

TEXAS STATE AFFORDABLE HOUSING CORPORATION

BOARD MEETING

TSAHC Offices
2200 East Martin Luther King, Jr. Blvd.
Austin, Texas 78702

Wednesday,
May 8, 2019
10:30 a.m.

BOARD MEMBERS:

JERRY ROMERO, Acting Chair
VALERIE CARDENAS, Member
BOB JONES, Member

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P R O C E E D I N G S

MR. ROMERO: Let's go ahead and call the meeting to order, do a roll call.

William Dietz.

(No response.)

MR. ROMERO: Jerry Romero, here.

Bob Jones?

MR. JONES: Present.

MR. ROMERO: Valerie Cardenas?

MS. CARDENAS: Present.

MR. ROMERO: We have three present. We do have a quorum. Thank you all very much. We will do the Pledge of Allegiance, please.

(Whereupon, the Pledge of Allegiance was recited.)

MR. ROMERO: Texas pledge. Bob, lead us.

(Whereupon, a pledge to the Texas Flag was recited.)

MR. ROMERO: All right. So we will go ahead and start. Is there any public comment, at this point in time?

(No response.)

MR. ROMERO: There is not. If not, we will go into the President's Report. David.

MR. LONG: Thank you, Mr. Chairman, Members. You have the program. As always, in your program, reports are under Tabs A through D, including fund raising program and financial reports.

Also, our Loan Committee met yesterday. I would like to thank Ms. Cardenas and Mr. Romero for participating in that. Ms. Cardenas serves as the Board member representative to the meeting, and she participated via phone call. Mr. Romero was here in attendance.

We did not have any loans that we took action on, and nothing brought to the Board. But we did go over the existing portfolio. We discussed review and redesigning any reports we might have. We will continue to keep the Board updated on that.

Program area updates: The Single-Family Program staff continue to make presentations, including a presentation at Texas Association of Realtors Housing Opportunity Foundation regarding our home ownership programs. They continue to conduct the down payment hurdle classes, getting quite a bit of response from realtors. So realtors, training almost 137 in that.

And also they had an online webinar training for our most recent bond program that we are closing on tomorrow, for the 2019A transaction, for our Heroes

program; \$40 million. They had over 700 loan officers participate in that. So we are very excited to see the response and participation in that training.

That program, just for the record, is for our Heroes. \$40 million will be made eligible for ours into that program, at a 5.05 mortgage rate and 4 percent grant down payment assistance.

Fundraising and Business Development: The Corporation received a \$5,000 grant from Frost Bank in support of our upcoming Housing Connection training for nonprofits in June.

In recognition of April, which was the financial literacy month, TSAHC conducted a fundraising campaign via email to support our upcoming home ownership training that will be done in June, that I mentioned.

And since December, I would like to just note that TSAHC has raised, has been awarded \$60,000 in grants and more than \$14,000 in donations from mortgage companies, loan officers, and realtors in support of that training.

We are very grateful to both Wells Fargo and Lone Star National for their support of this program. They both made donations in support of that.

And one last thing is that the Corporation over

the summer will be looking through our Communications and Development Department. We will be hiring an intern to assist staff in various marketing and fundraising projects. And so we are excited! And I know they actually have that posted. Katie told me they have it posted for, to a lot of the state universities, looking for an intern.

In addition to the other things that staff have been doing, Michael Wilt attended the Urban Land Institute training spring meeting in April. That was in Nashville.

David and Cassandra attended the Incremental Development Alliance Workshop in San Antonio.

And Katie Claflin conducted some HEART visits under our HEART program, when we make grant donations to those being assisted through the hurricane disaster fund that we've got. She made those visits and went out just to make sure that not only did the program -- they were using the funds as intended, but just to make sure of progress on the activities.

Laura Ross attended a fundraiser, the Central Texas Fundraiser's Forum in May, earlier this month. Michael Wilt and I and Janie -- and I know we've contacted board members in the past. I would like to thank them for their help in that.

We continue to participate and attend things that the legislative process, during the session that is going on. And Michael will be giving you an update on that under Tab Item 5 later in the meeting.

