AUSTIN HOUSING AUTHORITY

BOARD OF COMMISSIONERS
Chairperson- Carl S. Richie, Jr.
Vice-Chairperson- Dr. Tyra Duncan-Hall
2nd Vice-Chairperson- Mary Apostolou
Commissioner- Edwina Carrington
Commissioner- Barbra Boeta
President & CEO- Michael G. Gerber

AUSTIN HOUSING AUTHORITY
REGULAR BOARD MEETING

Wednesday, November 18, 2026
12:00 PM

Pathways at Chalmers Courts East , 1700 E. 3rd Street,
Join Zoom Meeting https://bit.ly/4BUO34W Meeting ID: 826 5673 1484
Passcode: 092749

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

TO BE HELD AT
Pathways at Chalmers Courts East , 1700 E. 3rd Street,
Join Zoom Meeting https://bit.ly/4BUO34W Meeting ID: 826 5673 1484 Passcode: 092749
(512.477.4488)

Wednesday, November 18, 2026
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

EMPLOYEE OF THE 1ST QUARTER 2026-2027

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 22, 2026
2. Presentation, Discussion, and Possible Action regarding Resolution No. 02971 to adopt the Board of Commissioners Meeting Schedule for the 2027 calendar year

ACTION ITEMS

3. Presentation, Discussion and Possible Action Regarding Resolution No. 02972: Approval of Revisions to the Housing Choice Voucher Administrative Plan
4. Presentation, Discussion, and Possible Action Regarding Resolution No. 02973: Approval to Submit the 2027 Public Housing Authority (PHA) Annual Plan to the U.S. Department of Housing and Urban Development
5. Presentation, Discussion, and Possible Action regarding Resolution No. 02974: Approval of Selection of Developer Partners
6. Presentation, Discussion, and Possible Action on Resolution No. 02975: by the Board of Commissioners of the Housing Authority of the City of Austin d/b/a Austin Housing

Authority (the "Authority") authorizing the Authority to take the following actions with regard to The Everett (the "Development") in Austin, Texas: (i) facilitate the permanent financing of the Development, and (ii) 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. 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, Codigo Penal, (traspaso titular de licencia con una pistola), una persona bajo el subcapitulo H, capitulo 411, codigo de gobierno (Ley de licencia de arma or pistola), no se permiten en este reunion con una arma o pistola.

"En virtud de 30.07, Codigo Penal (prevaricacion por titular de la licencia con un arma o pistola abiertamente llevado), una persona bajo el subcapitulo H, capitulo 411, codigo de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunion con un arma o pistola que lleva abiertamente.

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

The Austin Housing Authority 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 AHA at 512.477.4488, for additional information; TTYusers route through Relay Texas at 711. For more information on AHA, please contact Nidia Hiroms at 512.477.4488 x 2104.

AUSTIN HOUSING AUTHORITY

BOARD ACTION REQUEST

Executive
ITEM 1.

MEETING DATE: November 18, 2026

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 22, 2026

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 22, 2026.

SUMMARY

Background:

Process:

Staff Recommendation:

ATTACHMENTS:
20261022 FINAL AHA Minutes Summary

AUSTIN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING

October 22, 2026

SUMMARY OF MINUTES

THE AUSTIN HOUSING AUTHORITY (AHA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 12:00 PM ON THURSDAY, OCTOBER 22, 2026, AND WAS HELD AT PATHWAYS AT CHALMERS COURTS EAST, 1700 E. 3RD STREET, AUSTIN, TX

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM
Carl S. Richie, Jr., AHA Chairperson called the Board of Commissioners Regular Board Meeting of the Austin Housing Authority, of October 22, 2026, to order at 12:15 pm. The meeting was held at Pathways at Chalmers Courts East, 1700 E. 3rd Street, Austin, TX

Roll call certified a quorum was present on the call.

MEMBERS PRESENT:
Carl S. Richie, Jr., Chairperson
Dr. Tyra Duncan-Hall, Vice-Chairperson
Edwina Carrington, Commissioner
Barbra Boeta, Commissioner

MEMBER(S) ABSENT:
Mary Apostolou, 2nd Vice-Chairperson

ALSO IN ATTENDANCE:
Bill Walter, Coats Rose
Lauren Aldredge, Cokinos

STAFF PRESENT:
Barbara Chen, Jimi Teasdale, Jorge Vazquez, Kelly Crawford, Ken Bodden, Kyle Tran, Laura Bodai, Leilani Lim-Villegas, Michael Gerber, Michael Roth, Nidia Hiroms, Nora Velasco, Ron Kowal, Sylvia Calderon and Suzanne Schwertner

PUBLIC COMMUNICATION - None

ITEMS WERE PRESENTED OUT OF ORDER.

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

ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No. 02964: Approval of the Independent Auditor's Report for the Fiscal Year ending March 31, 2026

The Fiscal Year 2026 audited financial report for the Austin Housing Authority is presented for approval. The audit firm of Doeren Mayhew Assurance, PC performed the audit. Sean Cedar, CPA, briefed the Board and addressed any audit questions they had.

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, 2026, and the respective changes in financial position and cash flows thereof for the year then ended, in accordance with General Accepted Accounting Principles (GAAP) in the United States of America.

Commissioner Carrington moved the Approval of Resolution No. 02964: Approval of the Independent Auditor's Report for the Fiscal Year ending March 31, 2026. **Vice-Chairperson Duncan-Hall** seconded

the motion. The motion Passed (4-Ayes and 0-Nays).

