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T E X A S
State Affordable Housing Corporation

August Board Meeting

To be held at the offices of
Texas State Affordable Housing Corporation
2200 East Martin Luther King Jr. Blvd.
Austin, TX 78702

Thursday, August 16, 2018
10:30 a.m.

BOARD MEETING
TEXAS STATE AFFORDABLE HOUSING CORPORATION
To be held at the offices of
Texas State Affordable Housing Corporation
2200 East Martin Luther King Jr. Blvd
Austin, Texas 78702
August 16, 2018 at 10:30am

CALL TO ORDER, ROLL CALL
CERTIFICATION OF QUORUM

Bill Dietz
Chair

The Board of Directors of Texas State Affordable Housing Corporation will meet to consider and possibly act on the following:

PUBLIC COMMENT

AUDIT COMMITTEE REPORT

Jerry Romero
Committee Chair

PRESIDENT'S REPORT

David Long

Tab A: Homeownership Finance Report
Tab B: Development Finance Report
Tab C: Quarterly Compliance and Resident Services Reports
Tab D: Monthly Financial Reports

ACTION ITEMS IN OPEN MEETING:

- | | |
|-------|--|
| Tab 1 | Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on July 19, 2018. |
| Tab 2 | Presentation, Discussion and Possible Approval of the Fiscal Year 2019 Operating Budget. |
| Tab 3 | Presentation, Discussion and Possible Approval of the Request for Proposals for General Counsel of the Corporation. |
| Tab 4 | Presentation, Discussion and Possible Appointment of a Board Member to the Single Family and Multifamily Loan Committee. |
| Tab 5 | Staff Presentation and Overview of Multifamily Tax-Exempt Bond Program. |
| Tab 6 | Closed Executive Session: Discussion and Update Regarding the Purchase of Property to be Used as the Headquarters of the Corporation. (Real Estate Matters – Section 551.072 Texas Government Code) |

CLOSED MEETING:

Consultation with legal counsel on legal matters – Texas Government Code § 551.071
Deliberation regarding purchase, exchange, lease, or value of real property – Texas Government Code § 551.072
Deliberation regarding prospective gift or donation to the state or Texas State Affordable Housing Corporation – Texas Government Code § 551.073
Personnel Matters – Texas Government Code § 551.074
Implementation of security personnel or devices – Texas Government Code § 551.076
Other matters authorized under the Texas Government Code

ACTION ITEMS IN OPEN MEETING:

Action in Open Meeting on Items Discussed in Closed Executive Session

ADJOURN:

Individuals who require auxiliary aids or services for this meeting should contact Lacy Brown, ADA Responsible Employee, at 512-220-1174 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that the appropriate arrangements can be made.

Section 46.035 of the Texas Penal Code prohibits handgun licensees from carrying their handguns at government meetings such as this one. This prohibition applies to both concealed carry and open carry by handgun licensees. Handgun licensees are required by law to refrain from carrying their handguns at this meeting.

Texas State Affordable Housing Corporation reserves the right to recess this meeting (without adjourning) and convene at a later stated time, if and to the extent allowed by law. If Texas State Affordable Housing Corporation adjourns this meeting and reconvenes at a later time, the later meeting will be held in the same location as this meeting. Texas State Affordable Housing Corporation also reserves the right to proceed into a closed meeting during the meeting in accordance with the Open Meetings Act, Chapter 551 of the Texas Government Code. If permitted by the Open Meetings Act, Chapter 551 of the Texas Government Code, any item on this Agenda to be discussed in open meeting may also be discussed by the Board (and any other authorized persons) in closed meeting.

Tab A



**Homeownership Programs with Down Payment Assistance
January 1, 2018 to June 30, 2018**

Month	Closed	# of Loans	% Total
January-18	\$ 80,236,616	484	11.7%
February-18	\$ 87,423,997	521	12.7%
March-18	\$ 118,687,440	704	17.3%
April-18	\$ 121,060,552	721	17.6%
May-18	\$ 136,416,258	810	19.9%
June-18	\$ 142,482,882	827	20.8%
Totals	\$686,307,745	4067	100%
Lender	Closed	# of Loans	% Total
Everett Financial, dba Supreme Lending	\$62,435,711	363	9.1%
Fairway Independent Mortgage Corporation	\$50,450,203	320	7.4%
Guild Mortgage Corporation	\$46,108,744	287	6.7%
PrimeLending	\$44,614,509	294	6.5%
Cornerstone Home Lending, Inc.	\$34,740,459	195	5.1%
Nations Reliable Lending, LLC	\$22,763,786	130	3.3%
AmCap Mortgage Limited	\$22,093,093	146	3.2%
Academy Mortgage Corporation	\$21,009,299	119	3.1%
NTFN, Inc.	\$19,012,645	112	2.8%
DHI Mortgage Company, Ltd.	\$18,130,968	88	2.6%
Mortgage Financial Services, LLC	\$18,025,433	106	2.6%
Georgetown Mortgage, LLC	\$16,325,495	89	2.4%
Highlands Residential Mortgage	\$16,294,413	92	2.4%
loanDepot.com LLC	\$15,808,674	84	2.3%
Cardinal Financial Company	\$13,398,788	75	2.0%
Movement Mortgage, LLC	\$12,047,257	77	1.8%
First Choice Loan Services, Inc.	\$11,703,574	60	1.7%
Ark-La-Tex Financial (Benchmark Mtg.)	\$10,601,371	58	1.5%
Hometruster Mortgage Company	\$10,305,919	70	1.5%
SFMC, LP (Service First Mortgage)	\$9,375,064	52	1.4%
Gardner Financial Services, Ltd.	\$9,185,988	53	1.3%
CMG Mortgage, Inc. dba CMG Financial	\$8,760,943	46	1.3%
Mid America Mortgage, Inc.	\$8,062,411	48	1.2%
HomeBridge Financial Services	\$7,582,251	48	1.1%
Certainty Home Loans, LLC	\$7,127,200	45	1.0%
SWBC Mortgage Corporation	\$6,967,677	44	1.0%
Network Funding, LP	\$6,479,825	39	0.9%
Primary Residential Mortgage, Inc.	\$6,161,159	38	0.9%
Interlinc Mortgage Services, LLC	\$6,082,811	32	0.9%
Pulte Mortgage LLC	\$5,983,402	27	0.9%
Wallick and Volk, Inc.	\$5,723,426	34	0.8%
Security National Mortgage Company	\$5,643,059	33	0.8%
New American Funding (Broker Solutions)	\$5,477,666	37	0.8%
Eagle Home Mortgage, LLC	\$5,347,627	25	0.8%
Right Start Mortgage, Inc.	\$5,190,091	32	0.8%
Sente Mortgage Inc.	\$5,095,833	30	0.7%
FBC Mortgage LLC	\$4,389,153	28	0.6%
Envoy Mortgage	\$3,938,808	24	0.6%
Cendera Funding, Inc.	\$3,864,665	21	0.6%
Pacific Union Financial, LLC	\$3,642,267	17	0.5%
Guaranteed Rate	\$3,545,128	20	0.5%
Open Mortgage LLC	\$3,469,364	21	0.5%
Independent Bank	\$3,374,635	20	0.5%
American Financial Network, Inc.	\$3,209,496	19	0.5%
Pilgrim Mortgage, LLC	\$3,194,367	20	0.5%
Amerifirst Financial, Inc.	\$2,869,797	18	0.4%
First Community Mortgage	\$2,838,881	24	0.4%
Stearns Lending, LLC	\$2,710,247	12	0.4%
Crosscountry Mortgage, Inc.	\$2,617,288	15	0.4%
Mortgage Solutions of Colorado, LLC	\$2,301,428	12	0.3%
Churchill Mortgage Corporation	\$2,261,942	11	0.3%
Gateway Mortgage Group, LLC	\$2,232,222	13	0.3%
First National Bank Mortgage	\$2,150,062	14	0.3%
CLM Mortgage, LLC	\$2,147,348	10	0.3%
Synergy One Lending, Inc.	\$1,988,022	14	0.3%
On Q Financial, Inc.	\$1,984,757	13	0.3%

At a Glance	
Average Annual Income	\$57,862
Average Purchase Price	\$172,579
Average Loan Amount	\$168,750
Average Household Size	2
Average Interest Rate	5.705%
Program	%
Home Sweet Texas	82.47%
Homes for Texas Heroes	17.53%
Allied Health Faculty	0.05%
Corrections Officer	1.01%
County Jailor	0.25%
EMS Personnel	0.30%
Fire Fighter	1.06%
Peace Officer	1.87%
Professional Nurse Faculty	0.76%
Public Security Officer	0.25%
School Counselor	0.32%
School Librarian	0.00%
School Nurse	0.05%
Teacher	10.11%
Teacher Aide	0.20%
Veteran	1.33%
New/Existing Home	
Existing	84.48%
New	15.52%
Type of Loan	
Conventional - Purchase	31.28%
FHA - Purchase	66.71%
USDA-RHS Purchase	0.20%
VA - Purchase	1.82%
Ethnicity	
American Indian/Alaskan Native	0.25%
Asian/Pacific Islander	1.48%
Black	14.65%
Hispanic	34.79%
Not Defined	6.25%
Other	0.66%
White	41.92%
Top 20 Originating Counties*	# Households
Harris	679
Tarrant	489
Dallas	458
Bexar	325
Denton	135
Travis	120
Williamson	106
Collin	104
Fort Bend	95
El Paso	87
Hidalgo	86
Kaufman	85
Montgomery	71
Galveston	69
Bell	63
Brazoria	56
Nueces	56
Ellis	55
Johnson	55
Cameron	49

*Top 20 of all counties statewide. All remaining counties served 824 households combined.



**Homeownership Programs with Down Payment Assistance
January 1, 2018 to June 30, 2018**

Nations Lending Corporation	\$1,923,444	11	0.3%
Wells Fargo Bank, N.A.	\$1,906,177	13	0.3%
Summit Funding, Inc.	\$1,842,545	10	0.3%
LoanStar Home Loans	\$1,826,547	10	0.3%
American Mortgage & Equity Consultants	\$1,824,656	11	0.3%
Gold Star Mortgage Financial Group	\$1,744,521	10	0.3%
Origin Bank	\$1,735,656	12	0.3%
University Lending Group, LLC	\$1,720,518	12	0.3%
International City Mortgage, Inc.	\$1,609,604	9	0.2%
Rocky Mountain Mortgage Company	\$1,533,261	11	0.2%
Texas Bank Mortgage Company	\$1,520,005	11	0.2%
Union Home Mortgage	\$1,445,466	8	0.2%
Bank of England	\$1,412,862	8	0.2%
Happy State Bank	\$1,382,374	11	0.2%
LHM Financial Corp., dba CNN Mortgage	\$1,307,251	8	0.2%
Guaranteed Rate Affinity, LLC	\$1,304,872	8	0.2%
Michigan Mutual, Inc.	\$1,257,425	6	0.2%
Citywide Home Loans, a Utah Corporation	\$1,166,440	7	0.2%
Loan Simple, Inc.	\$1,158,576	8	0.2%
Willow Bend Mortgage Company, LLC	\$1,141,510	8	0.2%
BancorpSouth Bank	\$1,014,877	6	0.1%
Patriot Mortgage Company	\$931,029	6	0.1%
Affiliated Bank	\$888,566	6	0.1%
LegacyTexas Bank	\$841,152	4	0.1%
Republic State Mortgage Co.	\$806,868	4	0.1%
First Continental Mortgage, Ltd.	\$775,540	3	0.1%
Moria Development/Peoples Mortgage Co	\$751,528	5	0.1%
Legacy Mortgage, LLC	\$721,806	7	0.1%
Victorian Finance LLC	\$718,222	5	0.1%
Geneva Financial, LLC	\$650,090	3	0.1%
The Home Lending Group, LLC	\$645,983	3	0.1%
Aim Bank	\$634,198	5	0.1%
America's Choice Home Loans, LP	\$604,258	4	0.1%
Peoples Home Equity, Inc.	\$557,514	3	0.1%
Paramount Residential Mortgage Group	\$543,342	3	0.1%
Inter National Bank	\$521,034	4	0.1%
Castle and Cooke Mortgage	\$467,377	3	0.1%
Resmac, Inc.	\$462,826	3	0.1%
integrity First Financial Group, Inc.	\$432,913	2	0.1%
Inspire Home Loans, Inc.	\$396,759	2	0.1%
GoPrime Mortgage	\$390,718	2	0.1%
Home Financing Unlimited, Inc.(Mission)	\$360,800	2	0.1%
1st Preference Mortgage Corporation	\$350,217	2	0.1%
First Service CU dba eCU Mortgage	\$299,475	2	0.0%
Finance Home America	\$271,490	2	0.0%
Southwest Bank	\$255,550	2	0.0%
First Financial Bank, N.A.	\$233,590	2	0.0%
Colonial Savings, F.A.	\$232,800	1	0.0%
New Penn Financial, LLC	\$207,178	1	0.0%
Cherry Creek Mortgage Co., Inc.	\$199,335	1	0.0%
Corridor Mortgage Group, Inc.	\$192,429	1	0.0%
Family First Funding, LLC	\$180,420	1	0.0%
American Nationwide Mortgage Company	\$157,500	1	0.0%
Grand Total	\$686,307,745	4067	100%