With that, I always like to recognize our professionals. Claire Merritt is here with Hilltop Securities. Karen Kennard is here with Greenberg Traurig. And Stephen is here with Wilmington Trust. And if I missed anybody, I apologize.

And with that, Mr. Chairman, I will conclude my remarks, unless there's any questions. The only other thing I probably offer is that our next meeting is in June; it's on the 12th.

MR. ROMERO: Mr. Jones.

MR. JONES: Under Tab Item B, staff has formally acquired five donated lots of a private estate, located I guess in Alaska somewhere, it says. Onalaska? My joke.

MR. LONG: Okay.

MR. JONES: How does something like that happen? How did that occur? I mean, they heard something? We sent them a letter? How did we get these five lots?

MR. LONG: Is David here or Cassandra?

MS. RAMIREZ: I'm here.

MR. JONES: I mean, I see it, but how?

MR. LONG: Would you mind introducing yourself?

MR. DANENFELZER: Hi. David Danenfelzer, Director of Development Finance. The donations in question actually came to us simply by word of mouth.

We understand that our local broker had heard about our programs, looked up our information online, and forwarded it to one of her clients.

And that individual, her father and mother had purchased those lots a number of years ago, and she had received them through a will. And then she is moving, I think, to Florida, and she just didn't want to keep those lots anymore.

So, she reached out to us, found us and we negotiated. Basically, she donated all those lots to us, and we are working on plans to find a builder or developer to help us redevelop those for affordable housing.

MR. JONES: So straight out this -- she just found out, and she donated it. And does she get any kind of tax benefit or write-off of a charitable contribution?

MR. DANENFELZER: We do provide the IRS forms necessary for her to claim a tax exemption. And that is something that we have had in place since we started the

land bank program. So individuals can donate land, as well as banks and financial institutions.

MR. JONES: Okay. Thank you.

MR. ROMERO: Where are they located?

MR. DANENFELZER: Onalaska is on Lake Livingston. It is located about, I would say, 35 to 40 miles northeast of -- it starts with an H -- Huntsville. Yes.

MR. ROMERO: That is right.

MR. DANENFELZER: Huntsville. So it is right -- Lake Livingston stretches between Polk and Trinity Counties there outside of Huntsville, and this is on the north side of the lake.

MR. ROMERO: Okay. Thank you.

MR. JONES: Thank you. On Item D, usually I can't tell under/over and stuff and averages on this budget report. So I usually rely on the Finance people. Some of it is way over half of budget, and we are only in the first couple of months.

MR. LONG: Six months.

MR. JONES: Yes. How did that work? I mean --

MR. LONG: Which ones are you specifically --

MR. JONES: There's some -- well, I don't know. Most of them. You know, I noticed the flow for the

budget. Is there anything that we are going to go over budget on, based on --

MR. LONG: On the income side, you have got a couple of items there. On the expense side?

MR. JONES: I am looking at the revenue side and expense side. I just don't know.

MR. LONG: Okay. On the revenue side, we are seeing some strong performance in our investment revenue, which is -- you know, we project that, but it continues to be something that is positive for us right now.

And on the lending revenue program, that large number there is partly because of -- if I am not mistaken, the Tab Item 1 would show you that that was a reimbursement of a \$2 million loan we made to Chestnut for the Chicon project.

MR. JONES: Uh-huh.

MR. LONG: And so that money paid off -- that project paid us back in full. So that loan has been repaid. And so we are going to have some items where we have exceptional revenue items that are better than others because we have a one-time lump-sum payment or something to that effect.

MR. JONES: But on expenditures?

MR. LONG: On the expenditures, I will let

Melinda talk about those because she will have a much better handle on the individual items.

MR. JONES: Okay.

MS. SMITH: I guess, overall the primary thing I would say on this is true of revenues and expenditures, is that over the entire year, it will all pretty much even out, and we are expecting to be on budget --

MR. JONES: Okay.

MS. SMITH: -- on all the line items. It's just that some things come in a lot quicker. For example, in our multifamily revenue, a lot of that income comes in in January. Just, it is the nature of the contracts; that's when it is due, and then you don't see it in other months of the year.