CITYWIDE ADVISORY BOARD (CWAB) – Lupe Garcia, Citywide Advisory Board President, reported that the October CWAB Meeting was held on Tuesday, October 13, 2026. ●**Michael Gerber**, AHA President & CEO, thanked residents, staff, and community partners for making National Night Out a success. He noted that early voting runs October 19–30, with Election Day on November 3, and that Resident Services offers bus passes. Celebrated 46 Family Self-Sufficiency graduates who saved a combined $648,000, seven of whom became first-time homebuyers. **Mr. Gerber** invited residents to the E4 Youth Center grand opening at Rosewood Courts on October 18 at 2:00 PM and the formal grand opening on November 13. Austin Housing Authority will host the Council of Large Public Housing Authorities November 4–6, including visits to Rosewood and Chalmers Courts. ●**Michael Roth**, VP of PAMI, acknowledged Meadowbrook's successful National Night Out and reviewed Fire Safety Month precautions. He reminded residents that candles are prohibited in units, cooking must never be left unattended, and electrical outlets should not be overloaded. Michael reported that the Texas Department of Housing and Community Affairs would physically inspect Manchaca Village the following Wednesday. He also recognized Meadowbrook's upcoming 75th anniversary in 2027 and Booker T. Washington's 70th anniversary in 2026. ●**Leilani Lim–Villegas**, HACA Senior Director of Community Development urged residents to plan how they will vote and request bus passes as needed. She thanked resident councils for successful National Night Out events and encouraged holiday celebrations within their budgets. Council decisions must be approved by vote and recorded in meeting minutes. Residents seeking holiday food or gifts can contact the Resident and Client Support Center or call United Way at 211 for resources. She recommended applying early, as donation programs have deadlines and limited capacity. **Leilani** also shared that **Lupe Garcia** is partnering with Academy to secure donated shoes for children. **Leilani** reported that applications for the Prospect Heights Homeownership Program at Rosewood are in final review by the title company. Next steps include final loan processing with University Federal Credit Union and an additional credit check. The aim is for participating families to receive their homes by the December holidays. ●**Dominique Green**, YSS and FSS, encouraged families to enroll students in the YES Incentive Program, which accepts enrollment throughout the year. Enrolled students may receive $20 gift cards each grading period for perfect attendance or A/B honor roll and participate in an annual incentive trip. She recognized the FSS coaches who supported the September 30 enrollment event at Rosewood. ●**John Espinosa**, Workforce Development and Digital Inclusion Manager, reported that technology support remains available through the resident support line for RentCafe, G-Fiber, and general technology-related questions. He also announced that a job fair, in partnership with Workforce Solutions, is scheduled for November 17 at Meadowbrook. Registration details will be shared once finalized. ●**Sandra Winston** –Community Events, encouraged resident councils to begin planning Thanksgiving and other holiday celebrations and suggested hosting on-site Trunk-or-Treat activities for families. She also reminded parents to submit updated school information and report cards to their Resident Services coordinators to ensure eligible children receive incentives for achieving perfect attendance and/or A/B honor roll.

IMOMS is helping with Christmas presents in the form of shoes. IMOMS is raising money for a shoe drive to cover 200 children. They currently have 75 children's names. The deadline for this shoe drive will be at the end of October. IMOMS wants to be able to provide shoes for the honor roll children as well. IMOMS goal is $3,000 to purchase these shoes. IMOMS has an account set-up just for the money obtained for these shoes. IMOMS is partnering with Academy for the shoes. **Mr. Gerber** announced that the Board of Commissioners would like to provide $5,000 in the IMOMS account for shoes and other essential things. **Commissioner Carrington** motioned for the Board of Commissioners to allocate $5,000 to IMOMS, primarily for shoes, but then if there are other needs that you need these funds, then IMOMS has the ability to make that decision. Lupe Garcia mentioned that they would also like to provide socks. **Commissioner Boeta** seconded the motion and the motion Passed (4-Ayes and 0-Nays)

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 17, 2026

Commissioner Boeta moved the Approval of the Board Minutes Summary for the Board Meeting held on September 17, 2026. **Vice-Chairperson Duncan-Hall** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 3: Presentation, Discussion, and Possible Action regarding Resolution No. 02965: Approval of the Pathways Asset Management, Inc. (PAMI) Property Budgets for Calendar Year 2027

Overall, the budget for the portfolio as a whole is strong. PAMI has sufficient revenue to meet both expenses and the debt service coverage ratio (DSCR) required by their lenders and investors.

At the same time, the individual property budgets reflect both the challenge of maintaining high performance standards with the limitations of low RAD Rents, in particular at smaller properties. The U.S. Department of Housing and Urban Development (HUD) provides an annual Operating Cost Adjustment Factor (OCAF) to provide an increase in rents / revenue. For this year the OCAF is 5.4%. In addition, for RAD properties HUD has created a waiver option to request higher rents. While PAMI has requested this waiver for all of their properties, only three have been approved to date and only two of those are properties included in these budgets (Pathways at Meadowbrook and Pathways at Booker T Washington). Therefore, the budgets include significant revenue increases at the two PAMI properties, while the other thirteen received the 5.4% OCAF increase.

This year PAMI also included the budget for Pathways at Goodrich Place which PAMI began operating on April 1, 2026. As a result, the budgeted revenue for the entire portfolio for Calendar Year 2027 shows a 16.5% increase over 2026. The majority of that increase is due to the addition of Goodrich Place and the alternative OCAF increases at the two properties.

Commissioner Carrington moved the Approval of Resolution No. 02965: Approval of the Pathways Asset Management, Inc. Property Budgets for Calendar Year 2027. **Vice-Chairperson Duncan-Hall** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 4: Presentation, Discussion, and Possible Action on Resolution No. 02966: Approval of Amendments to the Austin Housing Authority Procurement Policy

The Board is being asked to approve Resolution No. 02966 to approve revisions to the Austin Housing Authority's Procurement Policy to comply with HUD Procurement Handbook 7460.8 Revision 3, issued March 2026.

HUD issued Procurement Handbook 7460.8, Revision 3, in March 2026, updating HUD procurement guidance and federal procurement thresholds. AHA is updating its Procurement Policy to reflect applicable federal requirements for HCV administrative purchases and AHA's current post-RAD multifamily operations. The proposed revisions update AHA's internal purchasing and approval thresholds while maintaining competition, price-reasonableness documentation, Board oversight, and compliance with applicable federal, state, and local requirements.

Following is a summary of the proposed changes:

- Increase the general micro-purchase threshold from $3,000 to $15,000. This is well below the HUD allowed maximum threshold (up to $50,000). The increase accounts for higher labor, supply chain and inflation costs.
- Retain the $2,000 micro threshold for construction or maintenance (subject to Davis-Bacon requirements, when applicable.)
- Increase the federal non-construction small purchase threshold from $150,000 to $200,000, which is well

below the federal maximum of $350,000. This allows AHA to use a streamlined process while maintaining competition and price-reasonableness documentation.
- Set the non-federal non-construction small purchase threshold at $100,000 to be in line with State threshold.
- Retain the $100,000 construction threshold.

All contracts exceeding $100,000 remain subject to Board approval.

Commissioner Boeta moved the Approval of Resolution No. 02966: Approval of Amendments to the Austin Housing Authority Procurement Policy. **Commissioner Carrington** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

THE COMMISSIONERS TOOK A FIVE-MINUTE RECESS.

ITEM 5: Presentation, Discussion, and Possible Action regarding Resolution No. 02967: Approval of the revised Housing Choice Voucher Program's Payment Standard

The Board was asked to approve a single Fiscal Year 2027 payment standard schedule, set at 100% of the HUD published Fair Market Rents, for the Housing Choice Voucher, HUD-VASH and Stability Voucher programs, effective January 1, 2027.

Public Housing Authorities must adopt payment standards for the Housing Choice Voucher program within the HUD-established basic range of 90% to 110% of the applicable Fair Market Rent (FMR), unless an approved exception applies. Payment standards are used to determine the maximum subsidy available to an assisted household and must be reviewed when HUD publishes new Fair Market Rents.

HUD published the following Fiscal Year 2027 Fair Market Rents for the Austin-Round Rock-San Marcos metropolitan area.

