

T E X A S
State Affordable Housing Corporation

November Board Meeting

To be held via Webinar Located:

https://webinar.ringcentral.com/webinar/register/WN_TnzogticQ3S03Ts782fzIA

Dial-in number: +1 (888) 391-5458

Webinar ID: 148 308 0063

Participant ID: Receive Upon Registration

Thursday, November 12, 2020

10:30 a.m.

**TEXAS STATE AFFORDABLE HOUSING CORPORATION
BOARD MEETING
AGENDA**

The Governing Board of the Texas State Affordable Housing Corporation (TSAHC) will meet ONLINE:

**November 12, 2020
10:30 A.M.**

MEETING LOCATION:

Considering the March 13, 2020, disaster declaration by the Office of the Governor, and the subsequent waivers of portions of Tex. Gov't Code, Ch. 551*, this meeting of the TSAHC governing Board will be accessible to the public via the telephone and web link information, below. In order to engage in two-way communication during the meeting, persons must first register (at no cost) to attend the webinar via the link provided. Anyone who calls into the meeting without registering online will not be able to ask questions or provide comments, but the meeting will still be audible. A recording of the meeting will be made available to the public as soon as possible following the meeting.

GOVERNING BOARD WEBINAR REGISTRATION:

Location: https://webinar.ringcentral.com/webinar/register/WN_TnzoqticQ3S03Ts782fzIA

Dial-in number: +1(888) 391-5458, **Webinar ID:** 148 308 0063; **Participant ID:** Received upon registration. (Persons who use the dial-in number and access code without registering online will only be able to hear the Board Meeting and will not be able to ask questions or provide comments). Note, this meeting will be proceeding as a teleconference under Tex. Gov't Code §551.125, as modified by waiver, and video will not be available.

CALL TO ORDER

ROLL CALL

Bill Dietz, Chair

CERTIFICATION OF QUORUM

Pledge of Allegiance – **I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.**

Texas Allegiance – **Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.**

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

PUBLIC COMMENT

PRESIDENT'S REPORT

David Long

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

ACTION ITEMS IN OPEN MEETING:

- Tab 1 Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on October 14, 2020.

- Tab 2 Presentation and Discussion by Patterson & Associates, Investment Advisors.
- Tab 3 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 Crest Apartments.
- Tab 4 Presentation and Discussion of the Texas State Affordable Housing Corporation’s Fiscal Year 2020 and 2021 Strategic Plans.

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

ANNOUNCEMENTS AND CLOSING COMMENTS

ADJOURN

A Board member of the Corporation may participate in a Board meeting by video conference pursuant to Section 551.127 of the Texas Government Code. A quorum of the Board will meet at the Texas State Affordable Housing Corporation’s headquarters located at 2200 East Martin Luther King Jr. Blvd., Austin Texas, 78702.

Individuals who require auxiliary aids or services for this meeting should contact Rebecca DeLeon, 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.