And that's true of a number of things. In expenditures, we have a lot of upfront costs like in professional fees. Our audit is at the beginning of the fiscal year, those sorts of things. And even with printing, printed brochures and --

MR. JONES: So there is nothing in there that would say a flag, like we might be going to anticipate -- at what point would you say you we anticipate going over budget? It would have to be something pretty dramatic?

MR. LONG: In terms of if it would happen?

MR. JONES: Of going over budget.

MR. LONG: Yes. We would have -- the Board would probably be aware of it before it happened, just because we would be recognizing something like that, if it was a dramatic situation that happened.

MS. SMITH: The only thing that I would say that will probably end up being significantly over budget at the end of the year would be the investment revenue. And part of that is going to be due to the pay downs that we are receiving on the mortgage-backed securities, the refinances.

It's real difficult to predict how many people are going to pay off their loan, or who will not. We try to do that. But there have just been a whole lot more come in than we expected on those securities.

MR. JONES: Thank you.

MR. ROMERO: Any other questions?

(No response.)

MR. ROMERO: Okay. Being that there are no other questions, go ahead and go to the action items.

Tab Item 1, the presentation, discussion and possible action of the minutes of the Board meeting held on April 9, 2019.

MR. JONES: If there aren't any corrections, I

will move to approve.

MR. ROMERO: We have a motion to approve the minutes as presented. Is there a second?

MS. CARDENAS: Second.

MR. ROMERO: We have a second. Is there any further discussion?

(No response.)

MR. ROMERO: Is there any public comment?

(No response.)

MR. ROMERO: All in favor, aye.

(A chorus of ayes.)

MR. ROMERO: Any opposed?

(No response.)

MR. ROMERO: The motion carries. Moving on to Tab Item 2; the presentation, discussion and possible approval of a resolution approving the Corporation's Fiscal Year 2020 Investment Policy.

MS. SMITH: Good morning. My name is Melinda Smith. I'm the Chief Financial Officer. The Tab Item 2 is- we are submitting the Corporation's investment policy to the Board for approval.

The Corporation is subject to the Public Funds Investment Act, which stipulates how we invest our money and how we report on our investments. It requires that we

have a policy in place, which we do. And it also requires that that policy be approved by the Board annually, whether or not we have changes to it or not.

And this year, we do not have any changes to the policy, so we are asking the Board to approve it. And that's about it. If you have any questions about the Public Funds Investment Act or the policy, please let me know, and I would be happy to try and answer them.

MR. ROMERO: Any questions?

(No response.)

MR. ROMERO: If there are no questions, I will entertain a motion to approve the presentation of the Corporate's fiscal year 2020 investment policy.

MS. CARDENAS: So moved.

MR. ROMERO: We have a motion.

MR. JONES: Second.

MR. ROMERO: And a second. Any further discussion?

(No response.)

MR. ROMERO: Any public comment?

(No response.)

MR. ROMERO: All in favor, aye.

(A chorus of ayes.)

MR. ROMERO: Any opposed?

(No response.)

MR. ROMERO: The motion carries.

MS. SMITH: Thank you.

MR. ROMERO: Tab Item 3, presentation, discussion and possible approval of the Corporation's fiscal year 2020 Broker Listing. Melinda?

MS. SMITH: Thank you. Again, the Public Funds Investment Act requires that the Corporation develop a broker listing from which we purchase our investments or through which we purchase our investments and that that list be approved annually by the Board.

And Linda Patterson with Patterson and Associates, they are our investment advisor, assisted us with preparing both the policy and the broker listing. And they have suggested that we add the additional names that you see in red down here, just to expand the list of available brokers.

For each investment they purchase, they get bids, at least three bids. And so they use the various brokers on our approved list to do that. So we are asking the Board to approve that list.

MR. JONES: So the red means what?

MR. LONG: They're new.

MS. SMITH: They're new. We're just

expanding --

MR. JONES: And they're just red because they're new.