No. of bedrooms	Efficiency	One bedroom	Two bedroom	Three bedroom	Four bedroom
2027 Fair Market Rent	$1,447	$1,530	$1,817	$2,292	$2,689

The Fiscal Year 2027 FMRs declined for the second consecutive year. Compared with Fiscal Year 2026, the decrease ranges from approximately 1.8% to 2.6%, depending on bedroom size. Compared with Fiscal Year 2025, the decrease ranges from approximately 6.6% to 7.7%.

Staff reviewed current payment standards, local leasing patterns, participant housing outcomes, and the potential impact of adopting payment standards at 100% of the FY 2027 Fair Market Rents.

Staff's review indicates that participants continue to successfully lease housing throughout the market under the current program structure. Based on this analysis, staff believes payment standards can be established at 100% of Fair Market Rent while continuing to provide meaningful housing choice for participants and ensuring limited Housing Assistance Payment funding is used as efficiently as possible.

In addition, HUD's FY 2027 Fair Market Rents decreased for the second consecutive year, supporting a reevaluation of Austing Housing Authority's current payment standard schedules.

Staff recommended adopting one payment standard schedule for HCV, HUD-VASH and Stability Voucher, set at 100% of the FY 2027 FMRs. The recommendation:

- Aligns payment standards with HUD's current market benchmark;
- Responds to two consecutive annual decreases in HUD-published Fair Market Rents;
- Reduces future Housing Assistance Payment cost exposure and supports responsible stewardship of limited housing resources; and
- Preserves the ability to approve exception payment standards when required as a reasonable accommodation or otherwise permitted by HUD.

Under AHA's Administrative Plan, decreased payment standards are applied only at new admission or when a participant moves to a new unit. Participants who remain in their current unit under an existing Housing Assistance Payments contract will not be affected by the proposed change. As a result, the proposal has limited impact on existing households while supporting long-term fiscal sustainability.

Commissioner Carrington moved the Approval of Resolution No. 02967: Approval of the revised Housing Choice Voucher Program's Payment Standard. Vice-Chairperson Duncan-Hall seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 6: Presentation, Discussion, and Possible Action on Resolution No. 02968 by the Board of Commissioners of the Housing Authority of the City of Austin d/b/a Austin Housing Authority (the "Authority") authorizing the Authority to take the following actions with regard to The Jade (the "Development") in Austin, Texas: (A) modify the tem1s of the lease of the development site with the owner of the Development; and (B) such other actions necessary or convenient to carry out this Resolution

Austin Affordable Housing Corporation is being presented with an opportunity to partner with River City Capital Partners (RCCP), LDG Multifamily and Battery Global Advisors (BGA) on the third of three lots on East Parmer Lane and Yager Lane, located in the Austin ETJ. The first two properties, The Jasper and The Amber are constructed and well into lease up. The Jasper will be stabilized in the next two months. This third project, The Jade will consist of 320 family apartment units. Fifty percent of the units will be affordable to tenants earning less than 60%-80% median family income (MFI) and 50% will be rented to tenants earning at or greater than 80% MFI. The following schools in the Manor ISD will serve this property: Pioneer Crossing Elementary, Decker Middle School and Manor High School. The three properties are known as Bridge at Parmer Gateway.

This will be our 5th partnership with the team of RCCP, LDG and BGA. The first partnership with this team was Urban East (located off Riverside Drive and Vargas) which was approved by the board in November 2020 and is constructed and leased up.

This lot is located in an Opportunity Zone. Real estate investments within Opportunity Zones stand to provide investors with meaningful federal and state tax incentives, as a result of the Tax Cuts and Jobs Act of 2017. This parcel was attractive due to the appetite by equity firms to invest in Opportunity Zones.

The development will use HUD debt financing originated by Dwight Capital based out of Sunny Isles Beach, FL and equity from a combination of RCCP and Battery Global Advisors (BGA) out of Boston, MA. BGA uses a wide variety of private funds to invest in projects in Opportunity Zones. A large number of their investors are family investors. The total development cost is estimated to be $81,000,000. The equity provided will be an estimated $24,000,000, which is about 30% of the total cost. The construction loan/permanent financing through Dwight Capital will be in an amount not to exceed $57,000,000. The planned development will consist of 32 studio units, 168 one-bedroom and one-bath units, 112 two bedroom and two-bath units, and 8 three-bedroom and two-bath units.

The project will include a fitness center, pool, co-work area with private conference rooms, and a dedicated pet spa. Outdoor amenities include two swimming pools, multiple pickleball courts, a covered outdoor lounge and an outdoor sauna. All units will be marketed to HACA’s Housing Choice Voucher residents. This approval will allow AAHC to complete the closing transaction and start construction.

The properties are all located in the Manor ISD and will be served by Pioneer Crossing Elementary School, Decker Middle School and Manor High School.

Unit Breakdown: 32 studio units
168 1-bedroom/1-bath units
112 2-bedroom/2-bath units

8 3-bedroom/2-bath units

Staff recommended approval of Resolution No. 02968.

Vice-Chairperson Duncan-Hall moved the Approval of Resolution No. 02968 by the Board of Commissioners of the Housing Authority of the City of Austin d/b/a Austin Housing Authority (the "Authority") authorizing the Authority to take the following actions with regard to The Jade (the "Development") in Austin, Texas: (A) modify the terms of the lease of the development site with the owner of the Development; and (B) such other actions necessary or convenient to carry out this Resolution. **Commissioner Carrington** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

CHAIRPERSON RICHIE LEFT THE MEETING

ITEM 7: Presentation, Discussion, and Possible Action on Resolution No. 02969 by the Board of Commissioners of the Housing Authority of the City of Austin d/b/a Austin Housing Authority (the "Authority") authorizing the Bridge at South Point transaction, including (i) approving issuance by Austin Affordable PFC, Inc. of the Austin Affordable PFC, Inc. Residential Development Revenue Bonds (Bridge at South Point Project), Series 2026 in one or more series (the "Series 2026 Bonds"), and any additional bonds to be issued on parity with any series of the Series 2026 Bonds, (ii) approving participation by South Congress Public Facility Corporation in the ownership and financing of the Bridge at South Point development, (iii) approving the fonn and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily residential rental development, and (iv) containing other provisions relating to the subject

The Austin Affordable Housing Corporation (AAHC) purchased the Bridge at South Point Apartments in May of 2016. The property is located at 6808 South IH 35, Austin, Texas 78745, near the intersection of William Cannon and IH 35.

Bridge at South Point is a 176-unit apartment community with 16 efficiencies, 104 one-bedroom units, and 56 two-bedroom units and is 100% owned by Austin Affordable Housing Corporation (AAHC) and provides strong affordability for the entire property.
The property was built in 1984, located on approximately 5.25 acres. The community offers several amenities, including a swimming pool, laundry facility, a business center, and a small gym. Bridge at South Point is currently 93% occupied.

