duval/Dove Springs), which connects through central Austin to key employment corridors.

These routes link directly to the Downtown Station, offering transfers to CapMetro's Red Line commuter rail for convenient service to North Austin employers such as Apple, Dell, and The Domain. In addition, CapMetro's VanPool and MetroBike programs expand transportation options for residents seeking flexible or eco-friendly commuting alternatives.



Map showing public transportation routes near Bridge at SoCo

<https://portal.metrostudygis.com>

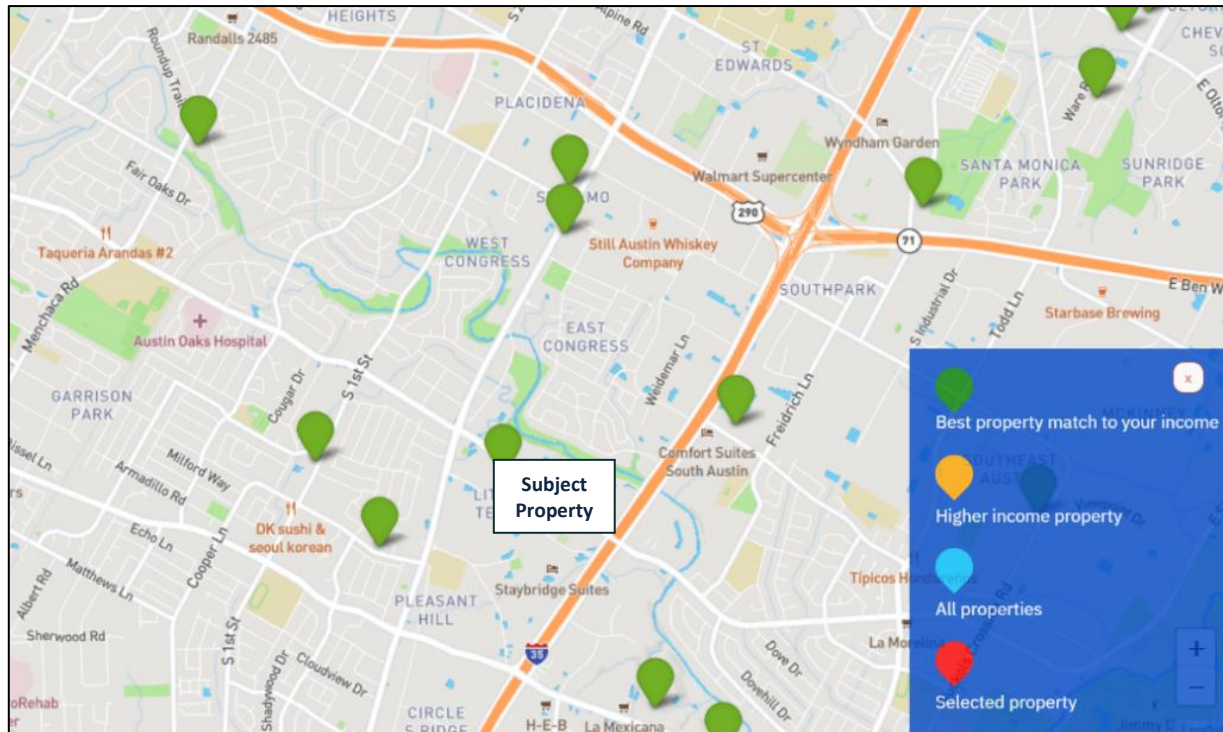
With close proximity to major roadways, including I-35, Highway 71, and South Congress Avenue, residents enjoy easy access to downtown Austin, Austin-Bergstrom International Airport, and the region's major employment hubs. This strong network of transit connections supports economic mobility while reducing reliance on personal vehicles, further enhancing the community's overall affordability and accessibility.

Need for Affordability

Over the past decade, Austin's sustained population growth and expanding job market have driven significant increases in housing demand especially in South Austin neighborhoods like South Congress. These areas have transformed as new development, infrastructure investment, and retail growth have reshaped the local housing market.

The South Congress corridor has become one of the city's most sought-after destinations for both residents and businesses. New restaurants, retail, and creative office spaces have replaced many older properties, while rising land values and redevelopment pressures have steadily reduced the supply of naturally affordable housing. The opening of large-scale employers such as Tesla's Giga Texas, Oracle's Austin campus, and St. David's South Austin Medical Center has further intensified demand, as employees seek housing within reasonable commuting distance of their workplaces.