MS. SMITH: Yes, sir. To us.

MR. JONES: Okay.

MR. ROMERO: And they were recommended by our investment group?

MS. SMITH: Yes.

MR. ROMERO: Okay.

MS. CARDENAS: So they have done, obviously, all their due diligence?

MS. SMITH: Yes. And they also get for us the -- there is a certificate that each of the investment brokers have to sign, saying that they have received and read our investment policy and that they understand what we are allowed to invest in and what we are not allowed to invest in. And they capture all of that documentation for us.

MS. CARDENAS: Okay.

MR. ROMERO: Any questions?

(No response.)

MR. ROMERO: If there are none, I will entertain a motion to approve the Corporate Fiscal Year 2020 Broker List.

MS. CARDENAS: So moved.

MR. ROMERO: A motion is made.

MR. JONES: Second.

MR. ROMERO: And a second. Is there any further discussion?

(No response.)

MR. ROMERO: Any public comment?

(No response.)

MR. ROMERO: All in favor, aye.

(A chorus of ayes.)

MR. ROMERO: And I will abstain since Wells Fargo is on as one of the brokers that is listed.

The motion carries. Thank you very much.

Moving on to Tab Item 4, presentation, discussion and possible approval of a resolution regarding the submission of one or more applications for allocation of private activity bonds to the Texas Bond Review Board for Qualified Mortgage Revenue Bonds.

MS. CRIM: Good morning, Mr. Chairman and Board members. I am Joniel Crim, the Director of the Home Ownership Programs.

Under Tab Item 4, we are asking the Board to approve a resolution authorizing the Corporation to submit one or more applications for our 2019 annual allocation,

which is in the amount of \$84,383,424.

This resolution authorizes the Corporation to file with the Texas Bond Review Board a Notice of Intent to Issue Bonds and a State Bond application in connection with qualified mortgage revenue bonds.

But it also authorizes the Corporation to execute any certificates and documents relating to converting all or a portion of the annual allocation of the qualified mortgage revenue bonds to mortgage credit certificates and to take any other necessary actions to implement the Mortgage Credit Certificate Program, including but not limited to publication of any required notices.

Please let me know if you have any questions. And I ask you to approve this resolution.

MR. ROMERO: Any questions?

(No response.)

MR. JONES: Move to approve.

MR. ROMERO: We have a motion to approve the submission of one or more applications for allocation of private activity bonds to the Texas Bond Review Board for qualified mortgage revenue bonds. Is there a second?

MS. CARDENAS: Second.

MR. ROMERO: We have a motion and a second. Is

there any further discussion?

(No response.)

MR. ROMERO: Is there any public comment?

(No response.)

MR. ROMERO: All in favor, aye.

(A chorus of ayes.)

MR. ROMERO: Any opposed?

(No response.)

MR. ROMERO: The motion carries. Thank you.

MS. CRIM: Thank you.

MR. ROMERO: Okay. Moving on Tab Item 5,
discussion of the 86th Texas Legislative Session.

MR. WILT: Good morning, Chairman, Board
members. I am Michael Wilt, External Relations Manager.

MR. JONES: Excuse me. Michael.

MR. WILT: Yes.

MR. JONES: You have been at the Capitol so
long, you're starting to look like a politician.

MR. WILT: I am just missing my little lapel
pin. I need some sort of flag or something.

MR. ROMERO: You need a badge.

MR. WILT: Yes.

MR. ROMERO: I will get you one right now.

MR. WILT: So today is May 8, there are 19 days

left in session. But really this is the time of session where you start to hit deadlines. And if you don't meet those deadlines, your legislation is not moving forward.

With the House kind of -- the House has very rigid deadlines on when things have to be out of the House. The Senate is a little more flexible on things that they consider, because they operate on their own rules.

As we have been keeping you updated throughout session, we have four bills and now a fifth that I will address that we're very active on.

I will start with House Bill 1402, and that is the economic development, the Limited Economic Development Bill. It would allow us to do some limited economic development activities. That bill is 75 percent of the way through the process if you think about the process as clearing four hurdles.