The current loan matured at the end of May 2026, and the Board of Commissioners for the Austin Affordable Housing Corporation approved a short-term bridge loan with Horizon Bank in an amount not exceeding $13,000,000 for a 6-month term.

Staff requested approval of a permanent loan using its credit rating and the Essential Function Bond program for a loan not to exceed $13,000,000. The interest rate will be approximately 5.05% and a 10-year term. The property will continue to be managed by Apartment Management Professionals.

Commissioner Carrington moved the Approval of Resolution No. 02969 by the Board of Commissioners of the Housing Authority of the City of Austin d/b/a Austin Housing Authority (the "Authority") authorizing the Bridge at South Point transaction, including (i) approving issuance by Austin Affordable PFC, Inc. of the Austin Affordable PFC, Inc. Residential Development Revenue Bonds (Bridge at South Point Project), Series 2026 in one or more series (the "Series 2026 Bonds"), and any additional bonds to be issued on parity with any series of the Series 2026 Bonds, (ii) approving participation by South Congress Public Facility Corporation in the ownership and financing of the Bridge at South Point development, (iii) approving the fonn and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily residential rental development, and (iv) containing other provisions relating to the subject. Commissioner Boeta seconded the motion. The

motion Passed (3-Ayes and 0-Nays).

EXECUTIVE SESSION
The Board did not recess into Executive Session.

CHAIRPERSON RICHIE RETURNED TO THE MEETING.

REPORTS
The Board accepts the following reports:
●**Mike Gerber**, AHA President & CEO reported that the CLPHA Convene will take place in Austin November 4-6. Mr. Gerber announced that the Rosewood Grand Opening is scheduled for November 13th.
Commissioner Boeta moved to adjourn the meeting. **Vice-Chairperson Duncan-Hall** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

The meeting adjourned at 3:36 pm.

Michael G. Gerber, Secretary	**Chairperson**

AUSTIN HOUSING AUTHORITY

BOARD ACTION REQUEST

Executive
ITEM 2.

MEETING DATE: November 18, 2026

STAFF CONTACT: Nidia Hiroms

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02971 to adopt the Board of Commissioners Meeting Schedule for the 2027 calendar year

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve Resolution No. 02971 to adopt the Board of Commissioners Meeting Schedule for the 2027 calendar year.

SUMMARY

Background:
Per the Austin Housing Authority (AHA) 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 AHA's website and all AHA 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 2027 dates for the Austin Independent School District's Spring Break. In consideration of these dates, the 2027 AHA Board of Commissioners Meeting Schedule has been created.

Staff Recommendation:
Staff recommends Board approval of the proposed 2027 AHA Board of Commissioners meeting schedule.

ATTACHMENTS:
Exhibit 1_Posting for 2027 Board of Commissioners Meeting, 2027 Conferences

RESOLUTION NO. 02971

APPROVAL OF THE BOARD OF COMMISSIONERS MEETING SCHEDULE FOR 2027

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

WHEREAS, to be in compliance with the Bylaws, the Austin 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 2027 calendar year to ensure a quorum;

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Austin Housing Authority Board of Commissioners approves and adopts the AHA Board Meeting Schedule for the 2027 calendar year.

PASSED, APPROVED AND ADOPTED this 18TH day of November, 2026.

_____	_____
Michael G. Gerber, Secretary	Carl S. Richie, Jr., Chairperson

Austin Housing Authority

Established in 1937

Austin Housing Authority Board of Commissioners Regular Board Meetings for the Year 2027

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)

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

The Austin Housing Authority 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.

2027 Conferences/Meetings			
January 10-15	NCSHA	HFA Institute	Washington, DC
January 21	**AHA**	**Regular Meeting**	
January 27-29	NLHA	Mid-Year Meeting	Cape Coral, FL
February 8-12	SWNAHRO	Winter Committee Meetings	Grapevine, TX
February 18	**AHA**	**Regular Meeting**	
March 8-10	NSCHA	Legislative Conference	Washington, DC
March 9-11	NAHMA	Winter Meeting	Washington, DC
March 15-19		SPRING BREAK	
March TBD	CLPHA	Spring Meeting	Washington, DC
March TBD	TXNAHRO	Annual Conference	
March 18 or 25	**AHA**	**Annual Meeting**	
TBD	SWAHMA		
April 4-6	NAHRO	Washington Conference	Washington, DC
April 15	**AHA**	**Regular Meeting**	
May TBD	CLPHA	Housing Summit	Washington, DC
May 20	**AHA**	**Regular Meeting**	
June 17	**AHA**	**Optional Meeting**	
June 20-23	SWNAHRO	Annual Conference	Kansas City, MO
June 22-25	NCSHA	Housing Credit Connect	Dallas, TX
June 23-25	NLHA	Annual Meeting	TBD
June 27-30	SHRM	Flagship Conference	Denver, CO
July 15	**AHA**	**Regular Meeting**	
July 15-16	NAHRO	Summer Symposium	Minneapolis, MN
TBD	CLPHA	Summer Meeting	
July 19-21	TAAHP	Texas Housing Conference	Austin, TX
August 19	**AHA**	**Regular Meeting**	
TBD	SWAHMA	Fall Conference	
September 16	**AHA**	**Regular Meeting**	
September 18-21	NCSHA	Annual Conference	Austin, TX
October 13-15	NAHMA	Fall Meeting	Kansas City, KS
October 21	**AHA**	**Optional Meeting**	
October 28-30	NAHRO	National Conference	Las Vegas
TBD	CLPHA	Fall Meeting	
November 18	**AHA**	**Regular Meeting**	
December 16	**AHA**	**Regular Meeting**	

AUSTIN HOUSING AUTHORITY

BOARD ACTION REQUEST

Assisted Housing
ITEM 3.

MEETING DATE: November 18, 2026

STAFF CONTACT: Laura Bodai

ITEM TITLE: Presentation, Discussion and Possible Action Regarding Resolution No. 02972: Approval of Revisions to the Housing Choice Voucher Administrative Plan

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02972, adopting revisions to the Housing Choice Voucher Administrative Plan.

SUMMARY

Background:
The Housing Choice Voucher (HCV) Administrative Plan is required by the U.S. Department of Housing and Urban Development (HUD) and establishes the policies used to administer AHA's rental assistance programs. The Administrative Plan serves as a supporting document to AHA's Agency Plan and must be approved by the Board of Commissioners and made available for public review in accordance with federal requirements.

On July 29, 2016, the Housing Opportunity Through Modernization Act of 2016 (HOTMA) was signed into law. HOTMA made numerous amendments to the United States Housing Act of 1937, including significant changes affecting income calculations, family assets, deductions, and income reviews.

HUD subsequently issued regulations and guidance implementing HOTMA that require housing authorities to update local policies and administrative procedures. AHA Assisted Housing staff is proposing Administrative Plan revisions to comply with HOTMA, subsequent HUD regulations, and other federal guidance issued since the last major update. The vast majority of the revisions are federally required and do not represent discretionary policy changes by AHA.