President's Report

Tab A



**Homeownership Programs with Down Payment Assistance
January 1 to August 31, 2020**

Month	Closed	# of Loans	% Total
January-20	\$ 129,004,758	682	7.4%
February-20	\$ 138,652,626	717	8.0%
March-20	\$ 189,705,945	967	10.9%
April-20	\$ 206,897,793	1059	11.9%
May-20	\$ 221,890,558	1130	12.7%
June-20	\$ 254,629,423	1297	14.6%
July-20	\$ 293,773,966	1489	16.8%
August-20	\$ 309,448,547	1552	17.7%
Totals	\$1,744,003,616	8893	100%
Lender	Closed	# of Loans	% Total
Guild Mortgage Corporation	\$106,953,141	554	6.1%
Fairway Independent Mortgage Corporation	\$102,090,854	541	5.9%
Everett Financial, dba Supreme Lending	\$92,902,587	465	5.3%
Academy Mortgage Corporation	\$68,805,179	372	3.9%
PrimeLending	\$67,530,893	360	3.9%
DHI Mortgage Company, Ltd.	\$64,604,408	283	3.7%
Gateway Mortgage Group, a division of loanDepot.com LLC	\$62,788,188	334	3.6%
CMG Mortgage, Inc. dba CMG Financial	\$45,925,858	215	2.6%
Movement Mortgage, LLC	\$43,661,859	226	2.5%
Ark-La-Tex Financial (Benchmark Mtg.)	\$41,482,138	200	2.4%
Cardinal Financial Company	\$37,245,852	189	2.1%
Stearns Lending, LLC	\$34,532,549	159	2.0%
Cornerstone Home Lending, Inc.	\$33,841,728	166	1.9%
Thrive Mortgage, LLC	\$29,256,073	152	1.7%
Amcap Mortgage, LTD	\$28,820,220	157	1.7%
Southwest Funding, LP	\$25,836,334	133	1.5%
Hometrust Mortgage Company	\$25,229,147	135	1.4%
Pulte Mortgage LLC	\$25,094,824	112	1.4%
Wallick and Volk, Inc.	\$24,518,949	125	1.4%
SFMC, LP (Service First Mortgage)	\$24,492,858	119	1.4%
Guaranteed Rate	\$23,460,013	122	1.3%
Security National Mortgage Company	\$22,103,825	120	1.3%
Nations Reliable Lending, LLC	\$21,890,111	109	1.3%
NTFN, Inc.	\$21,023,052	102	1.2%
American Pacific Mortgage Corporation	\$19,074,188	101	1.1%
Highlands Residential Mortgage	\$18,929,224	93	1.1%
Caliber Home Loans, Inc.	\$18,881,605	97	1.1%
Town Square Mortgage & Investments, Inc.	\$18,728,126	94	1.1%
Network Funding, LP	\$16,033,277	83	0.9%
Great Western Financial Services, Inc.	\$15,687,549	82	0.9%
SWBC Mortgage Corporation	\$14,349,703	78	0.8%
Republic State Mortgage Co.	\$13,736,926	55	0.8%
Inspire Home Loans, Inc.	\$12,967,645	63	0.7%
Gardner Financial Services, Ltd.	\$12,850,634	62	0.7%
Mortgage Financial Services, LLC	\$12,454,640	76	0.7%
Waterstone Mortgage Corporation	\$11,868,367	54	0.7%
Gold Star Mortgage Financial Group	\$11,667,640	62	0.7%
Interlinc Mortgage Services, LLC	\$11,521,312	52	0.7%
Directions Equity, LLC	\$10,968,876	64	0.6%
Cherry Creek Mortgage Co., Inc.	\$10,853,337	51	0.6%
Independent Bank	\$10,762,315	50	0.6%
Primary Residential Mortgage, Inc.	\$10,574,165	53	0.6%
First Continental Mortgage, Ltd.	\$10,544,314	39	0.6%
First Bank	\$10,388,172	48	0.6%
First Community Mortgage	\$10,122,726	62	0.6%
City First Mortgage Services, LLC	\$9,609,250	51	0.6%
CLM Mortgage, LLC	\$9,547,465	40	0.5%
Michigan Mutual, Inc.	\$9,236,262	44	0.5%
American Financial Network, Inc.	\$9,219,192	45	0.5%
LeaderOne Financial	\$9,159,675	49	0.5%
BancorpSouth Bank	\$8,595,127	44	0.5%
DAS Acquisition Company, LLC	\$8,367,885	38	0.5%
Eagle Home Mortgage, LLC	\$7,335,688	34	0.4%

At a Glance	
Average Annual Income	\$62,162
Average Purchase Price	\$199,928
Average Loan Amount	\$196,110
Average Household Size	2
Average Interest Rate	3.846%
Program	%
Home Sweet Texas	83.45%
Homes for Texas Heroes	16.55%
Active Military	0.46%
Allied Health Faculty	0.12%
Corrections Officer	0.91%
County Jailer	0.10%
EMS Personnel	0.47%
Fire Fighter	0.96%
Peace Officer	1.51%
Professional Nurse Faculty	0.60%
Public Security Officer	0.35%
School Counselor	0.11%
School Librarian	0.01%
School Nurse	0.06%
Teacher	9.31%
Teacher Aide	0.25%
Veteran	1.34%
New/Existing Home	
Existing	78.68%
New	21.32%
Type of Loan	
Conventional - Purchase	10.03%
FHA - Purchase	86.07%
USDA-RHS Purchase	1.16%
VA - Purchase	2.74%
Ethnicity	
American Indian/Alaskan Native	0.20%
Asian/Pacific Islander	1.16%
Black	13.92%
Hispanic	37.88%
Not Defined	7.32%
Other	1.80%
White	37.72%
Top 20 Originating Counties*	# Households
Harris	1398
Tarrant	1133
Dallas	808
Bexar	696
Denton	366
Williamson	283
Fort Bend	245
Collin	230
Montgomery	221
Travis	198
El Paso	188
Ellis	170
Kaufman	167
Hays	150
Bell	139
Lubbock	125
Johnson	118
Brazoria	117
Cameron	103
Hidalgo	93
*Top 20 of all counties statewide. All remaining counties served 1945 households.	