It has to get through the Committee that the bill originates in, and then it has to get through the entire body, whether that is the House or the Senate. Then that bill gets sent over to the other chamber. It has to get through another Committee in that chamber and then has to get passed through the entire body.

So 1402 has made it out of the House and was

passed out of the Senate Committee last week and is now eligible to be considered by the entire Senate.

The next bill is Senate Bill 1474. And that is the Omnibus Private Activity Bond Bill. That bill was passed unanimously out of the Senate, both in the committee and the entire body. It is set for a hearing in House Pensions and Investments tomorrow morning at 8:00 a.m.

The House sponsor for that bill is Chairman Murphy, who is the Chairman of Pensions and Investments. So that is a very positive sign that the bill was carried by a chairman on the Senate side, and is being carried on the House side as well.

The next bill that we have been active in is Senate Bill 1114, by Senator Lucio. This bill enables us to work with school districts in counties that are located in the Rio Grande Valley to develop housing on their surplus land, and the housing would be set aside primarily for employees of the school district.

That bill passed out of the Senate and is waiting to be heard in House Committee. It has been referred to the House of Urban Affairs. And we anticipate there will be a hearing on Monday on that bill.

On the House side, it is being carried by

Representative Longoria, and he sits on the Calendars Committee which is a very powerful committee on the House side.

And then Senate Bill 1116 establishes a tax credit mechanism to fund permanent supportive housing developments that we would run. That bill was heard in the Finance Committee and left pending, and we anticipate that that is the end of the journey for that bill.

But sometimes getting a hearing is a success, in and of itself, and so we feel happy that that bill did have a hearing. If it's refiled, it can build upon the success from this session.

And then lastly, House Bill 2646 is a new one that we have been monitoring. This sets up a Veterans Land Bank Program. Basically, cities or counties or anybody who has control over the ability to get liens on delinquent properties, they can take some of those properties, roll them into a land bank. And then you would create housing on those properties for veterans.

The reason we didn't bring this to your attention earlier is because the General Land Office was the entity designated to run this Land Bank Program. They said that they would need to hire some staff to do it. And so there was a fiscal note that was attached to the

bill, and it was over a million dollars.

And so the House sponsor said, well, why don't we have TSAHC run it and it won't cost the State anything. So that has been proposed and that's why it is on our radar now.

The bill, in order for us to do it, there needs to be some fixes, and the House sponsor has committed to working with us on those fixes on the Senate side.

We believe that Chairman Lucio will be carrying this bill in the Senate. They have been asked to do that.

But they are waiting to make sure it gets referred to the Committee that he chairs, before they are willing to take that on.

MR. JONES: Fixes such as?

MR. WILT: Well, the way it's set up, it basically -- we wouldn't be able to do it the way it's set up, because we aren't in -- we can't -- we don't have jurisdiction over the disposition of these properties. It's basically cities, counties, or whoever can put liens on properties, they have jurisdiction over the disposition.

So just substituting us in isn't -- wouldn't fix the bill. It has to be those entities that are able to dispose of the properties that would give the

properties to us, transfer them to us. And then we would be able to redevelop them. So there is an extra step that's missing in the bill now.

MR. ROMERO: So we are talking about multiple taxing jurisdictions?

MR. WILT: Yes.

MR. ROMERO: How would they fix that? With some kind of a memorandum of understanding, or what?

MR. WILT: There has to be a mechanism, a transfer mechanism.

MR. ROMERO: Yes. Right.

MR. WILT: That we're getting the properties free and clear of any of these --

MR. LONG: Any of the entities could provide it to us. They'd just have to do it as a direct transfer that we would have free and clear of any liens from the transferring entity, regardless of which entity it was.

MR. WILT: Right.

MR. ROMERO: But in most cases, don't you have multiple taxable entities?

MR. WILT: You would have a school district, or --

MR. LONG: Yeah.

MR. ROMERO: So how do you get the agreement of

all the different entities that are involved in that property?

MR. JONES: Yeah. We have a city, we got a county.

MR. ROMERO: Community college, hospital.

MR. JONES: We have got a college district.