The most significant participant-facing changes include:

1. **Income Calculations and Annual Recertifications**
    - Revised requirements for calculating and reviewing household income and assets.
    - Additional opportunities to streamline annual reviews and reduce documentation requirements for participants and staff.
2. **Deductions Used in Rent Calculations**
    - Revised dependent, elderly/disabled, health and medical, disability-assistance, and childcare-related deductions.
    - These changes may affect rent calculations for some households.
3. **Hardship Protections**
    - New protections for qualifying families negatively affected by changes to health and medical, disability-assistance, and childcare-related deductions.

PROCESS

The proposed Administrative Plan revisions were made available for public comment from September 18, 2026 through November 2, 2026.

One question was received regarding proposed criminal-screening language. Upon AHA's review, staff determined that the proposed language was an unintended change to AHA's existing criminal-screening policy. The unintended language will be removed from the final Administrative Plan, and the existing policy will remain unchanged. No other public comments were received.

Following the public-comment period, staff completed a final review of the proposed revisions and incorporated appropriate corrections and updates prior to bringing the Administrative Plan to the Board for final approval.

Following Board approval, staff will incorporate this correction, accept the approved revisions, update formatting and references as necessary, and issue the final Administrative Plan.

STAFF RECOMMENDATION

Approve Resolution No. 02972 adopting the revised Housing Choice Voucher Administrative Plan.

ATTACHMENTS:

HOTMA_101_Board_One_Sheet, AH Admin Plan Overview

RESOLUTION NO. 02972

APPROVAL OF THE ADOPTION OF THE REVISED HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN

WHEREAS, the Austin Housing Authority is responsible for administering the Housing Choice Voucher Program; and

WHEREAS, the U.S. Department of Housing and Urban Development requires the Austin Housing Authority to maintain a Housing Choice Voucher Administrative Plan establishing policies for administration of the program in accordance with federal requirements; and

WHEREAS, federal regulatory and policy changes, including requirements associated with the Housing Opportunity Through Modernization Act of 2016, require revisions to the Housing Choice Voucher Administrative Plan; and

WHEREAS, the Austin Housing Authority made the proposed revisions available for public comment from September 18, 2026 through November 2, 2026 and considered the public comment received prior to finalizing the proposed Administrative Plan; and

WHEREAS, the Austin Housing Authority seeks to formally adopt the revised Housing Choice Voucher Administrative Plan;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Austin Housing Authority approves and adopts the revisions to the Housing Choice Voucher Administrative Plan as presented and modified through the public-comment and final review process.

PASSED, APPROVED AND ADOPTED this 18th day of November 2026.

_____
Michael G. Gerber, Secretary

_____
Carl S. Richie, Jr., Chairperson

HOTMA 101

Housing Opportunity Through Modernization Act

WHAT IS HOTMA?

HOTMA is a 2016 federal law that changes how HUD-assisted housing programs determine income, assets, deductions, and certain rent adjustments. It applies to Public Housing, the Housing Choice Voucher Program, Project-Based Rental Assistance (PBRA) and other HUD-assisted programs.

WHY CONGRESS ENACTED IT

- Modernize rules that had become complex
- Improve consistency across HUD programs
- Reduce unnecessary administrative work where possible
- Strengthen accuracy and program integrity

KEY AREAS OF CHANGE

INCOME	ASSETS	RECERTIFICATIONS
Updates definitions and methods used to calculate household income.	Adds and revises rules for reviewing assets and related income.	Changes certain annual and interim review requirements.

WHAT HOTMA IS INTENDED TO IMPROVE

FOR HOUSING PARTICIPANTS	FOR HOUSING PROVIDERS
More consistent income and asset determinations	More standardized eligibility and rent calculations
Fewer adjustments for some minor income changes	Opportunities to streamline selected reviews
Clearer rules and potentially less documentation in some circumstances	Updated tools for balancing service, accuracy, and compliance

BOARD TAKEAWAY

HOTMA is a significant modernization of federal housing rules, but implementation is complex and still evolving. The near-term focus is careful preparation and compliance. Any simplification or service improvements will depend on final HUD direction, software system readiness, policy changes (such as the HCV Administrative Plan), and effective implementation.

HCV Administrative Plan 2027 — Overview of Changes

Overview: The proposed 2027 plan updates AHA policies to reflect and comply with the Housing Opportunity Through Modernization Act of 2016 (HOTMA),(Notice PIH 2023-27), revised verification and income rules, and inspection standards.

The most substantial revisions concern Chapters 6 (income and rent), 7 (verification), 8 (inspections), and 11 (reexaminations).

Key policy and operational changes
Updates policies for income, assets, deductions, verification, and reexaminations. HUD generally requires HOTMA compliance beginning **January 1, 2027**

- **Annual Income reviews:**
    - **Income calculation** uses actual income from the previous 12 months rather than projected income for the coming year.
    - Assets threshold has increased, significantly simplifying verification process
    - Deductions have increased and are now adjusted annually for inflation which further increases rent affordability
- **Hardship rules for Medical and childcare expenses: Medical** and childcare hardship extend benefits
- **Interim Reexaminations:**
    - Reduce the changes the agency needs to process, clients keep increasing income longer, postpones increase until their annual review

Public Comment:
One (1) question was received regarding proposed criminal-screening language. Upon AHA review, it was determined that the proposed revised language was an unintended change to AHA's existing criminal-screening policy. The unintended language will be removed from the final Administrative Plan, and the existing policy will remain unchanged. No other public comments or questions were received.

AUSTIN HOUSING AUTHORITY

BOARD ACTION REQUEST

Quality Control
ITEM 4.

MEETING DATE: November 18, 2026

STAFF CONTACT: Kelly Crawford

ITEM TITLE: Presentation, Discussion, and Possible Action Regarding Resolution No. 02973: Approval to Submit the 2027 Public Housing Authority (PHA) Annual Plan to the U.S. Department of Housing and Urban Development

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve, adopt and submit the 2027 PHA Annual Plan to the U.S. Department of Housing and Urban Development.

This is a presentation and discussion of the Draft 2027 Public Housing Authority (PHA) Annual Plan that went out for public comment for 45 days beginning Friday, September 18, 2026, and ended Monday, November 2, 2026.

SUMMARY

Background:

The Annual PHA Plan provides a ready source for interested parties to locate basic housing authority policies, rules, and requirements concerning its operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the housing authority's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families. High Performer housing authorities such as AHA utilize Form HUD-50075-HP to submit annual changes to its PHA Plans.

The draft 2027 PHA Plan incorporates proposed changes from the Housing Choice Voucher (HCV) Administrative Plan. These changes include operational updates required by the Housing Opportunity Through Modernization Act of 2016 (HOTMA), which revised federal

requirements for income, assets, deductions, verification, and reexaminations in HUD-assisted housing. HUD requires full compliance with HOTMA for all certifications effective January 1, 2027.