Mortgage Credit Certificate Program
January 1, 2018 to June 30, 2018

Month	Closed	# of Loans	% Total
Jan	\$ 13,817,927	82	8%
Feb	\$ 21,003,938	127	13%
Mar	\$ 27,843,136	164	17%
Apr	\$ 33,516,902	203	20%
May	\$ 36,817,154	221	22%
June	\$ 33,127,363	190	20%
Totals	\$166,126,420	987	100%

Lender	Closed	# of Loans	% Total
Everett Financial, dba Supreme Lending	\$20,860,940	122	12.4%
PrimeLending	\$14,510,752	89	9.0%
Guild Mortgage Corporation	\$9,254,045	57	5.8%
Cornerstone Home Lending, Inc.	\$9,196,760	50	5.1%
Nations Reliable Lending, LLC	\$7,812,002	46	4.7%
Movement Mortgage, LLC	\$7,276,861	49	5.0%
Fairway Independent Mortgage Corporation	\$6,739,679	40	4.1%
Georgetown Mortgage, LLC	\$5,147,654	27	2.7%
AmCap Mortgage Limited	\$4,369,764	26	2.6%
First Choice Loan Services, Inc.	\$4,330,110	23	2.3%
Primary Residential Mortgage, Inc.	\$4,285,367	28	2.8%
Cardinal Financial Company	\$4,103,890	24	2.4%
Open Mortgage LLC	\$3,491,660	22	2.2%
DHI Mortgage Company, Ltd.	\$3,458,035	17	1.7%
Highlands Residential Mortgage	\$3,435,904	17	1.7%
Texas Bank Mortgage Company	\$3,297,927	23	2.3%
Hometrust Mortgage Company	\$3,096,584	22	2.2%
Pilgrim Mortgage, LLC	\$2,512,921	15	1.5%
Interlinc Mortgage Services, LLC	\$2,316,320	13	1.3%
Sente Mortgage Inc.	\$2,270,529	14	1.4%
Certainty Home Loans, LLC	\$2,113,964	13	1.3%
CMG Mortgage, Inc. dba CMG Financial	\$2,057,032	10	1.0%
Academy Mortgage Corporation	\$2,013,573	13	1.3%
Pulte Mortgage LLC	\$1,977,942	9	0.9%
loanDepot.com LLC	\$1,952,472	12	1.2%
New American Funding (Broker Solutions)	\$1,892,736	13	1.3%
Colonial Savings, F.A.	\$1,696,596	9	0.9%
SWBC Mortgage Corporation	\$1,612,439	10	1.0%
Wallick and Volk, Inc.	\$1,437,593	9	0.9%
Envoy Mortgage	\$1,302,738	8	0.8%
Amerifirst Financial, Inc.	\$1,284,975	8	0.8%
Bank of England	\$1,226,637	7	0.7%
American Mortgage & Equity Consultants	\$1,217,104	7	0.7%
BancorpSouth Bank	\$1,173,141	7	0.7%
Gateway Mortgage Group, LLC	\$1,154,543	6	0.6%
University Federal Credit Union	\$925,139	4	0.4%
Mortgage Financial Services, LLC	\$896,240	5	0.5%
Stearns Lending, LLC	\$809,238	4	0.4%
First Continental Mortgage, Ltd.	\$803,105	3	0.3%
NTFN, Inc.	\$772,503	5	0.5%
Right Start Mortgage, Inc.	\$751,485	6	0.6%
Independent Bank	\$747,054	5	0.5%
Gardner Financial Services, Ltd.	\$735,639	4	0.4%
Victorian Finance LLC	\$728,041	5	0.5%
Synergy One Lending, Inc.	\$718,543	6	0.6%
Gold Star Mortgage Financial Group	\$707,030	4	0.4%
American Financial Network, Inc.	\$700,885	6	0.6%
Geneva Financial, LLC	\$694,638	3	0.3%
Network Funding, LP	\$690,134	4	0.4%
Guaranteed Rate	\$688,010	5	0.5%
Mid America Mortgage, Inc.	\$673,667	3	0.3%
Pacific Union Financial, LLC	\$668,667	3	0.3%
SFMC, LP (Service First Mortgage)	\$653,522	4	0.4%
International City Mortgage, Inc.	\$583,514	3	0.3%

At a Glance	
Total Amount Originated	\$166,126,420
Average Annual Income	\$51,025
Average Purchase Price	\$174,004
Average Loan Amount	\$168,315
Average Household Size	2
Average Interest Rate	5.419%
Program	%
Home Sweet Texas	80.24%
Homes for Texas Heroes	19.76%
Allied Health Faculty	0.00%
Corrections Officer	1.42%
County Jailer	0.20%
EMS Personnel	0.20%
Fire Fighter	0.51%
Peace Officer	1.32%
Professional Nurse Faculty	0.51%
Public Security Officer	0.41%
School Counselor	0.41%
School Librarian	0.00%
School Nurse	0.10%
Teacher	12.16%
Teacher Aide	0.20%
Veteran	2.33%
New/Existing Home	
Existing	84.90%
New	15.10%
Type of Loan	
Conventional - Purchase	34.45%
FHA - Purchase	61.20%
USDA-RHS Purchase	2.03%
VA - Purchase	2.33%
Ethnicity	
American Indian/Alaskan Native	0.13%
Asian/Pac Isle	6.21%
Black	16.79%
Hispanic	33.16%
Not Defined	6.03%
Other	0.91%
White	36.77%
Top 20 Originating Counties*	# of Loans
Harris	227
Tarrant	105
Dallas	97
Bexar	78
Travis	55
Williamson	48
Fort Bend	32
El Paso	32
Denton	27
Collin	25
Kaufman	21
Montgomery	20
Nueces	17
Galveston	16
Hays	14
Hidalgo	13
Brazoria	11
Webb	10
Hunt	9
Ellis	8

*Top 20 of all counties statewide. All remaining counties served 122 households.



Mortgage Credit Certificate Program
January 1, 2018 to June 30, 2018

Nations Lending Corporation	\$541,719	3	0.3%
University Lending Group, LLC	\$482,953	3	0.3%
Crosscountry Mortgage, Inc.	\$480,904	3	0.3%
Eagle Home Mortgage, LLC	\$468,746	2	0.2%
CLM Mortgage, LLC	\$453,326	2	0.2%
Home Financing Unlimited, Inc.(Mission)	\$360,800	2	0.2%
Origin Bank	\$333,330	3	0.3%
On Q Financial, Inc.	\$262,163	2	0.2%
integrity First Financial Group, Inc.	\$240,562	1	0.1%
FBC Mortgage LLC	\$229,181	2	0.2%
Inspire Home Loans, Inc.	\$212,175	1	0.1%
Happy State Bank	\$211,055	2	0.2%
The Home Lending Group, LLC	\$185,478	1	0.1%
Cendera Funding, Inc.	\$167,852	1	0.1%
Waterloo Lending LLC	\$161,000	1	0.1%
Security National Mortgage Company	\$160,147	1	0.1%
American Nationwide Mortgage Company	\$157,500	1	0.1%
Castle and Cooke Mortgage	\$155,138	1	0.1%
Brazos National Bank	\$148,410	1	0.1%
Paramount Residential Mortgage Group	\$141,391	1	0.1%
Michigan Mutual, Inc.	\$133,110	1	0.1%
Guaranteed Rate Affinity, LLC	\$128,040	1	0.1%
Rocky Mountain Mortgage Company	\$127,153	1	0.1%
Legacy Mortgage, LLC	\$126,100	1	0.1%
Affiliated Bank	\$124,699	1	0.1%
Inter National Bank	\$105,245	1	0.1%
Total Committed	\$166,126,420	987	100%

Tab B

Texas State Affordable Housing Corporation

Development Finance Programs Report

August 2018

Affordable Communities of Texas Program (ACT)

Currently, there are 16 homes under contract to buyers, including 14 NSP properties. There are 19 single family homes currently under construction. Closings on these homes are expected to pick up in the fall, with the first of the TDHCA NSP packages received recently.

Staff attended the Texas Housing Conference in July to meet with potential development partners and stay current with industry trends. Additionally, Jo Keene conducted trainings for new staff at our Local Partner's offices in Bryan and Dallas.

Here is a summary of this month's portfolio numbers:

Program	Portfolio as of July 1, 2018	Acquired	Sold	Current Portfolio	Current Portfolio Value
ACT Land Bank	53	0	2	51	524,209.00
ACT Land Trust	1	0	0	1	\$650,000.00
Texas NSP	197	0	0	197	\$2,754,623.44
Veteran's Initiative	1	0	0	1	\$33,210.00
Totals	252	0	2	250	\$3,962,042.44

Texas Housing Impact Fund

The Chicon, a 28-unit mixed use condominium project in Austin, Texas is nearly full occupancy. In late July the final retainage payment was sent to contractors and only four homes remain in the closing pipeline. The remaining residential units along with 4 commercial units are scheduled for closing in the next 60 days.

Multifamily Bond Program

Staff continues to be very busy with our multifamily bond program. A new application was submitted in July for the Hamilton Valley Portfolio. The proposed project includes 27 apartment properties located across the state that will be preserved through a combination of bonds, 4% tax credits and USDA financing. Staff intends to bring the project to the board for inducement in September.

Our current pipeline of projects is also moving along. The Walnut Creek Apartments (Austin, TX) should return to the board for final approval in September. Beckley Townhomes (Dallas, TX) has been delayed due to local issues, but has rescheduled closing for late November. The Casitas Palo Alto (Brownsville, TX) is anticipated to have its reservation of bond volume cap on August 14th and the Ventura Tradewinds and Ventura Fairgrounds projects (Midland, TX) will be submitted on August 15th for reservation.