MR. WILT: Right.

MR. JONES: We got a hospital district. We got a school district.

MR. ROMERO: That is why I am saying a memorandum of understanding. Because we tried that in El Paso where we did a memorandum with all of the districts and then they gave us their struck-off properties once they all agreed on it.

I don't know how you would do that with -- I mean, that's probably another fix you want to look at.

MR. WILT: We'll look at the language. It may even speak to that already.

MR. LONG: Right.

MR. WILT: We haven't taken -- we haven't put it under the microscope because we got involved pretty late.

MR. ROMERO: Okay. Real quick, on 1114.

MR. WILT: Yes.

MR. ROMERO: Just the school districts in the Rio Grande Valley?

MR. WILT: Yes. It is bracketed to counties in the Valley.

MR. ROMERO: Okay.

MR. WILT: There are four counties that I can't name off the top of my head.

MR. ROMERO: Because we have had those conversations in El Paso with the school districts, and we had a deal going. And it just got too onerous with all the legal ramifications from the districts. So we just stepped away from it. It would be nice to use that as an example.

MR. WILT: The bill started out as a statewide bill, and then it was limited to --

MR. ROMERO: The Rio Grande.

MR. WILT: The Valley, in order to move the bill.

MS. CARDENAS: Which I am sure the biggest counties are going to be Hidalgo and Cameron County.

MR. WILT: Our hope would be that we could demonstrate a successful partnership with a school district, and then there would be an opportunity to expand the program.

MR. ROMERO: Okay.

MS. CARDENAS: On Senate Bill 1402, it says modifies the income categories to TSAHC. Do we know what they were modifying them to exactly?

MR. WILT: It expands it to include moderate income. That is the only way we can do economic development, because we can't limit who has access to commercial space of development to low-income people. It has to be moderate income.

MR. ROMERO: So, it removes the low and very low, and just --

MR. WILT: No. It adds another category.

MR. ROMERO: It just adds moderate, then?

MR. WILT: Uh-huh.

MR. ROMERO: But it does take out the definition, the language of 60 percent or below. Right?

MR. WILT: Yes. Which is kind of a clean-up.

MR. ROMERO: Okay.

MS. CARDENAS: So moderate would translate to what, 80 or 120 or --

MR. WILT: Typically, moderate depends on the funding source. Kind of the collective wisdom is that that is up to 120 percent in most cases. Our Heroes Program is considered a moderate income program, and that

goes up to 115 percent. Right.

MR. ROMERO: But that is allowed through the bond issue itself. Right?

MR. LONG: IRS Code. And then it goes -- allows us to go to 150 percent. We, typically, restrict our moderate income at limit across the board.

MR. ROMERO: So this change wouldn't impact the mission of the Corporation, which is to provide affordable housing?

MR. LONG: That is correct. Our mission would still be to provide affordable housing. It just allows us another avenue which is the economic development piece component with the housing component.

MR. JONES: So what would stop somebody from demanding you do it? It's optional on our basis. We have the ability to do it and the option to do it. But we are not -- does the bill require us to do it?

MR. WILT: No.

MR. ROMERO: No.

MR. LONG: Just like any other project, we have the right to review it and determine whether it is an eligible activity and if it meets our criteria.

MR. JONES: Okay. Because I am just telling you. If the politicians pass it, they want you to come

and --

MR. ROMERO: But you also would have the opportunity to present a program to the incoming Board at some point in time when you guys are ready?

MR. WILT: Absolutely.

MR. LONG: Oh, yeah. That is definitely what we would do. We would have to develop that and present it to them so that they could view it. Obviously, Ms. Cardenas would be involved.

MR. ROMERO: Yes. Okay. Any other questions?

(No response.)

MR. ROMERO: If there are no other questions, there are no other actions to be discussed, I would like to suggest, as one of my outgoing responsibilities, that June through September, casual dress. You know, it's hot now.

MR. JONES: Hit the gavel for it.

MR. LONG: We like that. We will take that.
Thank you.

MS. CARDENAS: Business casual.

MR. LONG: You are going to get a hand from the staff on that.