**Homeownership Programs with Down Payment Assistance
January 1 to August 31, 2020**

Hometown Lenders, Inc.	\$7,308,189	38	0.4%
America's Choice Home Loans, LP	\$7,266,277	38	0.4%
First United Bank & Trust	\$6,863,737	35	0.4%
Synergy One Lending, Inc.	\$6,641,113	32	0.4%
Patriot Mortgage Company	\$6,632,958	45	0.4%
Texas Tech Federal Credit Union	\$6,611,690	41	0.4%
Loan Simple, Inc.	\$6,519,106	33	0.4%
First Financial Bank, N.A.	\$6,406,088	42	0.4%
Infinity Mortgage Holdings, LLC	\$6,250,949	33	0.4%
Certainty Home Loans, LLC	\$6,241,771	35	0.4%
Willow Bend Mortgage Company, LLC	\$6,138,425	29	0.4%
Texas Bank Mortgage Company	\$5,997,055	32	0.3%
American Mortgage & Equity Consultants	\$5,882,873	33	0.3%
University Federal Credit Union	\$5,766,570	27	0.3%
Summit Funding, Inc.	\$5,144,520	24	0.3%
Happy State Bank	\$5,029,784	33	0.3%
Bank of England	\$4,926,936	22	0.3%
First National Bank Mortgage	\$4,912,448	31	0.3%
HomeBridge Financial Services	\$4,831,927	26	0.3%
Trinity Oaks Mortgage	\$4,788,767	21	0.3%
Nations Lending Corporation	\$4,559,661	24	0.3%
Pilgrim Mortgage, LLC	\$4,501,135	22	0.3%
Loan Leaders of America, Inc.	\$4,091,152	22	0.2%
Panorama Mortgage Group, LLC	\$4,081,713	21	0.2%
Home Financing Unlimited, Inc.(Mission)	\$4,041,379	15	0.2%
Crosscountry Mortgage, LLC	\$4,008,314	19	0.2%
First Home Bank	\$3,974,794	22	0.2%
FBC Mortgage LLC	\$3,931,580	21	0.2%
Sente Mortgage Inc.	\$3,865,861	20	0.2%
Goldwater Bank, N.A.	\$3,842,686	22	0.2%
LHM Financial Corp., dba CNN Mortgage	\$3,821,617	20	0.2%
Texana Bank, N.A.	\$3,759,172	17	0.2%
Legacy Mortgage, LLC	\$3,726,728	25	0.2%
Mortgage Solutions of Colorado, LLC	\$3,529,131	16	0.2%
Mid America Mortgage, Inc.	\$3,437,475	18	0.2%
First Bank & Trust	\$3,347,498	18	0.2%
New American Funding (Broker Solutions)	\$3,209,834	18	0.2%
Southwest Bank	\$3,181,669	20	0.2%
Prosperity Home Mortgage, LLC	\$2,934,826	14	0.2%
Origin Bank	\$2,803,283	14	0.2%
Guaranteed Rate Affinity, LLC	\$2,773,217	14	0.2%
Associated Mortgage Corporation	\$2,746,202	18	0.2%
American Neighborhood Mortgage	\$2,702,920	14	0.2%
First State Bank	\$2,470,229	11	0.1%
Cadence Lending Group, Inc.	\$2,418,138	16	0.1%
Evolve Bank & Trust	\$2,408,424	15	0.1%
Affiliated Bank	\$2,372,655	13	0.1%
Paramount Residential Mortgage Group	\$2,080,301	12	0.1%
Rocky Mountain Mortgage Company	\$1,947,455	12	0.1%
Planet Home Lending, LLC	\$1,898,686	12	0.1%
M/I Financial, LLC	\$1,895,818	8	0.1%
Churchill Mortgage Corporation	\$1,761,275	9	0.1%
NFM, INC.	\$1,657,346	8	0.1%
Sun West Mortgage Company, Inc.	\$1,520,777	7	0.1%
Midwest Mortgage Associates Corp.	\$1,432,631	8	0.1%
Amerifirst Financial, Inc.	\$1,298,408	6	0.1%
First Centennial Mortgage Corporation	\$1,257,156	7	0.1%
Homevantage Mortgage	\$1,248,467	5	0.1%
First Choice Loan Services, Inc.	\$1,229,636	6	0.1%
First Horizon Bank	\$1,221,785	7	0.1%
K Hovnanian American Mortgage, LLC	\$1,200,514	5	0.1%
Residential Wholesale Mortgage, Inc.	\$1,152,325	5	0.1%
On Q Financial, Inc.	\$1,130,460	5	0.1%
University Lending Group, LLC	\$1,103,048	7	0.1%