Tab C

Quarterly Compliance Status for TSAHC

As of the 2nd Quarter Ending June 30, 2018

DALCOR			
	Pine Club (Beaumont)	Ridgewood (Huntsville)	Saddlewood Club (Bryan)
LI Occupancy	100.0%	100.0%	100.0%
Total (100% Required)	100.0%	100.0%	100.0%
	Tealwood Club (Wichita Falls)	Willowgreen (Houston)	Woodglen Park (Dallas)
LI Occupancy	100.0%	100.0%	100.0%
Total (100% Required)	100.0%	100.0%	100.0%
Commonwealth		Cezar Chavez Foundation	
	White Rock (San Antonio)	Aguila Oaks (San Antonio)	
VLI Occupancy (20% Required)	24.7%	20.5%	
LI Occupancy	78.8%	77.4%	
Total (75% Required)	78.8%	77.4%	
Odyssey Properties		DHI Woodside	Texas Housing Foundation
	Marshall Meadows (San Antonio)	Woodside Village (Palestine)	Gateway Northwest (Georgetown)
LI Occupancy	62.0%	100.0%	97.7%
Total (40% Required)	62.0%	100.0%	97.7%
GESC		Mary Lee Foundation	
	Rita Blanca (Dalhart)	The Willows (Austin)	
VLI Occupancy (20% Required)	39.2%	93.7%	
LI Occupancy	100%	100.0%	
Total (100% Required)	100%	100.0%	
Texas Housing Foundation			
Palladium Midland			
VLI Occupancy (40% Required)	79.1%		
LI Occupancy (78% Required)	79.1%		
Total (78% Required)	79.1%		
Steele St. James Peoples		Steele St. James Peoples	Steele Brooks Manor
	Peoples El Shaddai (Dallas)	St James Manor (Dallas)	Brooks Manor (West Columbia)
ELI Occupancy (5% Required)	19.0%	20.0%	18%
LI Occupancy (40% Required)	100.0%	100.0%	100%
Total (40% Required)	100.0%	100.0%	100%
Rainbow			
	Chaparral Village (Odessa)	Cove Village (Copperas Cove)	El Nido (El Paso)
LI Occupancy	100.0%	100.0%	100.0%
Total (100% Required)	100.0%	100.0%	100.0%
	Garden (Lubbock)	High Plains (Lubbock)	Jose Antonio Escajeda (El Paso)
LI Occupancy	100.0%	100.0%	100.0%
Total (100% Required)	100.0%	100.0%	100.0%
	Los Ebanos (Brownsville)	River Park (Lampasas)	Peppertree (Fort Worth)
LI Occupancy	100.0%	100.0%	100.0%
Total (100% Required)	100.0%	100.0%	100.0%
	Salem Village (Victoria)	Sierra Vista (El Paso)	Spring Terrace (Amarillo)
LI Occupancy	100.0%	100.0%	100%
Total (100% Required)	100.0%	100.0%	100.0%
	Win-Lin Village (Amarillo)		
LI Occupancy	100.0%		
Total (100% Required)	100.0%		

Notes:

TSAHC - Quarterly Resident Services Summary

As of the 2nd Quarter Ending June 30, 2018

DALCOR

	Pine Club (Beaumont)	Ridgewood (Huntsville)	Saddlewood Club (Bryan)
Number of Services Required	6	6	6
Number of Services Provided	11	11	10
	Tealwood Club (Wichita Falls)	Willowgreen (Houston)	Woodglen Park I & II (Dallas)
Number of Services Required	6	6	6
Number of Services Provided	12	13	17

	Commonwealth	Cesar Chavez Foundation	GESC	Texas Housing Foundation
	White Rock (San Antonio)	Aguila Oaks (San Antonio)	Rita Blanca (Dalhart)	Midland Palladium
Number of Services Required	6	6	6	6
Number of Services Provided	21	17	7	10
	Odyssey Properties	Mary Lee Foundation	Texas Housing Foundation	DHI Woodside Associates, LLC
	Marshall Meadows (San Antonio)	The Willows (Austin)	Gateway Northwest (Georgetown)	Woodside Village (Palestine)
Number of Services Required	6	5	6	6
Number of Services Provided	22	23	6	6
	Steele St. James Peoples	Steele St. James Peoples	Steele Brook Manor	
	Peoples El Shaddai (Dallas)	St James Manor (Dallas)	Brook Manor (West Columbia)	
Number of Services Required	12	12	6	
Number of Services Provided	12	15	7	

Rainbow Housing

	Chaparral Village (Odessa)	Cove Village (Copperas Cove)	El Nido (El Paso)	Garden Apartments (Lubbock)
Number of Services Required	5	5	5	5
Number of Services Provided	15	14	14	17
	High Plains (Lubbock)	Jose Antonio Escajeda (El Paso)	Los Ebanos (Brownsville)	Peppertree (Fort Worth)
Number of Services Required	5	5	5	5
Number of Services Provided	14	12	13	17
	River Park (Lampasas)	Salem Village (Victoria)	Sierra Vista (El Paso)	Spring Terrace (Amarillo)
Number of Services Required	5	5	5	5
Number of Services Provided	12	14	12	19
	Win-Lin Village (Amarillo)			
Number of Services Required	5			
Number of Services Provided	13			

Notes:

April Resident Services

Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks	After School Program	Out-of-school time activities geared toward students from ages	Cesar Chavez Foundation	12	4/9/2018	2
	Computer Literacy	Activities include basic to proficient computer skills, web	Cesar Chavez Foundation	12	4/2/2018	1
	Weight Loss - Fitness- Exercise	Fitness and exercise classes to educate on various programs.	Cesar Chavez Foundation	12	4/2/2018	1
	Health and Nutrition Course	Educational activities that promote understanding, attitudes,	Cesar Chavez Foundation	12	4/2/2018	1
	On-Site Library	Free library to students K-5. Children are allowed to check out	Cesar Chavez Foundation	8	4/2/2018	1
Brooks Manor	Food Pantry Services	Food stuffs and pantry items provided for tenants.	A Place for Grace	27	4/12/2018	1
	Free On site Notary	Notary services provided daily for any resident	Property Manager	0	4/3/2018	1
Chaparral Village	Career Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	80	4/2/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	80	4/3/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	80	4/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	80	4/16/2018	1
	Direct Support	Utility Referral	Permian Basin Mission, Salvation Arm	1	4/25/2018	1
Cove Village	Career Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/2/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/3/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/16/2018	1
	Direct Support	Utility Referrals	Holy Family Catholic Church, Refuge	1	4/11/2018	1
El Nido	Career Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	104	4/2/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	104	4/3/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	104	4/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	104	4/16/2018	1
Garden Apartments	Career Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	62	4/2/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	62	4/3/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	62	4/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	62	4/16/2018	1
	Direct Support	Food Boxes	South Plains Food Bank	2	4/10/2018	1
Gateway Northwest	Personal Development	Family Counseling. Array of services provided by Starry Family Co	Blaire Bigalow	22	4/12/2018	1
	Personal Development	Book club	Blaire Bigalow	22	4/12/2018	1
High Plains	Career Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/2/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/3/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/16/2018	1
Jose Antonio Escajeda	Career Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	94	4/2/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	94	4/3/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	94	4/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	94	4/16/2018	1
Los Ebanos	Career Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	65	4/2/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	65	4/3/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	65	4/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	65	4/16/2018	1
Marshall Meadows	Explore College Day	Services Manager brought three youth residents to our Prosper	Sabah Kayyal/Prospera Housing Com	3	4/14/2018	1
	Sexual Assault Awareness E	Services Manager hosted a Sexual Assault Awareness Event in o	Sabah Kayyal, Services Manager	2	4/17/2018	1
	Budgeting Class	Services Manager offered a budgeting class to teach adult reside	Sabah Kayyal, Services Manager	0	4/10/2018	1
	Career & Resume Building C	Services Manager offered a career building/resume building clas	Sabah Kayyal, Services Manager	0	4/9/2018	1
	Computer Class	Services Manager offered a computer class to teach adult reside	Sabah Kayyal, Services Manager	0	4/24/2018	1
After School Program	Services Manager offers youth the After School Program in whic	Sabah Kayyal, Services Manager	6	4/5/2018	2	
Midland Palladium	Nutritional	Provide the residents breakfast while they go about their daily d	Management Staff	7	4/16/2018	1
	Healthy Lifestyle	Provide the resident a list of daily routines to do with their child	Management Staff	2	4/20/2018	1
	Career Counseling	Provide the resident with tips and recommendations on ho to d	Management Staff	1	4/25/2018	1
Peoples El Shaddai	Cleaning Class/Fire Safety	To teach about safety around cleaning chemicals and How to cle	Property Staff	0	4/20/2018	1
	Crime Watch Meeting	To teach about crime awareness and safety.	DPD	0	4/24/2018	1
	Domestic Violence Class	Teaching about the incidence and ways to avoid domestic violen	Property Staff	0	4/2/2018	1
	Library	Checking in/out books for property	Property staff	2	4/30/2018	1
Peppertree Acres	Career Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	148	4/2/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	148	4/3/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	148	4/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	148	4/16/2018	1
	Direct Support	GED Assistance	RHAC	1	4/3/2018	1
Pine Club	Valet Trash Service	Door to door pickup	Pine Club Staff	232	4/1/2018	1
	Fax/Copy	Provide fax and copy services to all applicants and residents	Pine Club Staff	1	4/1/2018	1
	Notary	Provide notary services to all applicants and residents	Rene Farrell	2	4/1/2018	1
	Crime Meeting	Crime Watch	Officer Boykin	4	4/24/2018	1
Ridgewood	Valet Trash Service	Door to Door Pickup	Ridgewood Staff	232	4/1/2018	1
	Fax & Copy	Provide fax and copy service to all applicants and residents	Ridgewood Staff	1	4/1/2018	1
	Safety Meeting	Community Happening and Distracted Driving Safety Month	Officer Perkins	1	4/14/2018	1
	Notary Service	Provide notary service to all applicants and residents	Cathy Newvine	6	4/1/2018	1
Rita Blanca	Library	Library	Rosalinda Davila	11	4/2/2018	1
	Diaper Pantry	Diaper Pantry	Rosalinda Davila	10	4/6/2018	1
River Park Village	Career Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/2/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/3/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/16/2018	1
Saddlewood Club	Fax & Copy	Provide fax and copy service to all residents and applicants	Saddlewood	2	4/1/2018	1
	Valet Trash Service	Door pickup 3 times per week	Saddlewood Staff	232	4/1/2018	1
Saint James Manor	Library Services	Checking out and returning books	On-Site staff	3	4/1/2018	1
	Domestic Violence Class	Discuss domestic violence and how to avoid the situations.	On-site staff	0	4/9/2018	1
	Afterschool Tutoring	To assist youth with school issues	On-site staff	4	4/4/2018	1
	Crime Watch Meeting	To discuss crime statistics and to teach crime awareness.	Dallas P. D.	3	4/24/2018	1
	Computer Lab	Computer Lab and Assistance	On-site staff	17	4/1/2018	1
	Cleaning and Fire Safety Clas	How to use chemicals safely and how to clean.	On-site staff	2	4/20/2018	1

April Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Salem Village	Career Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	105	4/2/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	105	4/3/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	105	4/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	105	4/16/2018	1
	Children Services	Tutoring	Mid-Coast Family Services	5	4/2/2018	1
Sierra Vista	Career Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	106	4/2/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	106	4/3/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	106	4/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	106	4/16/2018	1
Spring Terrace	Career Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/2/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/3/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/16/2018	1
	Direct Support	Bus Passes	RHAC	1	4/24/2018	1
	Direct Support	Utility Referrals	Community Outreach, Salvation Arm	2	4/12/2018	1
	Direct Support	Job Search Referrals	Goodwill Industries, Panhandle Wor	3	4/24/2018	1
	Direct Support	Food Assistance Referrals	Central Church of Christ, High Plains	1	4/24/2018	1
	Children Services	Kids Club	Mission Amarillo	6	4/10/2018	1
	Tealwood Club	Valet Trash Service	Trash Pick up- Door	Tealwood Staff	180	4/1/2018
Crime Meeting		Crime Meeting	Deneice Keck	8	4/27/2018	1
Fax & Copy		Provide fax and copy to all applicants and residents	Tealwood Staff	1	4/1/2018	1
The Willows	Food Bank	Provided food bank services to 18 tenants on 3/1/18, 3/8/18, 3/	MLF	58	4/5/2018	2
	Home Deliveries	Caseworker shopped for & delivered food bank items to disabled	MLF	18	4/3/2018	1
	Direct Support Financial	Caseworker got money orders, paid tenants bills, checked tenan	MLF	5	4/3/2018	1
	Direct Support Medical	Caseworker scheduled Rx for tenants , ordered meds for a tenar	MLF	8	4/3/2018	1
	Personal Development	Caseworker counseled tenants regarding various issues	MLF	28	4/2/2018	1
	Lending Library	Tenants checked out books, DVD, & tapes, tenants used library	MLF	3	4/4/2018	1
	Metro Access & STS	Caseworker made Metro Access reservations, printed bus route	MLF	5	3/14/2018	1
	Food Stamps	Caseworker assisted tenants with submitting renewal applicatio	MLF	2	4/13/2018	1
White Rock	Budgeting	Money Matters	365 Learn TV	10	4/30/2018	1
	Environmental Education	Green Living	365 Learn TV	19	4/30/2018	1
	Educational/Tutoring	Education Scholastic Tutoring	365 Learn TV	11	4/30/2018	1
	Health	Health and Fitness	365 Learn TV	39	4/30/2018	1
	Library Assistant	Provide books, magazines and adult coloring to relieve stress. Y	White Rock Library Assistant	20	4/30/2018	1
Willow Green	FAX /SCAN	a service we provide for the prospect and resident	willow green staff	16	4/1/2018	1
	Notary services	a service we provide for the prospect and resident	willow Green staff Gayle	1	4/1/2018	1
	valet trash	a service we provide for the residents on Tues & Thursdays	Willow green Staff	331	4/1/2018	1
	Crime prevention	crime meeting	willow green staff	3	4/1/2018	1
	FAX /SCAN	a service we provide for the prospect and resident	willow green staff	16	4/1/2018	1
	Notary services	a service we provide for the prospect and resident	willow Green staff Gayle	1	4/1/2018	1
	valet trash	a service we provide for the residents on Tues & Thursdays	Willow green Staff	331	4/1/2018	1
	Crime prevention	crime meeting	willow green staff	3	4/1/2018	1
Win-Lin Village	Career Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/2/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/3/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rai	RHAC	50	4/16/2018	1
Woodglen Park I & II	Crime Watch	Crime watch meeting to promote community awareness	DPD	6	4/30/2018	1
	Fitness Center	Provide onsite fitness center for community to promote a health	Woodglen Park	7	4/30/2018	1
	Fax/Copy Service	Provide fax, copy, scan service for community	Woodglen Park	15	4/30/2018	1
	Notary	Onsite Notary for community use	Woodglen Park	2	4/30/2018	1
	After School Program	Provide tutoring and healthy meal after school for community	Nutrition Transition	25	4/30/2018	1
Woodside Village	Book Club	The Wonderful Things You Will Be	Trish Richey	2	4/4/2018	1
	Gardening	Planting sunflower seeds	Trish Richey	0	4/20/2018	1
Woodglen Park I & II	Business Center	Provide computers, printers, and internet for community use.	Woodglen Park	15	1/31/2018	1
	Notary	Onsite notary for community use	Woodglen Park	1	1/31/2018	1
	Fitness Center	Provide fitness equipment for community to promote healthy w	Woodglen Park	8	1/31/2018	1
	Crime Watch	Community Crime Watch Meeting; information presented by DP	DPD	8	1/31/2018	1
	After School Program	Nutritious meal and tutoring for community kids	Nutrition Transitions	35	1/31/2018	1
Woodside Village	Gardening	When to plant seedlings	Shannon Bradley	0	1/10/2018	1
	Health and Nutrition	Know the signs of hypertension	Shannon Bradley	3	1/17/2018	1

May Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Agula Oaks	Health and Nutrition	Educational activities that promote understanding, attitudes, and	Cesar Chavez Foundation	12	5/4/2018	1
	Weight Loss - Fitness Exercise	Fitness and exercise classes to educate on various programs.	Cesar Chavez Foundation	12	5/2/2018	1
	Computer Literacy	Activities include basic to proficient computer skills, web brows	Cesar Chavez Foundation	12	5/3/2018	1
	Onsite Library	Free library to students K-5. Children are allowed to check out	Cesar Chavez Foundation	5	5/1/2018	1
	After School Program	Out-of-school time activities geared toward students from ages	Cesar Chavez Foundation	13	5/1/2018	2
Brooks Manor	Notary Services	Notary services provided for all tenants	Property Manger	0	5/1/2018	1
	Food Pantry Services	Food products, toiletries provided to all residents in need	A Place for Grace	27	5/10/2018	2
Chaparral Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	80	5/1/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	80	5/3/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	80	5/7/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	80	5/8/2018	1
	Direct Support	GED	RHAC	2	5/23/2018	1
	Cove Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/1/2018
Medical and Health Services		Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/3/2018	1
Community Awareness		Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/7/2018	1
Career Services		Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/8/2018	1
Direct Support		Bereavement Referrals	Refuge, Holy Parish Hill Country, Bapti	1	5/23/2018	1
El Nido	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	104	5/1/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	104	5/3/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	104	5/7/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	104	5/8/2018	1
	Direct Support	GED	RHAC	1	5/10/2018	1
Garden Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	62	5/1/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	62	5/3/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	62	5/7/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	62	5/8/2018	1
	Transportation Services	Bus Passes	RHAC	1	5/18/2018	1
	Direct Support	Rent Referrals	Lubbock County General Assistance, Sa	1	5/18/2018	1
	Direct Support	Utility Referrals	Lubbock County General Assistance, Sa	1	5/18/2018	1
Gateway Northwest	medical and health services	necessity of fitness, equipment available to residents and prop	self	12	5/10/2018	1
	personal development	book club; residents enjoy the book club and the ongoing excha	self	12	5/10/2018	1
High Plains	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/1/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/3/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/7/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/8/2018	1
	Direct Support	Food Boxes	South Plain Food Bank	2	5/8/2018	1
Jose Antonio Escajeda	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	94	5/1/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	94	5/3/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	94	5/7/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	94	5/8/2018	1
Los Ebanos	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	65	5/1/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	65	5/3/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	65	5/7/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	65	5/8/2018	1
	Direct Support	GED	RHAC	1	5/17/2018	1
Marshall Meadows	Nutrition BINGO Demo	Residents enjoyed a nutrition cooking demo hosted by the City	Sabah Kayyal, Services Manager and C	6	5/15/2018	1
	Women's Empowerment Conferen	One resident participated in the Women's Empowered Confere	Sabah Kayyal, Services Manager/Prosp	1	5/18/2018	1
	Career & Resume Building Class	Services Manager offered a career building/resume building cla	Sabah Kayyal, Services Manager	0	5/21/2018	1
	Computer Class	Services Manager offered a computer class to help resident bui	Sabah Kayyal, Services Manager	0	5/22/2018	1
	Budgeting Class	Services Manager offered a budgeting class to teach residents t	Sabah Kayyal, Services Manager	0	5/29/2018	1
After School Program	Services Manager offers youth the After School Program in whi	Sabah Kayyal, Services Manager	10	5/3/2018	2	
Midland Palladium	Financial Planning	A flyer was sent out to all residents too announce the event. A	Management Staff	1	5/15/2018	1
	Job Skills	A meeting was held to give residents information on what emp	Management Staff	1	5/17/2018	1
	Fitness Class	A meeting was held to show families different workouts they ca	Management Staff	0	5/30/2018	1
Peoples El Shaddai	Computer Learning Center	Computer lab for all residents	On-Site staff	0	5/2/2018	1
	Crime Watch meeting	Crime Watch and awareness meeting.	Officer Jay 7979	2	5/22/2018	1
	On-site Library	Check in/out books for residents	On-site staff	0	5/9/2018	1
	Cleaning Class/Safety Class	Classes for safety with chemicals/etc.	On-site staff	0	5/25/2018	1
Peppertree Acres	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	148	5/1/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	148	5/3/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	148	5/7/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	148	5/8/2018	1
	Direct Support	Counseling Referrals	Catholic Charities, Women's Center of	1	5/18/2018	1
	Direct Support	Child Care Referrals	Park Lake CDC, Center for Transformin	1	5/18/2018	1
	Direct Support	GED	RHAC	1	5/18/2018	1
Pine Club	Valet Trash Service	Door to door pick up 3 times per week	Pine Club Staff	232	5/1/2018	1
	Fax/Copy	Provide fax and copy services to all residents and applicants	Pine Club Staff	1	5/1/2018	1
	Notary	Provide notary service to all residents and applicants	Rene Farrell	0	5/1/2018	1
	Crime Meeting	Crime Meeting	Pine Club	0	5/24/2018	1
Ridgewood	Valet Trash Service	Door to Door trash pickup	Ridgewood Staff	232	5/1/2018	1
	Fax/Copy	Provide fax and copy service to all residents and applicants	Ridgewood	9	5/1/2018	1
	Notary	Provide notary service to all residents and applicants	Tammy Davis	1	5/1/2018	1
Rita Blanca	Food Pantry	Food Pantry	Rosalinda Davila	20	5/4/2018	1
	Diaper Pantry	Diaper Pantry	Rosalinda Davila	13	5/7/2018	1
River Park Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/1/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/3/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/7/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/8/2018	1

May Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Saddlewood Club	Valet Trash	Door to door trash pickup 3 times per week	Saddlewood Staff	232	5/1/2018	1
	Fax/ Copy	Provide fax and copy services to all residents and applicants	Saddlewood Staff	2	5/1/2018	1
	Notary	Provide notary service to all residents and applicants	Erica Castenda	1	5/1/2018	1
	Crime Meeting	Monthly crime meeting	Saddlewood Staff and Constable Pct. 3	0	5/23/2018	1
Saint James Manor	Cleaning Class/Fire Safety Class	Fire safety education and Cleaning Safety with household chem	On-site staff	6	5/18/2018	1
	Crime Watch meeting	Crime Awareness Training Etc.-Crime Watch	On-site staff	4	5/22/2018	1
	Library	Library check-in/out books	On-site staff	3	5/29/2018	1
	Computer Lab	Utilizing computer lab for job search, etc.	On-site staff	25	5/2/2018	1
Salem Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	105	5/1/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	105	5/3/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	105	5/7/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	105	5/8/2018	1
	Children Services	Tutoring	Mid-Coast Family Services	6	5/1/2018	1
Sierra Vista	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	106	5/1/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	106	5/3/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	106	5/7/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	106	5/8/2018	1
Spring Terrace	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/1/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/3/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/7/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/8/2018	1
	Children Services	Kids Club	Mission Amarillo	6	5/8/2018	1
Tealwood Club	Valet Trash Service	Door to door trash pickup	Tealwood Staff	180	5/1/2018	1
	Fax/Copy	Provide fax and copy services to residents and applicants	Tealwood Staff	2	5/1/2018	1
	Notary Service	Provide notary service to all applicants and residents	Denice Keck	0	5/1/2018	1
	Crime Meeting		Denice Keck	8	5/19/2018	1
The Willows	Food Bank	Provided food bank services to ? tenants on 5/3/18 ,5/10/18, 5/17/18	MLF	144	5/3/2018	2
	Home Deliveries	Caseworker shopped for & delivered food bank items to disable	MLF	19	5/7/2018	1
	Direct Support Financial	Caseworker assisted tenants with paying phone bill, rent, electri	MLF	10	5/2/2018	1
	Direct Support Medical	Caseworker scheduled tenant's RN home visit, picked up disable	MLF	13	5/1/2018	1
	Personal Development	Caseworker counseled tenants regarding various issues	MLF	21	5/2/2018	1
	Lending Library	Tenant used lending library to meet with insurance care coordi	MLF	2	5/8/2018	1
	MLF Transportation	Caseworker drove tenants to HEB, probation office , Post Rd. Co	MLF	9	5/1/2018	1
White Rock	Budgeting	Money Matters	365 Learn TV	12	5/31/2018	1
	Environmental Education	Green Living	365 Learn TV	10	5/31/2018	1
	Education/Tutoring	Education Scholastic Tutoring	365 Learn TV	18	5/31/2018	1
	Health	Health and Fitness	365 Learn TV	8	5/31/2018	1
	Library Assistant	Provide books and magazines and adult coloring books to help	White Rock Library Assistant	20	5/31/2018	1
	Parenting	Parenting	365 Learn TV	7	5/31/2018	1
	Pool Safety	Information given out regarding skin cancer awareness with tra	White Rock Team	19	5/31/2018	1
	Business Center	Business center available for residents during office hours	White Rock Business Center	12	5/31/2018	1
Willow Green	Notary services	a service we provide for resident and prospects	Gayle Harris	0	5/1/2018	1
	VALET /TRASH SERVICES	a services we provide for the resident on Tuesday, Thursday do	willowgreen staff	362	5/1/2018	1
	Business center	a service we provide for resident and prospects	willow green staff	5	5/1/2018	1
	CRIME PREVENTION	flyers door to door on pool safety	Willow green Staff	326	5/1/2018	1
Win-Lin Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/1/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/3/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/7/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	5/8/2018	1
Woodglen Park I & II	Notary	Onsite Notary for community use	Woodglen Park	2	5/31/2018	1
	Fax/Copy Service	Provide fax, copy, scan service for community	Woodglen Park	10	5/31/2018	1
	Crime Watch	Crime watch meeting to promote community awareness	DPD	6	5/31/2018	1
	Health Screening	Free screening for community	Prism Health	3	5/31/2018	1
	After School Program	Provide tutoring and healthy meal after school for community	Woodglen Park	35	5/31/2018	2
	Woodside Village	Book Club	Mind Hacking	Trish Richey	0	5/27/2018
	Garden Club	Building a gardener's portfolio	Trish Richey	4	5/9/2018	1

June Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks	After School Program	Out-of-school time activities geared toward students from ages	Cesar Chavez Foundation	12	6/1/2018	2
	Health and Nutrition	Educational activities that promote understanding, attitudes, and	Cesar Chavez Foundation	12	6/4/2018	1
	Computer Literacy	Activities include basic to proficient computer skills, web brows	Cesar Chavez Foundation	12	6/4/2018	1
	Onsite Library	Free library to students K-5. Children are allowed to check out b	Cesar Chavez Foundation	5	6/1/2018	1
Brooks Manor	Food Pantry Services	Providing food items and etc. - via Food Pantry.	A Place for Grace	0	6/14/2018	1
	Notary Services	Providing notary services to all residents	Community Manager/Services	0	6/4/2018	1
Chaparral Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	80	6/4/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	80	6/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	80	6/11/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	80	6/12/2018	1
	Direct Support	GED	RHAC	1	6/7/2018	1
Cove Village	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/4/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/5/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/7/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/12/2018	1
El Nido	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	104	6/4/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	104	6/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	104	6/11/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	104	6/12/2018	1
	Direct Support	Child Care Referrals	Project Vida Health Center	1	6/29/2018	1
Garden Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	62	6/4/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	62	6/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	62	6/11/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	62	6/12/2018	1
	Direct Support	Food Boxes	South Plain Food Bank	2	6/12/2018	1
Gateway Northwest	Personal development	Book club	Self	15	6/14/2018	1
	P.D.	Counseling- work-life balance tool: intentional airplane mode	Self	15	6/14/2018	1
High Plains	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/4/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/11/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/12/2018	1
	Direct Support	Food Boxes	South Plain Food Bank	2	6/12/2018	1
Jose Antonio Escajeda	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	94	6/4/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	94	6/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	94	6/11/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	94	6/12/2018	1
Los Ebanos	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	65	6/4/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	65	6/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	65	6/11/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	65	6/12/2018	1
Marshall Meadows	Career & Resume Building	Services Manager offered a career building/resume building cla	Sabah Kayyal, Services Manager	0	6/18/2018	1
	Computer Class	Residents are offered a computer class to help with typing spee	Sabah Kayyal, Services Manager	0	6/19/2018	1
	Nutrition Bingo	Residents participated in a nutrition bingo demo class in which	Sabah Kayyal, Services Manager	5	6/19/2018	1
	Senior Food Commodity Boxes	Services partnered with the San Antonio Food Bank to provide	Sabah Kayyal, Services Manager	26	6/25/2018	1
	Budgeting Class	Services Manager offered a budgeting class to teach residents t	Sabah Kayyal, Services Manager	0	6/26/2018	1
Midland Palladium	Financial	Sent our flyer to announce the event to all the residents. A mee	Management Staff	0	6/7/2018	1
	Nutrition	Breakfast items were provided to resident as they head out to	Management Staff	12	6/15/2018	1
	Education	A flyer was sent out to all residents to announce the event. A m	Management Staff	0	6/20/2018	1
	Budget/Finance	An event held for all residents to advise them about the danger	Management Staff	0	6/26/2018	1
Peoples El Shaddai	Crime Watch	Crime Watch meetings concerning crime and safety.	Property Manager	0	6/26/2018	1
	Library Serv	Checking out/in of library books	Property Staff	0	6/1/2018	1
	Computer Lab	Use of computer space	Property staff	2	6/29/2018	1
	Notary Service	Notary for anyone that needs it	Property Manager	0	6/1/2018	1
Peppertree Acres	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	148	6/4/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	148	6/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	148	6/11/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	148	6/12/2018	1
	Direct Support	GED	RHAC	9	6/25/2018	1
Pine Club	Valet Trash	Trash Pickup 3 times per week	Pine Club Maintenance	232	6/1/2018	1
	Fax/Copy	Provide Fax & Copy Services to residents and applicants	Pine Club Staff	0	6/1/2018	1
	Notary	Provide Notary Services to residents and applicants	Rene Farrell	0	6/1/2018	1
Ridgewood	Valet Trash Service	Door to Door trash pickup	Ridgewood Staff	232	6/1/2018	1
	Fax/Copy	Provide fax and copy services to residents	Ridgewood Staff	11	6/1/2018	1
	Notary	Provide notary services to applicants and residents	Tammy Davis	3	6/1/2018	1
	Safety Meeting	Safety and Security	Officer Perkins	3	6/11/2018	1
Rita Blanca	Library	Library	Rosalinda Davila	9	6/1/2018	1
	Hygiene Pantry	Hygiene Pantry	Rosalinda Davila	16	6/4/2018	1
	Food Pantry	Food Pantry	Rosalinda Davila	18	6/22/2018	1
River Park Village	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/4/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/5/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/7/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/12/2018	1

June Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Saddlewood Club	Valet Trash Service	Provide door to door pick up 3 x per week	Saddlewood Staff	232	6/1/2018	1
	Fax/Copy	Provide fax and copy service to applicants and residents	Saddlewood Staff	5	6/1/2018	1
	Notary	Provide notary service	Cathy Newwine and Erika Garcia	1	6/1/2018	1
	Crime Meeting	Monthly crime meeting- Apartment Safety	Cathy Newwine	0	6/20/2018	1
Saint James Manor	Computer Learning Center	Computer Access for Everyone on property -Lab	Property Staff	10	6/1/2018	1
	Library	Library check in/out of books	Property Manager	1	6/5/2018	1
	Cleaning Safety/Fire	Class for cleaning techniques and safety with chemical use and	Property staff	1	6/28/2018	1
	Crime Watch	Crime watch and crime stats meeting.	Officer Jernigan	5	6/26/2018	1
	Notary Services	Notary services provided for all residents	Property Manager	0	6/12/2018	1
Salem Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	105	6/4/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	105	6/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	105	6/11/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	105	6/12/2018	1
Sierra Vista	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	106	6/4/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	106	6/5/2018	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	106	6/7/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	106	6/12/2018	1
Spring Terrace	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/4/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/11/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/12/2018	1
	Direct Support	Utility Referral	Community outreach, Salvation army,	1	6/26/2018	1
Tealwood Club	Valet Trash Service	Door to Door trash pickup	Tealwood Staff	180	6/1/2018	1
	Notary	Provide notary service to apps and residents	Deneice Keck	0	6/1/2018	1
	Crime Meeting	Lock Your Unit	Officer Li	11	6/22/2018	1
	Fitness	Swim Lessons	YMCA	16	6/8/2018	1
	Fax/Copy	Provide fax and copy services to all residents and applicants	Tealwood Staff	0	6/1/2018	1
The Willows	Food Bank	14-18,6-21-18,6-28.	MLF	125	6/7/2018	2
	Direct Support Financial		MLF	2	6/5/2018	1
	Direct Support Medical	transported tenant from hospital, scheduled appointments,	MLF	16	6/8/2018	1
	Medicaid/Medicare	completed a medicare savings plan renewal, downloaded a	MLF	6	6/11/2018	1
	MLF Transportation	hospital.	MLF	11	6/4/2018	1
	Care and Training	Comm., schedule dr. appointment, called in prescription,	MLF	12	6/7/2018	1
White Rock	Budgeting	Money Matters	365 Learn TV	15	6/30/2018	1
	Environmental Education	Green Living	365 Learn TV	11	6/30/2018	1
	Education/Tutoring	Education Scholastic Tutoring	365 Learn TV	19	6/30/2018	1
	Health	Health and Fitness	365 Learn TV	6	6/30/2018	1
	Fitness	24 hour fitness center available to residents	White Rock Fitness Center	78	6/30/2018	1
	Library Assistant	Provide books and magazines and adult coloring books to help	White Rock Library Assistant	22	6/30/2018	1
	Parenting	Parenting	365 Learn TV	5	6/30/2018	1
	Business Center	Business center available for residents during office hours	White Rock Business Center	17	6/30/2018	1
Willow Green	Valet/ services	A services we provide for our resident door to door trash pick	willow green staff	336	6/1/2018	1
	Notary services	A services we provide for a resident and prospect	Gayle Harris	1	6/1/2018	1
	CRIME PREVENTION	a resident meeting to discuss property issues	Gayle Harris	6	6/27/2018	1
	Business center	A services we provide for a resident and prospect	willow green staff	5	6/1/2018	1
	Tutoring	Book Club and Tutoring for kids grades 5-12	Cy Fair ISD- Hope Bleyl	20	6/26/2018	1
Win-Lin Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/4/2018	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/5/2018	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/11/2018	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	6/12/2018	1
	Direct Support	Bus Passes	RHAC	1	6/26/2018	1
Woodglen Park I & II	Rock The Block	Resident pool party partnering DPD and DISD to bring attention	Woodglen Park	100	6/30/2018	1
	Valet Trash	Valet Trash Services Provided to Residents	Woodglen Park	232	6/30/2018	1
	Fitness Center	Provide onsite fitness center for community to promote a health	Woodglen Park	15	6/30/2018	1
	After School Program	Provide tutoring and healthy meal after school for community	Woodglen Park	32	6/30/2018	1
	Fax Copy Scan Service	Provide fax, copy, scan service for community	Woodglen Park	5	6/30/2018	1
	Notary	Provide Notary Service to community Free of Charge	Woodglen Park	1	6/30/2018	1
Woodside Village	Gardening	Gardening Tips for the Summer	Trish Richey	4	6/12/2018	1
	Book Club	Coco read a long	Trish Richey	5	6/27/2018	1

Tab D

TEXAS STATE AFFORDABLE HOUSING CORPORATION
STATEMENT OF NET ASSETS (unaudited)
As of June 30, 2018

ASSETS

Current Assets

Cash and Cash Equivalents	\$ 5,087,803
Restricted Assets Held by Bond Trustee:	
Cash and Cash Equivalents	1,877,915
Accrued Interest	59,776
Custodial Cash and Cash Equivalents	122,195
Investments, at Fair Market Value	9,077,473
Accounts Receivable & Accrued Revenue	36,210
Accrued Interest Receivable	141,925
Loans Receivable, Current Portion	66,551
Notes Receivable, Current Portion	237,098
Prepaid Expenses	94,369

Total Current Assets: 16,801,315

Noncurrent Assets

Loans Receivable, Net of uncollectible amounts of \$26,923	486,704
Notes Receivable	5,618,407
Investments, at Fair Market Value	7,528,201
Mortgage Servicing Rights, Net of Accumulated Amortization of \$2,489,099	238,962
Fixed Assets, Net of Accumulated Depreciation of \$766,550	1,262,747
Owned Real Estate, Federal & Other Programs Net of Amort \$506,919	9,397,685
Restricted Investments Held by Bond Trustee, at Fair Market Value	33,002,372

Total Noncurrent Assets: 57,535,078

TOTAL ASSETS \$ 74,336,393

(continued)

TEXAS STATE AFFORDABLE HOUSING CORPORATION
STATEMENT OF NET ASSETS - Continued (unaudited)
As of June 30, 2018

LIABILITIES

Current Liabilities

Accounts Payable and Accrued Expenses	\$	271,232
Notes Payable, Current Portion		50,306
Custodial Reserve Funds		122,195
Other Current Liabilities		247,051
Payable from Restricted Assets Held by Bond Trustee:		
Bonds Payable, Current Portion		740,000
Accrued Interest on Bonds		371,691

Total Current Liabilities: 1,802,475

Noncurrent Liabilities

Notes Payable		2,446,277
Revenue Bonds Payable		31,559,111
Due to Federal Programs		2,160,462
Unearned Revenue		179,474

Total Noncurrent Liabilities: 36,345,324

Total Liabilities: 38,147,799

DEFERRED INFLOWS OF RESOURCES

Deferred Revenue		192,486
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Total Deferred Inflows of Resources 192,486

NET POSITION

Invested in Capital Assets		1,262,748
Restricted for:		
Debt Service		2,269,261
Other Purposes		250,024
Unrestricted		32,214,075

Total Net Position: \$ 35,996,108

TEXAS STATE AFFORDABLE HOUSING CORPORATION
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS (unaudited)
for the 10 months ending June 30, 2018

Operating Revenues

Interest and Investment Income	\$ 1,801,135
Net Increase (Decrease) in Fair Value of Investments	82,727
Single Family Income	7,923,185
Asset Oversight and Compliance Fees	196,266
Loan Servicing Fees	69,173
Multifamily Income	232,494
Land Bank Income	254,347
Public Support	
Federal & State Grants	26,040
Contributions	290,410
Other Operating Revenue	691,798
Total Operating Revenues	\$ <u>11,567,575</u>

Operating Expenses

Interest Expense on Bonds and Notes Payable	\$ 1,103,333
Salaries, Wages and Payroll Related Costs	2,134,499
Professional Fees and Services	384,201
Amortization	190,495
Office and Equipment Rental and Maintenance	85,987
Travel and Meals	86,495
Depreciation	207,342
Program and Loan Administration	796,440
Grant Expenditures	68,831
Foundation Fund Grants	318,000
Other Operating Expenses	550,868
Total Operating Expenses	\$ <u>5,926,491</u>

Net Income 5,641,084

Total Net Position, Beginning 30,355,024

Total Net Position, Ending \$ 35,996,108

Tab 1

BOARD MEETING
TEXAS STATE AFFORDABLE HOUSING CORPORATION
Held at the offices of
Texas State Affordable Housing Corporation
2200 E. Martin Luther King Jr. Blvd.
Austin, TX 78702
July 19, 2018 at 10:30 a.m.

