

CAPITAL AREA HOUSING FINANCE CORPORATION

NOTICE AND AGENDA

REGULAR MEETING

MARCH 11, 2026 AT 1:00 PM

4101 PARKSTONE HEIGHTS DRIVE, SUITE 280, AUSTIN, TX 78746

A regular meeting of the Board of Directors of the **Capital Area Housing Finance Corporation** (“CAHFC”) will be held at 1:00 PM, March 11, 2026, at 4101 Parkstone Heights Drive, Suite 280, Austin, TX 78746. The meeting will be conducted pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
 - A. Review and approval of minutes from the January 9, 2026 meeting of the Board of Directors.
- IV. Discussion Items
 - A. Discussion of CAHFC’s multifamily project summary.
 - B. Discussion of market condition, existing portfolio obligations, and operational impacts.
- V. Action Items
 - A. Discussion and possible action regarding the financial report.
 - B. Discussion and possible action regarding the approval of CAHFC’s budget for calendar year 2026.
Note: The adoption of the budget by CAHFC will have no impact on property tax bills, as CAHFC does not levy property taxes.
 - C. Discussion and possible action regarding a resolution appointing Chapman and Cutler LLP as issuer’s counsel.
 - D. Discussion and possible action regarding a resolution considering a First Amendment to Trust Indenture and a First Amendment to Loan Agreement with respect to CAHFC’s Multifamily Housing Revenue Bonds (Legacy Senior Residences at San Antonio Street), Series 2022A and Series 2022B.
 - E. Discussion and possible action regarding a resolution considering a First Amendment to Indenture

Trust with respect to CAHFC's Multifamily Housing Revenue Bonds (1800 Apartments), Series 2022A and Taxable Series 2022B.

- F. Discussion and possible action regarding a resolution considering a Second Amendment to Indenture of Trust with respect to CAHFC's Multifamily Housing Revenue Bonds (Legacy Senior Residences II), Series 2021.

VI. Closed Session

- A. Pursuant to Texas Government Code Section 551.074, Personnel Matters, to deliberate the compensation and related employment matters of the following positions: Executive Director, Deputy Director and Director of Operations.

VII. Reconvene in Open Session

- A. Consider and approve compensation and employment matters related to VI.

VIII. Adjournment

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Corporation under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. Deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of Capital Area Housing Finance Corporation in negotiations with a third person. [Tex. Govt. Code §551.072]
3. Deliberating 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 unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
4. Deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]

****Posted:** March 5, 2026**

****Location of Posting:**** www.Cahfc.org and 4101 Parkstone Heights Drive, Suite 280, Austin, Texas 78746.

CAHFC 2026 PROPOSED BUDGET

	2026 Budget
INCOME	
Interest Income	
Total Interest Income	245,000.00
Issuer Admin Fees .15%	
Total Issuers Fees	1,186,703.00
Other Income	
Total Other Income	230,000.00
Bond Issuance Closing Fees .75%	
Total Bond Issuance	
TOTAL INCOME	1,661,703.00
EXPENSES	
Board of Directors	
Total Board of Directors	216,500.00
Computers	
Total Computer	37,000.00
Office Equipment	
Total Equipment	3,500.00
Personnel & Benefits	
Total Personnel & Benefits	977,950.00
Insurance	
Total Insurance	23,000.00
Business Development	
Total Bus. Development	3,000.00
Professional Services	
Total Professional Services	109,000.00
Condo	
Total Condo	30,050.00
Telephone	
Total Telephone	7,000.00
Travel	
Total Travel	10,500.00
Office Administrative Expenses	
Total Office Administrative Expenses	69,700.00
TOTAL OPERATION EXPENSE	1,487,200.00
TDHCA DPA Program	
TDHCA DPA Program	700,000.00
Total DPA Expense	700,000.00
Discretionary Expense	
Community Outreach	250,000.00
Community Relations	5,000.00
Total Discretionary Expense	255,000.00
TOTAL EXPENSE	2,442,200.00
NET LOSS	(780,497.00)