Process:

A 45-day public comment period commencing on September 18, 2026, and concluding on November 2, 2026, was held to solicit comments regarding the 2027 Public Housing Authority Annual Plan. Notices regarding the announcement of the public comment period for these plans were sent to various community organizations, posted at the City and County Clerk Offices, posted on the AHA website, and advertised in the Austin American Statesman and El Mundo. A letter of notification of the draft 2027 PHA Annual Plan, with the link to the document, was sent to the Austin Tenants' Council, the City of Austin Neighborhood Housing and Community Development department, ADAPT of Texas, ECHO, and Texas Rio Grande Legal Aid, along with other interested stakeholders. Additionally, a public hearing was held on September 30, 2026, and presented to the FSS Advisory Committee for their input and consideration on October 7, 2026.

One question was received regarding proposed criminal-screening language in the HCV Administrative Plan draft. Upon review, AHA determined that the proposed language created an unintended change to AHA's existing criminal-screening policy. The unintended language was removed from the final Administrative Plan, and the existing policy will remain unchanged. No other public comments were received regarding changes to the Administrative Plan or the 2027 PHA Annual Plan.

Staff Recommendation:
Staff is asking the Board of Commissioners to approve, adopt and submit the 2027 PHA Annual Plan to the U.S. Department of Housing and Urban Development.

ATTACHMENTS:
Draft PHA Annual Plan FY 2027 for Final Board Presentation

RESOLUTION NO. 02973

Approval to Submit the 2027 Public Housing Authority (PHA) Annual Plan to the U.S. Department of Housing and Urban Development

WHEREAS, to be in compliance with the Quality Housing Work Responsibility Act of 1998, the Austin Housing Authority (AHA) completed the 2027 Public Housing Authority (PHA) Annual Plan;

WHEREAS, to meet the requirements for public notification, AHA advertised the announcement of the draft plan through local media, sent notices regarding the draft plan to various community service partners and providers, and conducted a public hearing;

WHEREAS, to meet the requirements for the public comment period, AHA made available copies of the draft plan at its Administration Building and on the agency's website for a forty-five-day public comment period and considered the public comment received prior to finalizing the Plan;

WHEREAS, AHA has completed the requirements to submit the 2027 Agency PHA Plan effective November 18, 2026.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Austin Housing Authority Board of Commissioners approves and adopts the agency's 2027 PHA Annual Plan.

PASSED, APPROVED AND ADOPTED this 18th day of November 2026.

_____	_____
Michael G. Gerber, Secretary	Carl S. Richie, Jr., Chairperson

2027 PUBLIC HOUSING AUTHORITY ANNUAL PLAN



A 45-Day Public Comment Period for the 2027 PHA Annual Plan commenced on Friday, September 18, 2026 and concluded on Monday, November 2, 2026. A Public Hearing was held September 30, 2026 at noon to receive public input for the draft 2027 Annual Plan. The final was presented to the AHA Board of Commissioners for approval at the November 18, 2026 Board of Commissioners meeting.

Streamlined Annual PHA Plan *(HCV Only PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.

A.1

PHA Name: Austin Housing Authority **PHA Code**: TX001
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/01/2027
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Housing Choice Vouchers (HCVs) 5762
PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

Availability of Information: A 45-day Public Comment Period for the 2027 PHA Annual Plan commenced on Friday, September 18, 2026 and concluded Monday, November 2, 2026 at 5 PM. A public hearing was held on Wednesday, September 30, 2026 at noon to receive public input for the draft 2026 PHA Annual Plan as well as the HCV Administrative Plan. The final draft was presented to the AHA Board of Commissioners for approval at the November 18, 2026 Board of Commissioners meeting.

Copies of the 2027 PHA Annual Plan and Housing Choice Voucher Administrative Plan are available on Austin Housing Authority's website, www.austinha.org. All supporting documentation is available at the AHA Central Office or via the AHA website.

☐ **PHA Consortia**: (Check box if submitting a joint Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
Lead HA:				

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements.

a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y	N	
☐	☑	Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐	☑	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐	☑	Financial Resources.
☐	☑	Rent Determination.
☐	☑	Operation and Management.
☐	☑	Informal Review and Hearing Procedures.
☐	☑	Homeownership Programs.
☐	☑	Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
☐	☑	Substantial Deviation.
☐	☑	Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y	N	
☐	☑	Project-Based Vouchers

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 **Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

1. Expand affordable housing opportunities and preserve existing assets to ensure long-term sustainability.

AHA continues to revitalize our assets, seek additional rental assistance vouchers, and advance innovative affordable housing solutions. AHA recently completed the renovation of Pathways at Rosewood Courts, which provides for new construction and preservation of units as well as a heritage center, a community green space, and 12 townhouse-style homes that will be sold to low-income, first-time home buyers. The Pathways at Santa Rita redevelopment project is in progress. It will more than double the units, from 97 original units to 200, and provide high-quality pre-K, modern amenities, and preservation of historic units. Through our subsidiary, Austin Affordable Housing Corporation (AAHC), additional properties that are either developed and/or acquired accept voucher holders, providing greater choice within our service area. In the past year, AAHC has added over 3,000 additional units to their affordable housing portfolio, exceeding 28,000 units.

2. Optimize the reach and impact of opportunities for residents and clients to improve their quality of life, achieve self-sufficiency, and reach their full potential.

AHA promotes individual responsibility and high expectations and fosters results-based community partnerships and programs focused on our 5 pillars of health and wellness, homeownership, digital inclusion, workforce development, and youth educational success. Scholarships are provided to eligible students to assist with the cost of higher education and to improve self-sufficiency. Among many resident-oriented programs, AHA launched the Project Based Rental Assistance Family Self Sufficiency program to build upon our Housing Choice Voucher Family Self Sufficiency program to connect families to resources on their journey to self-sufficiency.

3. Attract, support, develop and retain a talented and impactful workforce that prioritizes AHA's values.

AHA invests in our staff, ensures accountability and effective communication, and promotes an innovative, healthy and safe work environment with training and leadership development strategies. This is accomplished through a generous benefit package, wellness programs, tuition reimbursement programs, employee referral program to aid in recruitment, family scholarships, and a hybrid/telecommuting policy. We also periodically conduct salary studies to ensure we are competitive in the local employment market. AHA has implemented a learning management system to provide ongoing opportunities for staff training and education. AHA is also creating a leadership academy to support succession planning, strengthen employee knowledge and competencies, and identify and empower emerging agency leaders.

4. Support organizational efficiency that prioritizes agency resilience, sustainability, and the safety of residents and staff.

AHA undertakes initiatives to assess program and process changes necessary with focus on ongoing development of energy conservation efforts, a secure technology infrastructure, improving business continuity to be adaptable to the ever-changing situations that can interrupt operations, as well as evaluation and promotion of safety measures to further protect residents and staff. One recent project involved water conservation programs for several properties that will result in significant savings over the next two years. More work will be performed to review portfolio energy consumption data to explore opportunities for conservation and other methods for operating cost reduction and sustainability.

