MINUTES OF THE BOARD OF DIRECTORS MEETING
CAPITAL AREA HOUSING FINANCE CORPORATION

DECEMBER 10, 2025 AT 2:30 PM
4101 PARKSTONE HEIGHTS DRIVE, SUITE 280 AUSTIN, TX 78746

The Capital Area Housing Finance Corporation (*"CAHFC"*) Board of Directors (*"Board"*) convened at 4101 Parkstone Heights Drive, Suite 280 Austin, TX 78746 for a regular meeting on December 10, 2025 at 2:30 PM. These minutes were prepared in accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended.

I. Call to Order: Meeting called to order by President Haden at 2:32 PM.

II. Roll Call: Quorum established with nine members present. Judge Hoppy Haden (President), Jim Wither (Secretary), Commissioner Joe Don Dockery, Commissioner Russ Boles, Commissioner Dr. Michelle Cohen, Maurice Pitts, Jr., Ed Janecka, James Sultemeier, and Ryan Thomason were present, as well as guests Megan Rahmes, Margaret Butler, and Ryan Bowen. Judge Ron Cunningham was absent.

III. Approval of Minutes

A. Review and approval of minutes from the November 12, 2025, meeting of the Board.

Motion to approve the minutes by Mr. Ed Janecka, seconded by Mr. Ryan Thomason. Vote: 9 Ayes, 0 Nays – Motion carried.

IV. Action Items

A. Discussion and possible action regarding the financial report.

The Board discussed the financial report. No action was taken.

B. Discussion and possible action in connection with the remarketing of the CAHFC Multifamily Housing Revenue Bonds (Redwood Apartments), Series 2020 and CAHFC Multifamily Housing Revenue Bonds (Redwood Apartments), Series 2024.

Mr. Ryan Bowen informed the Board that these are cash-collateralized bonds and that these apartments will lease up in the 1st quarter of 2026.

Motion to approve the remarketing of the bonds Mr. Maurice Pitts; seconded by Commissioner Russ Boles. Vote: 9 Ayes, 0 Nays – Motion carried.

V. Discussion Items

A. Discussion of CAHFC's multifamily project summary.

Ms. Andrea Shields informed the Board that the Northside Village project has a target closing date of April 2026.

VI. Adjournment

Motion to adjourn by Mr. Maurice Pitts, Jr.; seconded by Mr. Ed Janecka. Vote: 9 Ayes, 0 Nays – Motion carried. Meeting adjourned at approximately 2:40 p.m.

Certification:

I HEREBY CERTIFY THAT THE ABOVE MINUTES ARE A TRUE AND CORRECT RECORD OF THE DECEMBER 10, 2025, MEETING OF THE CAPITAL AREA HOUSING FINANCE CORPORATION.

By: Andrea Shields
Name: Andrea Shields
Title: Executive Director