CAPITAL AREA HOUSING FINANCE CORPORATION

NOTICE AND AGENDA

REGULAR MEETING
APRIL 8, 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, April 8, 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 March 11, 2026 meeting of the Board of Directors.

IV. Action Items

A. Discussion and possible action on Down Payment Assistance Program.

B. Discussion and possible action on staffing.

C. 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.*

D. Discussion and possible action regarding a resolution considering a First Amendment to Regulatory Agreement and Declaration of Restrictive Covenants with respect to CAHFC's Multifamily Housing Revenue Bonds (The Preserve at Mustang Creek), Series 2023.

V. Adjournment

Posted: **April 2, 2026**

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

CAHFC 2026 BUDGET

INCOME	PROPOSED 2026 Budget	ADOPTED 2026 Budget
Interest Income		
Texpool CAHFC	40,000.00	40,000.00
Texpool CAMH	60,000.00	60,000.00
CD's	20,000.00	20,000.00
Treasury Investment	125,000.00	125,000.00
Total Interest Income	245,000.00	245,000.00
Issuer Admin Fees .15%		
1999 Stonebrook MF	-	-
2001 Lakeline MF	27,300.00	27,300.00
2009 Encino Pointe	15,700.00	15,700.00
2013 Sienna Pointe	22,500.00	22,500.00
2015 Waters at Sunrise	38,250.00	38,250.00
2015 Martha's Vineyard	46,500.00	46,500.00
2015 Madison at Dell Ranch	36,150.00	36,150.00
2016 Fairway Landings	38,625.00	38,625.00
2016 Oaks at Georgetown	26,763.00	26,763.00
2016 Tuckaway Apartments	45,750.00	45,750.00
2018 Hills at Leander *3.5 yrs ONLY	-	-
2018 Shadow Ridge	66,231.00	66,231.00
2022 Trails at Camino Real	54,900.00	54,900.00
2019 Residences of Stillwater *3 yrs. pd. @ Closing	39,600.00	39,600.00
2019 Kyle Dacy *3 yrs. pd. @ Closing	67,328.00	67,328.00
2020 Auro Crossing *3 yrs pd. @ Closing	67,500.00	67,500.00
2020 Riverstone *3 yrs pd. @ Closing	65,253.00	65,253.00
2020 Legacy Seniors *3 yrs pd. @ Closing	30,450.00	30,450.00
2020 Redwood *3 yrs pd. @ Closing	63,615.00	63,615.00
2021 Grand Avenue Flats *3 yrs pd. @ Closing	63,450.00	63,450.00
2021 Legacy II *3 yrs pd @ Closing	45,000.00	45,000.00
2021 Balcones Trails	75,000.00	75,000.00
2021 Lockhart Farms	-	-
2021 The Narrows	56,550.00	56,550.00
2022 1800 Apartments *3 yrs pd @ Closing	102,788.00	102,788.00
2022 Legacy Square (San Marcos)*3 yrs pd. @ Closing	45,000.00	45,000.00
2022 Legacy Sr. Res.(Lockhart) *3 yrs pd. @ Closing	46,500.00	46,500.00
2023 The Preserve at Mustang Creek * 3 yrs. Pd. @ Closing		
2025 Blanco Basin *3 yrs pd at Closing	-	-
2024 The Katy *3 yrs pd. @ Closing	-	-
2025 Northside Village *3 yrs pd. @ Close NO DEAL	-	-
2025 Maxwell *3 yrs pd. @ Closing	-	-
Total Issuers Fees	1,186,703.00	1,186,703.00
Other Income		
Multi Family Application Fees	3,000.00	3,000.00
5 Star Program	2,000.00	2,000.00
Cypress Creek @ Riverbend Cash Flow	-	-
Mariposa @ Riverbend Cash Flow	200,000.00	200,000.00
(Other) TDHCA	25,000.00	-
Total Other Income	230,000.00	205,000.00
Bond Issuance Closing Fees .75%		
Northside Village	-	-
Blanco Basin		
Maxwell		
Total Bond Issuance		
TOTAL INCOME	**1,661,703.00**	**1,636,703.00**
EXPENSES		
Board of Directors		
Directors' Fees	184500	126,000.00
Meetings Expense	3,000.00	3,000.00

