

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

**JANUARY 9, 2026 AT 10:00 AM
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 January 9, 2026, at 10:00 AM. 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 10:01 AM.
- II. Roll Call: Quorum established with nine members present. Judge Hoppy Haden (President), Judge Ron Cunningham (Vice 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 Tim Nelson, Megan Rahmes, Shannon Andre`, Ted Smith, and Ryan Bowen.

- III. Presentation from Ted Smith, Cornell Smith Mierl Brutocao Burton, LLP.

Recess at 10:57 AM for 10 minutes.

Reconvene at 11:10 AM.

- IV. Approval of Minutes

- A. Review and approval of minutes from the December 10, 2025, meeting of the Board.

A motion to approve the minutes from the December 10, 2025 meeting was made and that motion was seconded. Vote: 10 Ayes, 0 Nays – Motion carried.

- V. Discussion Items

- A. Discussion and possible action regarding the financial report.

The Board discussed the financial report. Motion to approve the financial report by Mr. Ryan Thomason; seconded by Mr. Jim Wither. Vote: 10 Ayes, 0 Nays – Motion carried.

B. 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.

C. Discussion of CAHFC 2025's expenses.

Ms. Shannon Andre` gave a presentation of current and future expenses.

D. Discussion of CAHFC transition plan.

Ms. Andrea Shields reminded the Board that 2026 is the final year of the transition plan.

VI. Closed Session

The Board went into Closed Session at 11:52 AM.

- 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, Director of Operations, and General Counsel (including posthumous compensation and benefits for the recently deceased General Counsel).

VII. Reconvene in Open Session

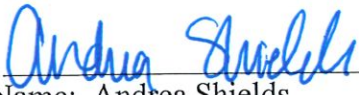
The Board reconvened in Open Session at 12:00. Motion to approve mini COBRA (health insurance) for Mrs. Trofa for nine months Motion to approve by Mr. James Sultemeier; seconded by Mr. Ryan Thomason. Vote: 10 Ayes, 0 Nays – Motion carried.

VIII. Adjournment

Motion to adjourn by Mr. Maurice Pitts, Jr.; seconded by Mr. Ed Janecka. Vote: 10 Ayes, 0 Nays – Motion carried. Meeting adjourned at approximately 12:03 PM

****Certification:****

I HEREBY CERTIFY THAT THE ABOVE MINUTES ARE A TRUE AND CORRECT RECORD OF THE JANUARY 9, 2026, MEETING OF THE CAPITAL AREA HOUSING FINANCE CORPORATION.

By: 
Name: Andrea Shields
Title: Executive Director