Summary of Minutes

Call to Order, Roll Call
Certification of Quorum

The Board Meeting of the Texas State Affordable Housing Corporation (the “Corporation”) was called to order by Bill Dietz, Chair, at 10:45 a.m., on July 19, 2018, at the offices of Texas State Affordable Housing Corporation, 2200 E. Martin Luther King Jr. Blvd, Austin, TX 78702. Roll Call certified that a quorum was present.

Members Present

Bill Dietz, Chair
Jerry Romero, Vice Chair
Bob Jones, Member
Valerie Cardenas, Member
Lori Cobos, Member

Staff Present

David Long, President
Janie Taylor, Executive Vice President
Melinda Smith, Chief Financial Officer
Lacy Brown, Executive Assistant, Corporate Secretary
Betsy Aldrich, Senior Accounting Manager
Celina Stubbs, Manager, Asset Oversight and Compliance
Cynthia Gonzales, Senior Office, & Loan Servicing Manager
Frank Duplechain, Homeownership Program Specialist
James Matias, Senior Manager, Asset Oversight and Compliance
Jo Keene, Manager, Development Finance
Katie Claflin, Director, Communications & Development
Laura Ross, Manager, Communications & Development
Michael Wilt, Manager of External Relations
Nick Lawrence, Controller

Guests

Karen Kennard, Greenberg Traurig, LLP

Bill Gehrig, Greenberg Traurig, LLP
Josh Prywes, Greenberg Traurig, LLP
Tim Nelson, Hilltop Securities
Nick Mitchell, CDC Brownsville
Chloe Dotson, CDC Brownsville
Edna Ocegüerc, CDC Brownsville
Mark Moseley, CDC Brownsville
Neal Route, LIHTC Real Estate Development
Mark Mayfield, Texas Housing Foundation

Public Comment

No Public Comment was given.

President's Report

Mr. Long noted the program and financial reports were included in the Board packet. Mr. Long informed the Board that the Loan Committee met the day before the Board meeting, noting that while loan approvals were not considered, the Loan Committee did review loan portfolio and activity reports. Mr. Romero added that he thought the Loan Committee was a good venue for reviewing and considering loan requests and the Committee would continue to improve the process.

Mr. Long provided an overview of the Homeownership Programs recent activities for the month that included the Housing Connection training in San Antonio and six Overcoming Down Payment Hurdle classes. Staff also attended and managed a booth at the Affordable Homes of South Texas Annual Homebuyer Fair in McAllen.

Mr. Long introduced the newest employee of the Homeownership Program team, Mr. Frank Duplechain. Mr. Long stated that TSAHC received a \$100,000 grant from the Meadows Foundation earlier that week in support of the home repair grants provided through the HEART disaster recovery program. Rebuild Texas Fund will provide a matching grant for the \$100,000 Meadows Foundation grant.

Mr. Long noted TSAHC had released its 2017 Annual Report and a copy was provided to the board members and encouraged them to review the report. Mr. Long thanked the staff for their input and hard work on the Annual Report.

Mr. Long provided mentioned TSAHC developed and released a new loan comparison calculator to help potential homebuyers compare the various loan types and down payment options available to them.

Mr. Long provided an update on the HEART disaster recovery program awardees, which included Habitat for Humanity in Jefferson County, Corpus Christi and Fort Bend, Meals on Wheels and More of Central Texas and Sewa International. Grantees will use 100 percent of

their funds to repair owner-occupied homes damaged by Hurricane Harvey. The awards ranged from \$25,000 to \$50,000 per organization.

Mr. Long introduced the professionals in the audience; Karen Kennard, Bill Gehrig, and Josh Prywes with Greenberg Traurig, (TSAHC's general counsel), Tim Nelson with Hilltop Securities (TSAHC's municipal advisor) and Cindy Leon who serves as TSAHC representative on the Texas Community Capital board of directors.

Tab 1 Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on June 14, 2018.

Mr. Jones made a motion to approve the minutes of the Board Meeting held on June 14, 2018; Mr. Romero seconded the motion. Mr. Dietz asked for public comment and none was given. A vote was taken and the motion passed unanimously.

Tab 2 Discussion and Designation of a Vice Chair for the Texas State Affordable Housing Corporation Board of Directors.

Mr. Dietz nominated Mr. Romero to serve as Vice Chair and asked if there were any other recommendations. Mr. Jones made a motion to approve Mr. Romero as Vice Chair for the Texas State Affordable Housing Corporation Board of Directors. Ms. Cardenas seconded the motion; Mr. Dietz asked for public comments and none were given. A vote was taken and the motion passed unanimously.

Tab 3 Discussion and Possible Approval of Audit Committee Membership.

Mr. Dietz explained that the board Vice Chair has traditionally served as the Chair of the Audit Committee, noting that if he was agreeable and board concurred, Mr. Romero would serve as Chair of the Audit Committee. Mr. Dietz then nominated Ms. Cobos to serve on the Audit Committee with Mr. Romero.

Mr. Jones made a motion to approve Audit Committee membership of Mr. Romero as Chair and Ms. Cobos as a member. Ms. Cardenas seconded the motion; Mr. Dietz asked for public comments and none were given. A vote was taken and the motion passed unanimously.

Mr. Dietz then opened discussion regarding a board member serving on the Loan Committee. After further discussion between the board and counsel, it was decided to include this item for consideration on the next board meeting agenda.

Tab 4 Presentation, Discussion and Possible Approval of a Resolution Regarding the Submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with proceeds of future debt for the Casitas Palo Alto Project.

Mr. Matias introduced Mr. Mitchell with CDC Brownsville and provided an overview of the proposed development, Casitas Palo Alto, a single family rental project located in Cameron County north of Brownsville near the intersection of interstate 69 East and Highway 550. The development is new construction with a total bond amount anticipated to be \$9.3 million.

Mr. Matias provided a brief summary of the financing noting the bonds issued will be short-term instruments and proceeds from the bond sale will be used for land acquisition and construction. The bonds will be repaid after a one to two year period with an FHA permanent loan.

The proposed new construction of Casitas Palo Alto will consist of 120 single family rental units for families earning 60 percent or less of the area median income. Housing units will consist of a two, three and four bedroom mix. The total budget for the proposed development is approximately \$16.2 million, leveraging tax-exempt bonds and 4 percent tax credits. Approximately \$115,000 will be used for land acquisition and construction costs will be approximately \$87,500 per unit.

Mr. Mitchell provided a brief overview of CDC Brownsville and noted some of the other developments they have completed in support of their mission and affordable housing in Cameron and Willacy counties.

Mr. Romero asked if the census tract had some characteristics of an upper income census tract. Mr. Mitchell responded it did, noting North Brownsville is a desirable housing market and compared it to North Austin. Mr. Mitchell also stated CDC Brownsville is committed to developing mixed income neighborhoods.

Mr. Jones inquired whether CDC Brownsville's primary business was rental housing development; Mr. Mitchell responded that they have six lines of business, which includes both homeownership and multifamily rental development.

Mr. Dietz asked if there had been any feedback from the community. Mr. Mitchell responded there had not been any feedback, positive or negative regarding the proposed development.

Mr. Matias again reminded the board that they were asking for an inducement and would be back for full approval at a later date.

Mr. Jones made a motion of Approval of a Resolution Regarding the Submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with proceeds of future debt for the Casitas Palo Alto Project. Mr. Romero seconded the motion; Mr. Dietz asked for public comment and none was given. A vote was taken and the motion passed unanimously.

Tab 5 Presentation, Discussion and Possible Approval of a Resolution Regarding the Submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse

Expenditures with proceeds of future debt for the Ventura at Tradewinds Apartments.

Ms. Stubbs introduced Mr. Route with Dominion Inc. Ms. Stubbs provided an overview of the proposed development, Ventura at Tradewinds Apartments, a new 204 unit multifamily rental development on the east side of Midland. The development will be new construction with a total bond amount anticipated to be \$26.7 million.

Ms. Stubbs provided a summary of the proposed development financing, costs and budget; noting that if approved, the bond proceeds will be used to provide a permanent mortgage to the developer. The bonds are anticipated to be issued through the Freddie Mac Tax Exempt Loan Program, known as TEL.

The proposed development for the Ventura at Tradewinds Apartments has a total budget of approximately \$42.6 million with approximately \$3 million used for land acquisition, \$27.1 million for construction activities or approximately \$133,000 per unit, and \$12.4 million for financing costs, reserves and developer fees.

Mr. Route noted the development team for the project is comprised of Texas Housing Foundation and Dominion Development. Dominion is a developer based out of Minnesota and has been around for 46 years and developed or acquired 30,000 units across 22 different states. This will be their first new construction project within Texas.

Mr. Dietz asked for any further questions from the board members. Ms. Stubbs reminded the board that they were asking for an inducement and would be back for full approval at a later date.

Mr. Romero made a motion for approval of a Resolution Regarding the Submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with proceeds of future debt for the Ventura at Tradewinds Apartments. Ms. Cobos seconded the motion; Mr. Dietz asked for public comment and none was given. A vote was taken and the motion passed unanimously.

Tab 6 Presentation, Discussion and Possible Approval of a Resolution Regarding the Submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with proceeds of future debt for the Ventura at Fairgrounds Apartments.

Ms. Stubbs, noting this item was similar to the previous development presentation, provided an overview of the Ventura at Fairgrounds Apartments, a new 276 unit multifamily rental development in west Midland. The development will be new construction with a total bond amount anticipated to be \$35.4 million. The proposed development will target individuals and families earning at or below 60 percent of the area median income.

Ms. Stubbs provided a summary of the proposed development financing, costs and budget; if approved, the bond proceeds will be used to provide a permanent mortgage to the developer. The bonds are anticipated to be issued through the Freddie Mac Tax Exempt Loan Program, known as TEL.

Mr. Romero asked for clarification regarding the difference between the anticipated bond utilization of \$35.4 million and the resolution that reflects up to \$40 million. Ms. Stubbs replied the \$40 million reflected in the resolution was the maximum obligation should there be any changes, however TSAHC expects the bond amount to be closer to \$35.4 million.

Ms. Cardenas inquired as to any studies done to support the demand for units in these communities and ensure timely lease-up. Mr. Route stated there had been extensive market research to ensure demand, noting the properties would not be available in the market at the same time.

Mr. Dietz asked if there had been any feedback from the community. Mr. Mayfield, Texas Housing Foundation, stated they had received letters of support from both the Mayor Pro Tem and the Council Member for the district. Ms. Stubbs reminded the board that the resolution was for approval for inducement and staff would be back for full approval at a later date.

Mr. Romero made a motion to approve the Resolution Regarding the Submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with proceeds of future debt for the Ventura at Fairgrounds Apartments. Ms. Cardenas seconded the motion; Mr. Dietz asked for public comment and none was given. A vote was taken and the motion passed unanimously.

Tab 7 Presentation, Discussion and Possible Approval of a Resolution Approving the Corporation's Fiscal Year 2019 Investment Policy.