**Homeownership Programs with Down Payment Assistance
January 1 to August 31, 2020**

International Bank of Commerce	\$1,036,528	7	0.1%
Hamilton Group Funding, Inc.	\$963,211	6	0.1%
Finance of America Mortgage, LLC	\$870,635	5	0.0%
1st Preference Mortgage Corporation	\$870,181	5	0.0%
Open Mortgage LLC	\$861,137	4	0.0%
Colonial Savings, F.A.	\$843,803	4	0.0%
Moria Development/Peoples Mortgage Co	\$818,752	5	0.0%
ClosingMark Home Loans, Inc.	\$792,280	3	0.0%
Hancock Mortgage Partners, LLC	\$748,097	4	0.0%
Wells Fargo Bank, N.A.	\$738,072	4	0.0%
Bay Equity LLC	\$712,667	4	0.0%
Finance Home America	\$706,367	3	0.0%
Commerce Home Mortgage, Inc.	\$674,451	4	0.0%
Victorian Finance LLC	\$670,628	4	0.0%
Mason McDuffie Mortgage Corporation	\$658,844	3	0.0%
Union Home Mortgage	\$657,666	4	0.0%
Geneva Financial, LLC	\$632,962	3	0.0%
Guardian Mortgage	\$559,296	3	0.0%
Capstar Lending, LLC	\$534,833	2	0.0%
The Home Loan Expert, LLC	\$459,522	2	0.0%
BM REAL ESTATE SERVICES, INC.	\$383,425	2	0.0%
Guaranty Bank & Trust, N.A.	\$348,388	2	0.0%
Central Bank	\$346,775	2	0.0%
Jefferson Bank	\$308,802	2	0.0%
V.I.P. Independent Mortgage, Inc.	\$307,526	2	0.0%
NOVA Financial & Investment Corporation	\$273,620	2	0.0%
Amarillo National Bank	\$272,815	2	0.0%
JNC Mortgage Company, Inc.	\$259,168	1	0.0%
Envoy Mortgage	\$220,924	1	0.0%
The Federal Savings Bank	\$196,377	1	0.0%
American Bank, N.A.	\$191,468	1	0.0%
Citywide Home Loans, a Utah Corporation	\$176,739	1	0.0%
Northpointe Bank	\$168,884	1	0.0%
American Nationwide Mortgage Company	\$155,200	1	0.0%
Vantage Bank	\$144,045	1	0.0%
Encompass Lending Group, LP	\$131,572	1	0.0%
Peoples Bank	\$122,686	1	0.0%
Aim Bank	\$55,290	1	0.0%
Grand Total	\$1,744,003,616	8893	100%