5. Foster exceptional customer service and enhance communications with stakeholders to nurture strong partnerships and increase community awareness.

AHA pursues opportunities to implement best practices that enhance communications with customers and stakeholders and promotes awareness of our services within the community. We recently redesigned AHA's website to streamline information, reflect new branding and improve the user experience for residents, staff, and stakeholders.

B.4	**Capital Improvements.** – Not Applicable
B.5	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit? Y N N/A ☐ ☑ ☐ (b) If yes, please describe:
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☑ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☑ (b) If yes, include Challenged Elements. No elements were challenged, however one comment from the public was received regarding proposed criminal-screening language in the HCV Administrative Plan. Upon review, staff determined that the language did not reflect an intended change to AHA's existing criminal-screening policy. The language was removed from the final Administrative Plan, and the existing policy will remain unchanged. No other public comments were received.

Instructions for Preparation of Form HUD-50075-HCVAnnual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type**, and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section (24 CFR 903.11(c)(3)).

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV (24 CFR 903.7(b)).

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies (24 CFR 903.7(d)).

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA (24 CFR 903.7(e)).

☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants (24 CFR 903.7(f)).

☐ **Homeownership Programs**. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR 903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements (24 CFR 903.7(l)(iii)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification**. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)).

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the applicable Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r).)

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.11(c)(3), 24 CFR 903.7(s)(1)).

B.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs.

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan (24 CFR 903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 **Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 *et seq*., 24 CFR 903.7(o)(1), and 24 CFR 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

AUSTIN HOUSING AUTHORITY

BOARD ACTION REQUEST

RAD
ITEM 5.

MEETING DATE: November 18, 2026

STAFF CONTACT: Ann Gass

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02974: Approval of Selection of Developer Partners

BUDGETED ITEM: **N/A**

TOTAL COST: **N/A**

ACTION

Presentation, Discussion, and Possible Action regarding Resolution No. 02974, Approval of Qualification of Developer Partners

SUMMARY

Background:

AHA solicited qualifications and proposals from housing development teams who could document that they possessed the necessary qualifications and expertise to comprehensively plan for and potentially redevelop one or more of the properties in AHA's Pathways portfolio. AHA sought development teams comprised of members with the expertise to evaluate appropriate unit mix options, present financing options, assess project feasibility, adhere to and fully utilize RAD PRBA regulations, work effectively and collaboratively with our residents, partners and the broader community, and implement the proposed redevelopment. Sixteen proposals were received and evaluated by AHA staff. Through the scoring of the narrative submissions, the evaluation team selected four development teams who were then given the opportunity to interview with AHA executive staff and respond to a series of program related question.

Process:

The request for qualifications was advertised in the Austin American Statesman on 4/27/2026 and 5/4/2026. It was also posted on our website and advertised in the Housing Agency Marketplace.

Through that process:

- 2129 developers were notified
- 88 Viewed the solicitation
- 16 responses were received
- 9 addendums were issued

Staff Recommendation:
Through the compilation of narrative submission and initial interview scores, the evaluation team recommends qualifying the following four respondents:

Franklin Development Properties, Ltd. - Franklin has developed, constructed, and managed over 7,000 units, all in Texas. For over 25 years, Franklin has arranged and executed complex, efficient, and project specific mixed financing solutions, including public housing, RAD, historic tax credits, Project based vouchers, LIHTC, HOME and CDBG funding, Market Rate and essential housing bonds. With nearly $1 billion in development costs, Franklin successfully executed and completed every development.

Pennrose LLC - Pennrose has more than 50 years of experience delivering affordable and mixed-income housing nationwide. They have developed over 27,000 units across more than 350 communities valued at over $5 billion and have extensive experience executing complex, mixed-finance transactions involving LIHTC, tax-exempt bonds, and layered public funding sources. Their team has successfully partnered with housing authorities across the country on RAD conversions, Choice Neighborhoods initiatives, and portfolio repositioning, giving us a deep understanding of HUD requirements and public/private partnership models.

DMA Development Company, LLC - DMA has more than forty years of experience in affordable housing utilizing a wide array of financing tools. In addition to providing development consulting on more than 12,000 nonprofit-owned affordable units nationally, DMA has developed 39 affordable properties under the Housing Tax Credit Program and currently owns and manages a portfolio of more than 3,000 units with a value of more than $300 million. In the Austin MSA, DMA has executed 10 tax credit developments for a total of 1,663 units over the past 15 years.

L+M Development Partners/Structure Development - L+M has completed more than $24 billion in transactions and developed or preserved over 63,000 units, including extensive RAD/PBRA conversions. In addition, through their affiliated fund management and acquisition-rehab business, L+M owns over 3,700 units in Texas, with nearly 1,300 in Austin specifically. L+M is partnering with Structure Development, a Texas-based LIHTC development partner with extensive TDHCA application and execution experience that satisfies the Qualified Allocation Plan threshold and brings deep familiarity with the Austin market.

ATTACHMENTS:

Scoring Compilation

RESOLUTION NO. 02974

APPROVAL OF THE QUALIFICATION OF DEVELOPER PARTNERS

WHEREAS, Austin Housing Authority (AHA) issued a Request for Qualifications seeking the services of developer partners for its Pathways portfolio on April 27, 2026; and

WHEREAS, AHA received sixteen proposal submissions, and all narrative proposals were reviewed and scored; and

WHEREAS, on October 7, 2026, oral interviews were conducted with the four development teams scoring the highest on the narrative response to the RFQ; and

WHEREAS, Franklin Development Properties, Ltd, Pennrose, LLC, DMA Development, LLC and L+M/Structure were identified as the development teams with resources to best support AHA in potential future redevelopments of its Pathways portfolio;

NOW, THEREFORE BE IT RESOLVED that the Austin Housing Authority Board of Commissioners authorizes staff to qualify these four firms for potential future development projects.

PASSED, APPROVED AND ADOPTED this 18th day of November, 2026.