Ms. Smith noted that the Board approved the Corporation's Fiscal Year 2019 Investment Policy at the June board meeting however the board is required to approve the Investment Policy on an annual basis by resolution, per the Public Funds Investment Act. Ms. Smith specified she was requesting board approval of the Investment Policy, with the changes as discussed, for the fiscal year 2019 with the resolution.

Mr. Romero made a motion to approve the Resolution Approving the Corporation's Fiscal Year 2019 Investment Policy. Ms. Cobos seconded the motion; Mr. Dietz asked for public comment and none was given. A vote was taken and the motion passed unanimously.

Tab 8 Presentation, Discussion and Possible Approval of the Corporation's Amended Program Guidelines for the Housing and Economic Assistance to Rebuild Texas (HEART) Program.

Mr. Wilt provided an overview of the HEART Program, noting earlier in 2018, the Corporation

partnered with Enterprise Community Partners (Enterprise), which is a national nonprofit that focuses on housing and community development. In coordination with Enterprise, the Corporation submitted a joint application to the Rebuild Texas Fund. Award proceeds would support a disaster recovery grant program that provides funding for adequate home repairs and other housing services to households affected by Hurricane Harvey.

In March 2018, we were notified the application to Rebuild Texas Fund had been approved. The Corporation expects to receive \$500,000 specifically for home repair grants through the Program, of which \$250,000 will have been provided up-front, and then an additional \$250,000 will be provided as a matching grant contingent upon raising the additional private funds.

Mr. Wilt provided an overview of the redline copy of the amended Guidelines, noting there are two recommended changes. The first change is to clarify that the Corporation's \$100,000 commitment to this program is coming from unrestricted revenue. The second authorizes Corporation's President or Executive Vice President to allow for exceptions to the organization's experience or financial requirements on a case-by-case basis. Mr. Wilt provided examples from the current application cycle that supported the proposed changes.

Ms. Cardenas asked if the guidelines included a list of the exceptions to ensure fairness and any allowance for an exception is not subjective. Mr. Wilt noted there are only two exceptions that can be granted; the two year experience requirement and the two years of financial audits. The eligibility guidelines, application requirements and the scoring matrix further support that staff are fairly evaluating funding requests. Discussion continued between staff and board members regarding proposed changes to the language in #6.

Mr. Romero asked for clarification regarding an exception for the organization type; Ms. Taylor explained there are other types of organizations like government and religious organizations that are not 501 (c) (3). After further discussion of eligibility requirements and scoring criteria, Mr. Dietz asked if there were any additional questions.

Mr. Jones made motion to approve the Corporation's Amended Program Guidelines for the Housing and Economic Assistance to Rebuild Texas (HEART) Program. Ms. Cardenas seconded the motion; Mr. Dietz asked for public comment and none was given. A vote was taken and the motion passed unanimously.

Tab 9 Presentation, Discussion and Possible Approval of Transfer of Certain Real Estate Properties Owned by the Corporation to Separate Legal Entities Established and Controlled by the Corporation.

Mr. Long introduced Mr. Gehrig with Greenberg Traurig and informed the board that Mr. Gehrig would be providing formal comments on this agenda item.

Mr. Gehrig stated that in review of the properties owned by the Corporation, and at the direction and advice of counsel, staff is recommending to the board that some or all of the real estate properties, single family, multifamily and office space should be owned through affiliated but controlled entities. The main benefit is to limit the Corporation's liability with respect to its own

properties. Counsel is recommending the properties be owned by and held in one or more Limited Liability Companies (LLC). The LLC is very common form of ownership structure for governmental entities owning real estate.

Mr. Gehrig explained the LLC could be utilized for all the properties that TSAHC owns and that each property would be owned by an individual LLC and there would be basic control as TSAHC would be the sole member of those limited liability companies.

Mr. Romero asked about the series LLC, where each single family home would be its own LLC within the Series LLC. Mr. Prywes with Greenberg Traurig provided a detailed explanation noting the series within a Series LLC, is a subunit with the LLC, so each property within the Series LLC is its own legal entity. In the Series LLC you are isolating liability for each series in the LLC to its own series, essentially there is no carryover liability between properties within the same LLC.

Mr. Dietz asked if there was a downside to having the properties in LLC's. Mr. Gehrig explained these entities must be maintained with separate accounting records and documentation and reporting. Mr. Gehrig also stated that counsel feels the protection from liability greatly outweighs the additional cost and time associated with accounting and reporting on these entities. After further discussion between the board members and counsel, Mr. Dietz asked if there were any additional questions.

Mr. Romero made a motion to approve the Transfer of Certain Real Estate Properties Owned by the Corporation to Separate Legal Entities Established and Controlled by the Corporation; Mr. Jones seconded the motion; Mr. Dietz asked for public comment and none was given. A vote was taken and the motion passed unanimously.

Tab 10 Closed Executive Session – Presentation, Discussion and Possible Approval of a Resolution Providing the President and Executive Vice President Authority to (i) Execute Letters of Intent, Purchase Agreements or Similar Documents for the Provision of Office Space to Serve as the Headquarters for the Corporation, (ii) to Execute Related Renovation or Construction Contracts, (iii) to Execute Related Lease Agreements and Concerning Other Matters Incident and Related Matters thereto.

Mr. Dietz called the board into closed session in accordance with Texas Government Code Section 551.072, real estate matters. The time was 11:51 AM.

Closed Meeting

Refer to Tab Item 10

Open Meeting

The board ended the closed session and resumed the open meeting at 12:30 PM. Mr. Dietz stated that no action was taken during the closed session. Mr. Jones made a motion to approve

the Resolution providing the President and Executive Vice President authority to (i) execute Letters of Intent, Purchase Agreements or similar documents for the provision of office space to serve as the headquarters for the Corporation (ii) to execute related renovation or construction contracts (iii) to execute related Lease Agreements and concerning other related matters thereto; Mr. Romero seconded the motion; Mr. Dietz asked for public comment and none was given. A vote was taken and the motion passed unanimously.

Mr. Long noted the next board meeting was scheduled for August 16, 2018 and thanked everyone for attending. Mr. Dietz also thanked the board and Ms. King with On The Record.

Adjournment

Mr. Dietz adjourned the meeting at 12:31PM.

Respectfully submitted by _____
Lacy Brown, Corporate Secretary

Tab 2

Texas State Affordable Housing Corporation
Proposed Operating Budget
(Cash Basis)
Fiscal Year 2019

	2018 Budget	2018 Actual	2019 Budget
Revenues			
Servicing Revenue, Net of Subservicer Fees	\$ 138,000	148,231	128,000
Single Family Program Revenue	10,022,000	13,650,907	9,550,000
Multifamily Program Revenue	483,000	500,920	764,000
Lending Program Revenue	2,102,000	846,216	2,720,000
ACT/THIF Program Revenue	160,500	234,207	200,000
Grants, Donations & Other Awards	652,000	640,416	720,000
Federal & State Grants	169,000	157,658	151,000
Tenant Rent Income	490,000	487,243	513,000
Investment Revenue	1,040,000	1,399,852	1,140,000
	<u>\$ 15,256,500</u>	<u>18,065,650</u>	<u>15,886,000</u>
Expenditures			
Salaries & Payroll Related Expenditures	\$ 2,712,000	2,581,771	2,935,000
Program Expenditures	8,952,000	7,367,411	10,491,000
HEART Program and Foundations Fund Grants	319,000	318,000	950,000
Professional Services	379,000	442,356	451,000
Principal & Interest on Notes Payable	1,277,000	1,245,600	159,000
Marketing	155,000	141,016	152,000
Insurance	113,000	136,561	120,000
Travel & Meals	107,000	98,780	125,000
Furniture, Equipment, & Software	32,000	30,449	31,000
Building Maintenance	39,000	33,786	72,000
Professional Dues, Conferences & Training	27,000	23,752	43,000
Bank Fees & Charges	45,000	47,877	20,000
Sponsorships	20,000	15,860	20,000
Communication	17,000	22,420	15,000
Printing & Office Supplies	7,000	3,153	4,000
Publications, Subscriptions & Office Expenditures	8,500	11,285	18,000
Freight, Delivery & Postage	6,000	9,405	9,000
	<u>\$ 14,215,500</u>	<u>12,529,483</u>	<u>15,615,000</u>
	<u>\$ 1,041,000</u>	<u>5,536,167</u>	<u>271,000</u>

Tab 3



Request for Proposals General Counsel Services

I. Summary

The Texas State Affordable Housing Corporation (“TSAHC”) is issuing this Request for Proposal (“RFP”) to identify and contract for General Counsel Legal Services for TSAHC. All qualified professional service providers (“Respondents”) wishing to apply must submit the materials listed in this RFP in order to be considered.

II. Timeline

Submissions in response to this RFP will be accepted until 5:00pm on Friday, September 14, 2018. TSAHC staff will review all submissions and will tentatively make its final selection and recommendation to TSAHC’s Board of Directors for approval at the October 2018 board meeting.

If selected, Respondents will execute a professional services contract or other agreement with TSAHC and will continue to be contracted until TSAHC determines the need to re-qualify or terminate its relationship.

III. About TSAHC

TSAHC is a 501(c)(3) nonprofit organization created at the direction of the Texas Legislature to serve as a self-sustaining, statewide affordable housing provider. TSAHC’s mission is to serve the housing needs of low-income families and other underserved populations who cannot access acceptable housing options through conventional financial channels. TSAHC’s enabling legislation, as amended, may be found in the Texas Government Code, Chapter 2306, Subchapter Y, Sections 2306.551 et seq. A five-member board of directors appointed by the Texas Governor oversees the policies and business of TSAHC.

To fulfill its mission, TSAHC provides a variety of affordable housing programs aimed at helping developers build high quality affordable housing, helping home buyers achieve the dream of homeownership, and helping homeowners sustain homeownership and improve their financial situation.

More specifically, TSAHC engages or may engage in the following primary types of business:

- (1) Single Family TBA Loan Program (Down Payment Assistance)
- (2) Single Family Second Lien Loan Program
- (3) Single Family Mortgage Credit Certificate Program
- (4) Single Family Rental Housing Portfolio

- (5) Multifamily Rental Housing Portfolio
- (6) Land Bank and Land Trust Program
- (7) Multifamily Asset Oversight & Bond Compliance Monitoring
- (8) Single Family and Multifamily Developer Direct Lending
- (9) Issuance of Tax Exempt Single Family & Multifamily Mortgage Revenue Bonds
- (10) Administration of Various Federal and Private Grants

IV. Scope of Services

Services to be provided by the General Counsel shall include but are not limited to the following:

- (1) Advise TSAHC in legal matters relating to:
 - a. Mortgage regulatory, including CFPB, RESPA, TRID compliance and any compliance requirements specific to Texas
 - b. FHA, VA, USDA, FNMA, FHLMC loan guidelines
 - c. U.S. Department of Housing and Urban Development (HUD)
 - d. Affordable housing development, including process and structures
 - e. General real estate issues, contracts and transactions
 - f. Fair housing
 - g. Private Activity Bonds and public finance
 - h. Texas land use
 - i. Texas government entity regulations
 - j. Texas nonprofit corporation statute
 - k. Nonprofit federal and state law as well as Community Reinvestment Act
 - l. Employment law
 - m. Texas Open Meetings Act, Public Information Act, and Public Information Requests
- (2) Provide TSAHC staff with direct access to subject matter experts in legal matters relating to TSAHC's primary types of business and operations to ensure an efficient process.
- (3) Identify obstacles and legal issues in the execution, improvement, and/or modification of TSAHC's primary types of businesses and operations. Present solutions, alternatives, and/or options that allow TSAHC to execute, improve and/or modify TSAHC's primary types of businesses and operations in order to meet its mission.
- (4) Create, update and review loan documents and agreements, real estate contracts, program guidelines, Board resolutions, and other documents pertaining to TSAHC's program operations and functions. This included employment law matters and TSAHC's standard operating procedures, litigation matters, Texas real estate matters, issuance of single-family and multifamily bonds, contract review and negotiation, nonprofit corporate and tax matters, and affordable housing matters in general.
- (5) Advise TSAHC as to the legal feasibility of TSAHC's single-family and multifamily financing programs and as to compliance of these programs with applicable law and pending or proposed revisions in the law, including local, state, and federal regulations.

(6) Advise TSAHC pertaining to the legal aspects of legislative functions as well as ethical considerations of work with the legislative and executive branches of Texas government.