**Mortgage Credit Certificate Program
January 1 to August 31, 2020**

Month	Closed	# of Loans	% Total
Jan	\$ 28,889,499	155	10%
Feb	\$ 33,835,746	171	11%
Mar	\$ 36,419,749	187	12%
Apr	\$ 37,091,200	188	12%
May	\$ 35,509,561	176	12%
Jun	\$ 40,832,138	206	14%
Jul	\$ 43,409,195	217	14%
Aug	\$ 44,628,042	222	15%
Totals	\$300,615,130	1522	100%
Lender	Closed	# of Loans	% Total
Everett Financial, dba Supreme Lending	\$21,960,722	113	7.4%
Guild Mortgage Corporation	\$16,905,763	88	5.8%
Fairway Independent Mortgage Corporation	\$16,619,485	86	5.7%
DHI Mortgage Company, Ltd.	\$12,619,918	56	3.7%
PrimeLending	\$12,381,675	66	4.3%
Gateway Mortgage Group, a division of	\$11,594,913	64	4.2%
Cardinal Financial Company	\$11,431,740	58	3.8%
Pulte Mortgage LLC	\$10,765,150	49	3.2%
loanDepot.com LLC	\$10,428,274	55	3.6%
Movement Mortgage, LLC	\$9,666,097	53	3.5%
CMG Mortgage, Inc. dba CMG Financial	\$7,238,503	34	2.2%
Stearns Lending, LLC	\$6,665,693	28	1.8%
Hometruster Mortgage Company	\$6,663,114	37	2.4%
Nations Reliable Lending, LLC	\$6,567,945	34	2.2%
Thrive Mortgage, LLC	\$6,507,563	31	2.0%
First Continental Mortgage, Ltd.	\$6,331,306	24	1.6%
Guaranteed Rate	\$5,619,257	31	2.0%
Academy Mortgage Corporation	\$5,098,171	29	1.9%
SFMC, LP (Service First Mortgage)	\$5,096,785	24	1.6%
NTFN, Inc.	\$4,516,822	24	1.6%
Amcap Mortgage, LTD	\$4,511,412	23	1.5%
Ark-La-Tex Financial (Benchmark Mtg.)	\$4,277,726	20	1.3%
Southwest Funding, LP	\$4,051,493	19	1.2%
Cornerstone Home Lending, Inc.	\$3,950,550	20	1.3%
Texas Bank Mortgage Company	\$3,903,752	21	1.4%
Caliber Home Loans, Inc.	\$3,877,056	19	1.2%
Security National Mortgage Company	\$3,497,800	17	1.1%
Town Square Mortgage & Investments, Inc.	\$3,396,179	19	1.2%
CLM Mortgage, LLC	\$3,322,025	14	0.9%
BancorpSouth Bank	\$3,180,358	18	1.2%
American Financial Network, Inc.	\$2,990,086	15	1.0%
Bank of America, N.A.	\$2,965,563	15	1.0%
University Federal Credit Union	\$2,757,102	13	0.9%
Inspire Home Loans, Inc.	\$2,722,823	13	0.9%
Independent Bank	\$2,511,238	11	0.7%
American Pacific Mortgage Corporation	\$2,499,095	12	0.8%
Highlands Residential Mortgage	\$2,441,325	12	0.8%
Interlinc Mortgage Services, LLC	\$2,405,200	10	0.7%
American Mortgage & Equity Consultants	\$2,088,853	13	0.9%
Wallick and Volk, Inc.	\$1,973,932	11	0.7%
Crosscountry Mortgage, LLC	\$1,659,944	8	0.5%
America's Choice Home Loans, LP	\$1,621,869	8	0.5%
Guaranteed Rate Affinity, LLC	\$1,615,094	9	0.6%
Barton Creek Lending Group	\$1,451,803	6	0.4%
Republic State Mortgage Co.	\$1,325,138	5	0.3%
Willow Bend Mortgage Company, LLC	\$1,314,234	6	0.4%
City First Mortgage Services, LLC	\$1,279,112	6	0.4%
Trinity Oaks Mortgage	\$1,201,349	5	0.3%
Network Funding, LP	\$1,167,421	7	0.5%
Summit Funding, Inc.	\$1,076,979	5	0.3%
Bank of England	\$1,024,523	5	0.3%
First Bank	\$1,007,881	5	0.3%
Envoy Mortgage	\$1,004,607	5	0.3%
First National Bank Mortgage	\$1,000,395	6	0.4%

At a Glance	
Total Amount Originated	\$300,615,130
Average Annual Income	\$57,555
Average Purchase Price	\$203,383
Average Loan Amount	\$197,513
Average Household Size	2
Average Interest Rate	3.806%
Program	%
Home Sweet Texas	79.83%
Homes for Texas Heroes	20.17%
Active Military	0.39%
Allied Health Faculty	0.00%
Corrections Officer	0.33%
County Jailer	0.07%
EMS Personnel	0.39%
Fire Fighter	0.72%
Peace Officer	1.64%
Professional Nurse Faculty	1.05%
Public Security Officer	0.39%
School Counselor	0.07%
School Librarian	0.07%
School Nurse	0.07%
Teacher	12.88%
Teacher Aide	0.59%
Veteran	1.51%
New/Existing Home	
Existing	72.54%
New	27.46%
Type of Loan	
Conventional - Purchase	23.13%
FHA - Purchase	70.43%
USDA-RHS Purchase	4.01%
VA - Purchase	2.43%
Ethnicity	
American Indian/Alaskan Native	0.06%
Asian/Pac Isle	4.47%
Black	15.31%
Hispanic	34.82%
Not Defined	8.63%
Other	1.58%
White	35.13%
Top 20 Originating Counties*	
	# of Loans
Harris	275
Tarrant	201
Dallas	150
Bexar	147
Williamson	115
Travis	85
Denton	55
Hays	47
Collin	45
Fort Bend	44
Montgomery	36
Bell	22
Kaufman	17
Guadalupe	16
Johnson	16
El Paso	16
Brazoria	16
McLennan	16
Ellis	14
Galveston	12