According to Zillow's August 2025 data, the average home value in the 78745 zip code now exceeds \$500,000 - a ~40% increase since 2020. The typical monthly ownership cost for such a home, when factoring in mortgage payments, property taxes, and insurance, easily surpasses \$3,500. Rental prices for new or renovated multifamily properties in the area have climbed above \$2,000 per month for a one-bedroom unit. For many working families, educators, healthcare professionals, and public employees, these costs place South Austin living out of reach.



Map showing affordable housing supply for individuals earning 60% AMI

<https://www.capmetro.org/>

50% Rent Benefit Test / Community benefit

We have prepared the rent benefit analysis for The Bridge at SoCo, located on parcel 04-1805-0105-0000. The analysis incorporates current mill rates and assumes an annual appraisal growth rate of 5%. Under these assumptions, the property's rents are projected to serve residents at affordability levels deeper than 80% of AMI.

This analysis does not account for additional benefits provided through the program, including upfront and annual fees paid to the local housing authority, as well as the broader impacts of long-term affordability, housing quality, community benefits, and social programming.

The financial projections and information presented are based on Belveron Partners' current analyses and expectations regarding future market and operating conditions. These projections involve inherent uncertainties, and actual performance may vary significantly due to a range of economic, regulatory, and market factors. Future results are not guaranteed, and the assumptions used in this analysis are subject to change.

Taxing Entity	Mill Rate
Austin ISD	0.9505
City of Austin	0.4776
Travis County	0.344445
Travis Central Health	0.107969
Austin Comm College	0.1013
Total	1.981814

	2025	2026	2027	2028
Griffis SoCo Assesed Value Projection	56,300,000	59,115,000.00	62,070,750.00	65,174,287.50
Millage Rate	1.98%	1.98%	1.98%	1.98%
Estimated Taxes	1,115,761.28	1,170,477.00	1,229,000.85	1,290,450.89
50% Test	557,880.64	585,238.50	614,500.43	645,225.45

50% Rent Benefit Test - 2026							
Projected							
Unit Mix	Units	Property Rents	Monthly Income	Annual Income	Market Rents	Monthly Income	Annual Income
1 bed / 1 bath - 80% AMI	84	1,370	115,080	1,380,960	1,712	143,808	1,725,696
2 bed / 2 bath - 80% AMI	56	1,671	93,576	1,122,912	2,041	114,296	1,371,552
3 bed / 2 bath - 80% AMI	8	2,054	16,432	197,184	2,157	17,256	207,072
Total 80% AMI Units	148		225,088	2,701,056		275,360	3,304,320
						Rent Savings	603,264
						50% Test	PASS
50% Rent Benefit Test - 2027							
Projected							
Unit Mix	Units	Property Rents	Monthly Income	Annual Income	Market Rents	Monthly Income	Annual Income
1 bed / 1 bath - 80% AMI	84	1,411	118,532	1,422,389	1,780	149,560	1,794,724
2 bed / 2 bath - 80% AMI	56	1,721	96,383	1,156,599	2,123	118,868	1,426,414
3 bed / 2 bath - 80% AMI	8	2,116	16,925	203,100	2,243	17,946	215,355
Total 80% AMI Units	148		231,841	2,782,088		286,374	3,436,493
						Rent Savings	654,405
						50% Test	PASS
50% Rent Benefit Test - 2028							
Projected							
Unit Mix	Units	Property Rents	Monthly Income	Annual Income	Market Rents	Monthly Income	Annual Income
1 bed / 1 bath - 80% AMI	84	1,453	122,088	1,465,060	1,852	155,543	1,866,513
2 bed / 2 bath - 80% AMI	56	1,773	99,275	1,191,297	2,208	123,623	1,483,471
3 bed / 2 bath - 80% AMI	8	2,179	17,433	209,193	2,333	18,664	223,969
Total 80% AMI Units	148		238,796	2,865,550		297,829	3,573,953
						Rent Savings	708,402
						50% Test	PASS

The financial projections and information presented are based on Belveron Partners' current analyses and expectations regarding future market and operating conditions. These projections involve inherent uncertainties, and actual performance may vary significantly due to a range of economic, regulatory, and market factors. Future results are not guaranteed, and the assumptions used in this analysis are subject to change.