Michael G. Gerber, Secretary	Carl S. Richie, Jr., Chairperson

Reviewer	1				2				3				4				5				6				7				Tabulation				
	Tech	Fin	Total	Rank	Tech	Fin	Total	Rank	Tech	Fin	Total	Rank	Tech	Fin	Total	Rank	Tech	Fin	Total	Rank	Tech	Fin	Total	Rank	Tech	Fin	Total	Rank	TOTAL	TOTAL RANK	AVG	AVG RANK	Interview?
DMA	56	19	75	3	51	20	71	2	56	18	74	3	44	20	64	8	56	15	71	6	55	19	74	2	60	20	80	1	512	1	73	1	Y
L&M Structure	58	20	78	1	34	20	54	13	58	18	76	1	56	20	76	3	57	18	75	1	59	20	79	1	46	20	66	2	505	2	72	2	Y
Austin Pennrose	54	19	73	6	60	20	80	1	50	13	63	14	58	20	78	2	53	16	69	8	42	18	60	10	46	10	56	9	493	3	68	4	Y
Franklin Development	53	19	72	7	40	20	60	9	53	15	68	9	60	20	80	1	54	16	70	7	47	20	67	4	43	20	63	3	489	4	69	3	Y
Brinshore Development	57	19	76	2	42	20	62	8	55	13	68	9	54	20	74	5	55	18	73	2	40	20	60	10	44	10	54	10	476	5	67	6	
Carleton	54	18	72	7	46	20	66	3	57	16	73	4	40	20	60	11	56	17	73	2	48	16	64	6	42	20	62	5	474	6	67	5	
ITEX	55	19	74	5	43	20	63	5	53	16	69	7	42	20	62	9	55	17	72	4	43	20	63	7	40	20	60	6	470	7	66	8	
NHPF	52	18	70	10	43	20	63	5	58	18	76	1	40	20	60	11	54	18	72	4	48	15	63	7	43	20	63	3	468	8	67	6	
Lincoln Avenue Communities	54	18	72	7	37	20	57	11	47	17	64	13	50	20	70	6	54	15	69	8	51	20	71	3	39	10	49	12	465	9	65	10	
Elmington Affordable	48	16	64	15	43	20	63	5	55	13	68	9	55	20	75	4	52	12	64	11	46	16	62	9	50	10	60	6	465	9	65	9	
Good Housing Project	52	18	70	10	34	20	54	13	52	13	65	12	50	20	70	6	48	15	63	12	43	16	59	12	35	10	45	13	438	11	61	12	
Elizabeth Property Group	51	17	68	12	45	20	65	4	54	16	70	6	30	20	50	14	48	15	63	12	33	18	51	13	50	10	60	6	433	12	61	11	
Versa Development	50	17	67	13	39	20	59	10	45	14	59	16	24	20	44	16	30	5	35	15	35	16	51	13	30	20	50	11	381	13	52	14	
LDG	47	17	64	15	26	20	46	15	57	16	73	4	52	10	62	9	20	5	25	16	50	17	67	4	36	0	36	14	377	14	53	13	
SOHO	49	17	66	14	37	20	57	11	54	15	69	7	30	20	50	14	38	12	50	14	0	18	18	16	0	20	20	15	337	15	47	15	
MDG	56	19	75	3	0	20	20	16	43	18	61	15	32	20	52	13	50	15	65	10	0	20	20	15	0	20	20	15	328	16	45	16	

AUSTIN HOUSING AUTHORITY

BOARD ACTION REQUEST

AAHC
ITEM 6.

MEETING DATE: November 18, 2026

STAFF CONTACT: Ron Kowal

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02975: by the Board of Commissioners of the Housing Authority of the City of Austin d/b/a Austin Housing Authority (the "Authority") authorizing the Authority to take the following actions with regard to The Everett (the "Development") in Austin, Texas: (i) facilitate the permanent financing of the Development, and (ii) 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. 02975 authorizing the Authority to take the following actions with regard to The Everett (the "Development") in Austin, Texas: (i) facilitate the permanent financing of the Development, and (ii) such other actions necessary or convenient to carry out this resolution.

SUMMARY

Background:
In November of 2025, the Austin Affordable Housing Corporation (AAHC) partnered with CWS Apartment Homes on the Bridge at the Everett. The property is located at 11205 N FM 620, Austin, TX 78726.

The Bridge at the Everett is a 376-unit apartment community with 229 one-bedroom units, 132 two-bedroom units, and 15 three-bedroom units.

The property was a newly constructed development when AAHC entered the partnership in 2025 and sits on approximately 34.5 acres. The community offers a variety of Class apartment

amenities, including a two swimming pools, outdoor grilling stations, a 2,500 sf fitness center complete with a spin studio, indoor pet grooming stations, a community clubhouse complete with a kitchen area, lounge and business center with a private conference room and three individual private work pods.

Process:
The current loan is a construction loan, and the property is now ready to convert to a permanent loan. AAHC is asking for board approval to refinance the property in the form of a loan with Fannie Mae loan not to exceed $62,000,000.00. This loan will be for a term of up to 10 years at an interest rate of approximately 5.50% with an amortization of 35 years.

CWS Apartment Homes currently manage the property. The property is currently 90% occupied.

Staff Recommendation:
Staff recommends approval of Resolution No. 02975.

ATTACHMENTS:
None

RESOLUTION NO. 02975

A Resolution by the Board of Commissioners of the Housing Authority of the City of Austin d/b/a Austin Housing Authority (the "Authority") authorizing the Authority to take the following actions with regard to The Everett (the "Development") in Austin, Texas: (i) facilitate the permanent financing of the Development, and (ii) such other actions necessary or convenient to carry out this resolution.

WHEREAS, Austin Affordable Housing Corporation, a Texas nonprofit corporation ("**AAHC**"), is participating in the ownership of the Development;

WHEREAS, in connection with the Development, the Authority owns the site for the Development (the "**Land**"), and leases the Land to CWS Everett Owner, L.P. (the "**Partnership**") under a long-term ground lease (the "**Ground Lease**");

WHEREAS, the Partnership is anticipating refinancing the existing financing of the Development;

WHEREAS, the Partnership now desires to obtain a loan from CBRE Multifamily Capital, Inc., a Delaware corporation, and/or an affiliate thereof (the "**Lender**"), as servicer for Fannie Mae, a corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. §1716 et seq., and existing under the laws of the United States ("**Fannie Mae**"), whereby the Partnership will borrow a sum not to exceed $62,000,000 (the "**Loan**") in order to refinance the Development;

NOW, THEREFORE, in connection with the refinancing of the Development, the Board of Commissioners of the Authority hereby adopt the following resolutions:

BE IT RESOLVED, that any officer of the Authority (the "**Executing Officer**"), acting alone, is hereby authorized to review, approve, execute and deliver all such documents, instruments, or other writings necessary to effectuate the Partnership's refinancing and development of the Development, including, without limitation, a deed of trust and joinder encumbering the Authority's fee interest in the Land, recognition agreements, subordinations, assignments, estoppel certificates, amendments, and other documentation, instruments, certificates, affidavits, agreements and other writings (collectively the "**Transaction Documents**") as Lender and/or Fannie Mae may require, all on such terms and containing such provisions as the Executing Officer (or their designee) shall deem to be necessary or desirable in the consummation of the transactions herein contemplated, and the approval of the terms of each such instrument shall be conclusively evidenced by their (or their designee's) execution and delivery thereof; and it is further

RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer of the Authority, in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and it is further

RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer or any designee of the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

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

[End of Resolution]

PASSED, APPROVED and ADOPTED this 18th day of November, 2026.

Michael G. Gerber, Secretary	Carl S. Richie, Jr., Chairperson