MR. ROMERO: No ties. Open collar. Again, no

torn jeans and no sandals. All right.

MR. JONES: Actually, since this is my real last meeting --

MR. LONG: Yes, sir.

MR. JONES: -- I did it anyway. What were they going to do to me? Kick me off the Board.

MR. ROMERO: And again, just to reiterate, the next possible Board date is June 3?

MR. LONG: June 12.

MR. ROMERO: Next month.

MR. LONG: Yes. And again right now, the current Board has suggested that we meet on Wednesdays. I am assuming, Ms. Cardenas, for your sake, when the new Board is brought into play next month, you guys will consider another date, but I will leave up to the Board at that time. So right now it will be Wednesday, the 12th of June --

MR. ROMERO: Okay.

MR. LONG: -- at 10:30. Before we --

MR. ROMERO: Formally adjourn.

MR. LONG: Uh-huh.

MR. ROMERO: Formally adjourn.

MR. LONG: Before we formally adjourn, I have to say thank you to both of you for all your service. You

have been phenomenal.

But also, Mr. Jones has made a big point for the last several months, as he has come through here. He wants to take his nameplate with him. So for the record, you may take your nameplate after this meeting.

MR. JONES: Now, if I am correct -- and I have been on this Board ten years -- you give them the nameplate.

They gave me the gavel and the little thing you hit on it, but they would never give me the nameplate. And because they never gave me the nameplate, they always had me come back. I have done four meetings since I was supposed to be gone precisely because they still had my nameplate.

MR. LONG: You want that nameplate.

MR. JONES: So now that I know I am not coming back, I am going to take my nameplate with me.

MR. LONG: Well, we are happy to let you have it this time.

MR. JONES: Thank you.

MR. LONG: Thank you both for your service. We really appreciate all you have done, and we have grown phenomenally under your leadership and with your support. So thank you again for both of you, and all that you have

done.

(Applause.)

MR. JONES: I would also like to go on record.

I had to send some texts to Janie, do the talking. I kind of got mushy about it. But we were -- I don't know about Jerry.

I think it is the same way. I have been motivated to work really hard here because of the quality of the staff at TSAHC. I didn't want to be the loose wheel or the chain, the link that -- I mean, this staff promotes this Board to really excel because this is a staff that can do it.

As I said before, a guy out in Gregory said, are we going to do this? We may not do these homes because we have got Exxon, Mobil and all these companies coming. And the guys says, we can do this. And we can.

And he said, no, buddy, you can't do that. He said, I was told we can. No, you can't do that. And he said something about TSAHC. He said, wait a minute. Did you say TSAHC. He said, yes. He said, oh yes. They can do it. He said, no. He told me, said, it can't be done.

But when you say TSAHC, he said, they can do it. They can put together things to get it done. And I am proud to have been a part of this great organization.

MR. LONG: Thank you. We appreciate that.

MR. JONES: Thank you.

MR. ROMERO: And I would just like to say, it has been a sincere pleasure working with the Board and working with staff and working with our professionals. It has been a great ride, and I appreciate it.

MR. LONG: Very much. We appreciate all you have done. And literally, where we are at today, we would not have been where we are without your support and your leadership. So thank you.

I know you both have served as chair, as well. So we are very lucky to have Board members who have such institutional knowledge that have led us down this path to where we are at right now. So thank you.

MR. ROMERO: And with that, motion to adjourn.

MS. CARDENAS: Motion to adjourn.

MR. ROMERO: We have a motion.

MR. JONES: It doesn't require a second.

MR. ROMERO: It doesn't require it. Then we are adjourned it is now 10:59. Thank you all very much.

(Whereupon, at 10:59 a.m., the meeting was concluded at 10:59 a.m.)

C E R T I F I C A T E

MEETING OF: TSAHC Board
LOCATION: Austin, Texas
DATE: May 8, 2019

I do hereby certify that the foregoing pages, numbers 1 through 35, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Elizabeth Stoddard before the Texas State Affordable Housing Corporation.

DATE: May 14, 2019

(Transcriber)

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