

CAPITAL AREA HOUSING FINANCE CORPORATION

NOTICE AND AGENDA

REGULAR MEETING

JULY 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, July 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 June 10, 2026 meeting of the Board of Directors.

IV. Discussion Items

A. Discussion of CAHFC’s multifamily project summary.

V. Action Items

A. Discussion and possible action regarding the financial report.

B. Discussion and possible action in connection with revised Instructions and Application Form for Application for Financing Qualified Residential Rental Projects.

C. Discussion and possible action regarding the revision of CAHFC’s budget for calendar year 2026.
Note: The revision 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 consenting to a change in the general partner of LDG Riverstone, LP in connection CAHFC’s Multifamily Housing Revenue Bonds (Riverstone Apartments), Series 2020, and authorizing related actions.

VI. 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:** July 1, 2026**

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

CAHFC 2026 ADOPTED BUDGET (revisited 7.8.2026)

	2026 Budget
INCOME	
Interest Income	
Texpool CAHFC	40,000.00
Texpool CAMH	60,000.00
CD's	20,000.00
Treasury Investment	125,000.00
Total Interest Income	245,000.00
Issuer Admin Fees .15%	
1999 Stonebrook MF	-
2001 Lakeline MF	27,300.00
2009 Encino Pointe	15,700.00
2013 Sienna Pointe	22,500.00
2015 Waters at Sunrise	38,250.00
2015 Martha's Vineyard	46,500.00
2015 Madison at Dell Ranch	36,150.00
2016 Fairway Landings	38,625.00
2016 Oaks at Georgetown	26,763.00
2016 Tuckaway Apartments	45,750.00
2018 Hills at Leander *3.5 yrs ONLY	-
2018 Shadow Ridge	66,231.00
2022 Trails at Camino Real	54,900.00
2019 Residences of Stillwater *3 yrs. pd. @ Closing	39,600.00
2019 Kyle Dacy *3 yrs. pd. @ Closing	67,328.00
2020 Auro Crossing *3 yrs pd. @ Closing	67,500.00
2020 Riverstone *3 yrs pd. @ Closing	65,253.00
2020 Legacy Seniors *3 yrs pd. @ Closing	30,450.00
2020 Redwood *3 yrs pd. @ Closing	63,615.00
2021 Grand Avenue Flats *3 yrs pd. @ Closing	63,450.00
2021 Legacy II *3 yrs pd @ Closing	45,000.00
2021 Balcones Trails	75,000.00
2021 Lockhart Farms	-
2021 The Narrows	56,550.00
2022 1800 Apartments *3 yrs pd @ Closing	102,788.00
2022 Legacy Square (San Marcos)*3 yrs pd. @ Closing	45,000.00
2022 Legacy Sr. Res.(Lockhart) *3 yrs pd. @ Closing	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
Other Income	
Multi Family Application Fees	3,000.00
5 Star Program	2,000.00
Cypress Creek @ Riverbend Cash Flow	-
Mariposa @ Riverbend Cash Flow	200,000.00
(Other) TDHCA	25,000.00
Total Other Income	230,000.00
Bond Issuance Closing Fees .75%	
Northside Village	-
Blanco Basin	
Maxwell	
Total Bond Issuance	
TOTAL INCOME	1,661,703.00
EXPENSES	
Board of Directors	
Directors' Fees	115,500.00

CAHFC 2026 ADOPTED BUDGET (revisited 7.8.2026)

Meetings Expense	3,000.00
Policy & Planning Expense (Strategy Mtg.)	500.00
Membership Dues & Registration	3,500.00
Travel & Professional Develop.	25,000.00
Total Board of Directors	147,500.00
Computers	
Equipment	5,000.00
Software	5,000.00
Support	15,000.00
Web Design & Maintenance	12,000.00
Total Computer	37,000.00
Office Equipment	
Copier Rental	3,500.00
Total Equipment	3,500.00
Personnel & Benefits	
Salary	460,190.00
Bonus	141,692.00
Car Allowance	10,000.00
Disability Insurance	2,000.00
Medical Insurance	67,257.20
Total Payroll Taxes	46,045.00
Professional Development	1,200.00
HSA	9,533.00
Retirement	163,000.00
Total Employee Benefits	900,917.20
Insurance	
Directors & Officers	18,000.00
General Liability	3,000.00
Workmen's Compensation	2,000.00
Total Insurance	23,000.00
Business Development	
Total Bus. Development	3,000.00
Professional Services	
Accounting Services	60,000.00
Audit/Compilation	18,000.00
Consultants	6,000.00
Legal Fees	25,000.00
Total Professional Services	109,000.00
Condo	
Remodel	0.00
Condo Annual Dues	7,300.00
F F & E	10,000.00
Condo Assessment Fees	3,000.00
Maintenance/Capital Improvements	6,000.00
Utilities	3,750.00
Total Condo	30,050.00
Telephone	
Monthly Service	3,500.00
Cell Phone	3,850.00
Conference Calls	
Total Telephone	7,350.00
Travel	
Travel Staff	4,000.00

CAHFC 2026 ADOPTED BUDGET (revisited 7.8.2026)

Registration/Conferences	6,500.00
Total Travel	10,500.00
Office Administrative Expenses	
Advertising	
Bank Charges	13,000.00
Conference Sponsorship	16,000.00
Contingency	20,000.00
Dues/Memberships	12,000.00
Meeting Attendance Trofa	0.00
Mileage Reimbursement	1,000.00
Office Supplies	3,500.00
Postage/Delivery	2,500.00
Printing	1,000.00
PublicationsSubscriptions	700.00
Total Office Adminstrative Expenses	69,700.00
TOTAL OPERATION EXPENSE	1,341,517.20
TDHCA DPA Program	
TDHCA DPA Program	500,000.00
TDHCA DPA Invoice paid in 2026 for 2025 4th Q	202,500.00
Total DPA Expense	702,500.00
Discretionary Expense	
Community Outreach	750,000.00
Community Outreach Housing ONLY	0.00
2025 S-F Program	0.00
Community Relations	5,000.00
Total Discretionary Expense	755,000.00
TOTAL EXPENSE	2,799,017.20
NET LOSS	(1,137,314.20)