CAHFC 2026 BUDGET

Policy & Planning Expense (Strategy Mtg.)	500.00	500.00
Membership Dues & Registration	3,500.00	3,500.00
Travel & Professional Develop.	25,000.00	25,000.00
Total Board of Directors	216,500.00	158,000.00
Computers		
Equipment	5,000.00	5,000.00
Software	5,000.00	5,000.00
Support	15,000.00	15,000.00
Web Design & Maintenance	12,000.00	12,000.00
Total Computer	37,000.00	37,000.00
Office Equipment		
Copier Rental	3,500.00	3,500.00
Total Equipment	3,500.00	3,500.00
Personnel & Benefits		
Salary	541,266.00	444,600.00
Bonus	141,692.00	141,692.00
Car Allowance	10,000.00	10,000.00
Disability Insurance	2,000.00	2,000.00
Medical Insurance	72,346.00	64,627.00
Total Payroll Taxes	52,246.00	44,852.00
Professional Development	1,200.00	1,200.00
HSA	13,200.00	8,800.00
Retirement	144,000.00	162,000.00
Total Employee Benefits	977,950.00	879,771.00
Insurance		
Directors & Officers	18,000.00	18,000.00
General Liability	3,000.00	3,000.00
Workmen's Compensation	2,000.00	2,000.00
Total Insurance	23,000.00	23,000.00
Business Development		
Total Bus. Development	3,000.00	3,000.00
Professional Services		
Accounting Services	60,000.00	60,000.00
Audit/Compilation	18,000.00	18,000.00
Consultants	6,000.00	6,000.00
Legal Fees	25,000.00	25,000.00
Total Professional Services	109,000.00	109,000.00
Condo		
Remodel	0.00	0.00
Condo Annual Dues	7,300.00	7,300.00
F F & E	10,000.00	10,000.00
Condo Assessment Fees	3,000.00	3,000.00
Maintenance/Capital Improvements	6,000.00	6,000.00
Utilities	3,750.00	3,750.00
Total Condo	30,050.00	30,050.00
Telephone		
Monthly Service	3,500.00	3,500.00
Cell Phone	3,500.00	3,500.00
Conference Calls		
Total Telephone	7,000.00	7,000.00
Travel		
Travel Staff	4,000.00	4,000.00
Registration/Conferences	6,500.00	6,500.00
Total Travel	10,500.00	10,500.00

CAHFC 2026 BUDGET

Office Administrative Expenses		
Advertising		
Bank Charges	13,000.00	13,000.00
Conference Sponsorship	16,000.00	16,000.00
Contingency	20,000.00	20,000.00
Dues/Memberships	12,000.00	12,000.00
Meeting Attendance Trofa	0.00	0.00
Mileage Reimbursement	1,000.00	1,000.00
Office Supplies	3,500.00	3,500.00
Postage/Delivery	2,500.00	2,500.00
Printing	1,000.00	1,000.00
PublicationsSubscriptions	700.00	700.00
Total Office Adminstrative Expenses	69,700.00	69,700.00
TOTAL OPERATION EXPENSE	**1,487,200.00**	**1,330,521.00**
TDHCA DPA Program		
TDHCA DPA Program	700,000.00	0.00
Total DPA Expense	700,000.00	0.00
Discretionary Expense		
Community Outreach	250,000.00	750,000.00
Community Outreach Housing ONLY	0.00	0.00
2025 S-F Program	0.00	0.00
Community Relations	5,000.00	5,000.00
Total Discretionary Expense	255,000.00	755,000.00
TOTAL EXPENSE	2,442,200.00	2,085,521.00
NET LOSS	**(780,497.00)**	**(448,818.00)**