(7) Assist TSAHC in its dealings with other attorneys, as requested by TSAHC.

(8) Attend meetings of TSAHC's Board of Directors and its committees, and other meetings, as requested by TSAHC.

V. Review and Selection

TSAHC will review proposals and make a determination based upon the following factors:

- (1) Demonstrated competence, experience, knowledge, and qualifications of Respondents
- (2) Reasonableness of the proposed fees for the services to be performed
- (3) Ability to allow TSAHC to work directly with subject matter experts in TSAHC's primary types of business, programs, and operations
- (4) Ability and commitment to provide options, alternatives, and/or solutions to issues and obstacles that arise in the execution, improvement and/or modification of TSAHC's primary lines of business, programs, and operations
- (5) Previous experience and performance with similar organizations
- (6) Other pertinent information

TSAHC reserves the right to negotiate with some, all, or none of the Respondents with respect to any term or terms of the Responses or contracts. In addition, TSAHC reserves the right to negotiate all elements that comprise the Respondent's submission to insure that the best possible consideration is afforded to all concerned. TSAHC reserves the right for any reason to reject any and all proposals and to re-issue an RFP. In addition, TSAHC reserves the right to obtain information concerning any or all Respondents from all sources.

VI. Additional Information

This RFP does not commit TSAHC to award a contract to any Respondent or to pay any costs incurred in the preparation or mailing of a Respondent's application (the "Response") or in participating in this RFP process.

Conflict of Interest

Although the Respondent will be an independent contractor for TSAHC and not an employee of TSAHC, to avoid all possibility of conflicts of interest, all Respondents must certify that none of the owners, officers, or stockholders of the company and none of their families are related within the third degree of consanguinity or the second degree of affinity to any TSAHC employee or any member of the Board of Directors.

Release of Submissions and Proprietary Information

If a Respondent submits proprietary information that should not be publicly disclosed, the proprietary information must be clearly identified at the time of submission. If a Respondent fails to identify proprietary information, all information in the submission will be deemed non-proprietary and will be made available upon request pursuant to the Public Information Act after the review process has been completed.

Indemnification

All Respondents must agree to indemnify, defend and hold harmless TSAHC, the State of Texas, its officers, agents and employees from any and all claims and losses accruing or resulting from the Respondent's performing professional services for TSAHC.

Federal, State and Local Requirements

Approved Respondents are responsible for both federal and state unemployment insurance coverage and standard workers compensation insurance coverage. Respondents must comply with all federal and state tax laws and withholding requirements. TSAHC will not be liable to a Respondent or its employees for any unemployment or workers' compensation coverage or federal and state tax withholding requirements. Respondents shall indemnify TSAHC and pay to TSAHC any costs, penalties or loss whatsoever occasioned by Respondent's omission or breach of this section.

VII. RFP Instructions

Proposals that do not comply with these instructions may be rejected. TSAHC may also reject a proposal that does not include all requested information. TSAHC reserves the right to waive minor deficiencies and informalities if, in the judgment of TSAHC, its best interest will be served.

Items to Be Included in the Proposal

(1) General Firm Information

- a. Provide a brief description of your firm, including but not limited to the following:
 - i. Name, telephone number, and email address of a representative of the firm authorized to discuss your proposal
 - ii. Address of the firm's main office
 - iii. Number of employees of the firm
 - iv. Names, locations and resumes of the primary principals, shareholders, attorneys, and/or other contacts who will be assigned to TSAHC. Provide appropriate background information for each such person including states licensed to practiced law (if applicable), and identify his or her responsibilities.

(2) Experience

- a. Describe your firm and its capabilities.
- b. Support your ability to perform the Scope of Services.
- c. Detail history working with similar clients.

(3) References

a. Provide at least three client references. Include name, address, telephone number, and email address.

(4) Fees

a. Provide a detailed description or table that explains the Respondent's fees

(5) Conflict of Interest

a. Identify any conflict of interest that may arise as a result of business activities or ventures by your firm and associates of your firm or employees.

b. Describe how your firm will handle actual and or potential conflicts of interest.

(6) Include any other information that will be helpful to TSAHC in making its decision.

Submission Instructions

All questions concerning the RFP must be in writing, via email, addressed to Michael Wilt at mwilt@tsahc.org.

Proposals must be submitted electronically in PDF format to David Long, President, via email at dlong@tsahc.org and Janie Taylor, Executive Vice President, via email at jtaylor@tsahc.org by the response deadline.

RESPONSE DEADLINE
Friday, September 14, 2018
5:00 P.M. CDT

Tab 4



Development Finance Programs August 16, 2018

Agenda Item

Presentation, Discussion and Possible Appointment of a Board Member to the Single Family and Multifamily Loan Committee.

Summary

The Texas Housing Impact Fund (Impact Fund) supports the Corporation's mission to promote equal access to safe, decent, and affordable housing with an emphasis on serving rural and underserved markets. The Loan Committee meets monthly to review the current loan portfolio, dialog on pending closings, update underwriting and threshold criteria, and reviews application for loans to eligible developers throughout Texas.

The Committee reviews and has the authority to approve loans in the amount of \$500,000 or less. Loans greater than \$500,000, if approved by the Loan Committee, are sent to the full Board of Directors for approval. All housing developed with loans issued by the Impact Fund must meet the Corporation's threshold criteria, as outlined in the Impact Fund Policies and Guidelines, updated October 2017 and published on the Corporation's website.

Monthly Loan Committee meetings are attended by Executive Staff, Development Finance Staff, Accounting Staff, Compliance Staff and a Board Representative. Voting members include the President, Executive Vice President, Chief Financial Officer and the Board Representative.

Staff Recommendation:

Staff recommends that the Board appoint a member to serve on the Single Family and Multifamily Loan Committee.

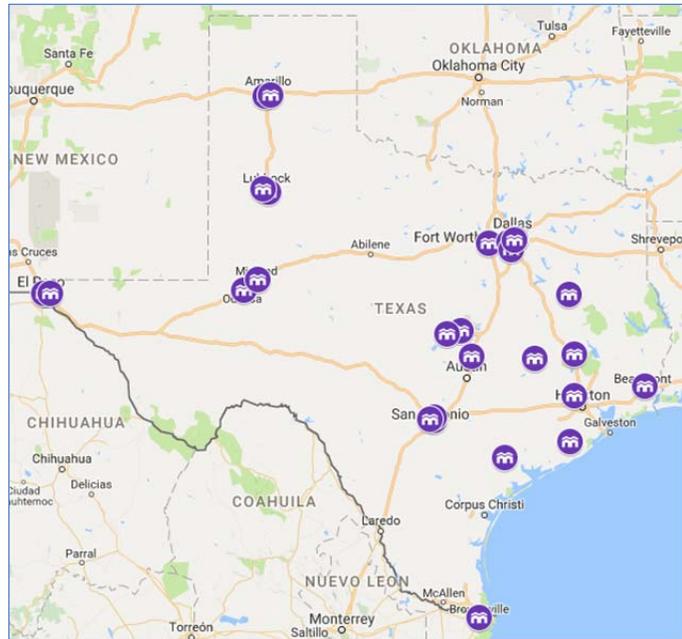
Tab 5

Summary of Activities

The Corporation’s multifamily bond programs are just one of the ways we help finance the development of affordable housing. The programs help developers build and preserve affordable rental homes for low-income families. The Corporation has statutory authority to issue both 501c3 nonprofit bonds and tax exempt private activity bonds. While our 501c3 bond program has been inactive since 2002 due to a lack of interest from financial markets, the Corporation has issued over \$249 million in private activity bonds to create or preserve 5436 units of affordable rental housing across the state since 2003.

While there are many local issuers of tax exempt bonds in Texas, the Corporation is one of only two statewide issuers of bonds for rental developments. One unique aspect of the Corporation’s authority is our statutory requirement to set target housing needs on an annual basis. Historically the Corporation has targeted the following four target housing needs:

- Preservation and rehabilitation of existing affordable properties;
- Properties in smaller urban and rural areas;
- Properties serving seniors and special needs households; and
- Properties in areas impacted by recent natural disasters.



Map of TSAHC Bond Properties

The Board has continued this focus in order to ensure that the Corporation’s bond issues impact housing needs that are not commonly met by local issuers or other statewide issuers. These targets also support many of the Corporation’s strategic goals and ensure that we are fulfilling our mission to provide underserved populations with affordable housing.

The Corporation is currently working on five bond transactions that will preserve or build new affordable units in Austin, Brownsville, Dallas and Midland, Texas. Last year we closed two transactions, one located in Glenn Heights and one in West Columbia. Each of these transactions involves unique combinations of financing, ownership structures and target populations. With the help of our Bond Counsel, Municipal Advisor and Issuer’s Counsel, staff can call upon years of experience to adjust to each new situation.

Attached to this report is a complete list of the Corporation’s active multifamily bond financed properties.

Row Labels	Sum of Bond Amount	Sum of Total Dev Costs	Sum of Total Units
2005	\$15,450,000	\$22,363,500	250
PAB	\$15,450,000	\$22,363,500	250
Marshall Meadows	\$15,450,000	\$22,363,500	250
2007	\$34,900,000	\$68,008,252	1008
PAB	\$34,900,000	\$68,008,252	1008
Chapparal	\$4,525,000	\$7,833,919	80
Cove Village	\$960,000	\$2,831,951	50
El Nido	\$4,900,000	\$9,527,633	104
Garden Apts.	\$1,555,000	\$3,071,343	62
High Plains	\$2,120,000	\$3,939,223	50
Jose A Escajeda Apartments	\$3,900,000	\$7,560,408	88
Los Ebanos	\$2,090,000	\$4,154,008	65
Peppertree Acres	\$4,250,000	\$8,648,322	148
River Park Village East	\$1,250,000	\$1,830,688	50
Salem Village	\$2,950,000	\$5,873,714	105
Sierra Vista	\$3,460,000	\$6,696,526	106
Spring Terrace	\$1,690,000	\$3,568,770	50
Win-Lin Village	\$1,250,000	\$2,471,747	50
2010	\$47,625,000	\$54,737,472	1678
PAB	\$47,625,000	\$54,737,472	1678
Briarcrest Apartments	\$11,445,257	\$11,718,249	322
Clover Hill Apartments	\$5,816,859	\$7,502,912	216
Hillcrest Apartments	\$6,829,905	\$6,954,498	310
Mill Creek Apartments	\$2,881,528	\$3,501,144	174
One Westfield Lake Apartments	\$7,158,159	\$7,335,982	246
Regal Park Apartments	\$2,881,903	\$5,148,250	114
Vista Landing Apartments	\$10,611,389	\$12,576,437	296
2012	\$71,100,000	\$116,833,764	1444
PAB	\$71,100,000	\$116,833,764	1444
Pine Club	\$12,490,000	\$20,750,010	232
Ridgewood	\$9,290,000	\$16,127,471	232
Saddlewood Club	\$11,720,000	\$19,667,283	232
Tealwood Place	\$9,650,000	\$15,230,320	180
Willow Green	\$16,840,000	\$26,672,035	336
Woodglenn Park - Phase I&II	\$11,110,000	\$18,386,645	232
2013	\$11,500,000	\$23,000,000	180
PAB	\$11,500,000	\$23,000,000	180
Gateway Northwest Apartments	\$11,500,000	\$23,000,000	180
2015	\$30,548,000	\$46,802,785	356
PAB	\$30,548,000	\$46,802,785	356
THF Palladium Midland Apts	\$24,798,000	\$36,060,105	264
Woodside Village Apartment	\$5,750,000	\$10,742,680	92
2016	\$15,600,000	\$28,292,570	200
PAB	\$15,600,000	\$28,292,570	200
Peoples El Shaddai Village	\$7,800,000	\$14,146,285	100
Saint James Manor	\$7,800,000	\$14,146,285	100
2017	\$22,560,000	\$47,520,717	320
PAB	\$22,560,000	\$47,520,717	320
Brooks Manor Apartments	\$4,060,000	\$5,350,043	50
Palladium Glenn Heights	\$18,500,000	\$42,170,674	270
Grand Total	\$249,283,000	\$407,559,060	5436

Tab 6

Tab 6

Closed Executive Session: Discussion and Update Regarding the Purchase of Property to be
Used as the Headquarters of the Corporation.

(Real Estate Matters – Section 551.072 Texas Government Code)