*Top 20 of all counties statewide. All remaining counties served 177 households.



**Mortgage Credit Certificate Program
January 1 to August 31, 2020**

Mid America Mortgage, Inc.	\$903,245	5	0.3%
Amerifirst Financial, Inc.	\$890,422	4	0.3%
Gardner Financial Services, Ltd.	\$872,334	5	0.3%
Infinity Mortgage Holdings, LLC	\$869,290	5	0.3%
Synergy One Lending, Inc.	\$867,772	5	0.3%
1st Preference Mortgage Corporation	\$859,049	5	0.3%
NFM, INC.	\$785,508	4	0.3%
LOANPEOPLE, LLC	\$752,630	3	0.2%
Certainty Home Loans, LLC	\$642,381	4	0.3%
LHM Financial Corp., dba CNN Mortgage	\$588,094	3	0.2%
Directions Equity, LLC	\$587,517	3	0.2%
Hometown Lenders, Inc.	\$584,580	4	0.3%
Paramount Residential Mortgage Group	\$563,111	3	0.2%
Primary Residential Mortgage, Inc.	\$559,181	3	0.2%
Geneva Financial, LLC	\$542,629	3	0.2%
Evolve Bank & Trust	\$540,565	4	0.3%
Capstar Lending, LLC	\$520,890	2	0.1%
LeaderOne Financial	\$516,372	3	0.2%
K Hovnanian American Mortgage, LLC	\$508,596	2	0.1%
Eagle Home Mortgage, LLC	\$459,193	2	0.1%
Waterstone Mortgage Corporation	\$428,020	2	0.1%
Pilgrim Mortgage, LLC	\$413,659	2	0.1%
FBC Mortgage LLC	\$406,240	2	0.1%
Hancock Mortgage Partners, LLC	\$402,474	2	0.1%
Sente Mortgage Inc.	\$389,808	2	0.1%
Gold Star Mortgage Financial Group	\$389,317	2	0.1%
Affiliated Bank	\$388,886	2	0.1%
SWBC Mortgage Corporation	\$388,826	2	0.1%
Associated Mortgage Corporation	\$378,818	3	0.2%
Bay Equity LLC	\$371,953	2	0.1%
Victorian Finance LLC	\$371,153	2	0.1%
Guardian Mortgage	\$366,847	2	0.1%
Hamilton Group Funding, Inc.	\$358,492	2	0.1%
American Neighborhood Mortgage	\$358,388	2	0.1%
Texana Bank, N.A.	\$350,041	2	0.1%
Rocky Mountain Mortgage Company	\$349,074	2	0.1%
Goldwater Bank, N.A.	\$314,918	2	0.1%
Jefferson Bank	\$308,802	2	0.1%
First Choice Loan Services, Inc.	\$301,842	2	0.1%
ClosingMark Home Loans, Inc.	\$282,782	1	0.1%
NOVA Financial & Investment Corporation	\$273,620	2	0.1%
Cherry Creek Mortgage Co., Inc.	\$260,200	1	0.1%
BM REAL ESTATE SERVICES, INC.	\$216,997	1	0.1%
Home Financing Unlimited, Inc.(Mission)	\$216,800	1	0.1%
K&G Capital Mortgage, LLC	\$210,296	1	0.1%
Panorama Mortgage Group, LLC	\$203,152	1	0.1%
First State Bank	\$194,000	1	0.1%
Prosperity Home Mortgage, LLC	\$190,486	1	0.1%
The Federal Savings Bank	\$184,103	1	0.1%
Mortgage Financial Services, LLC	\$179,353	1	0.1%
Minter Mortgage, Inc.	\$171,830	1	0.1%
Nations Lending Corporation	\$166,822	1	0.1%
Union Home Mortgage	\$162,993	1	0.1%
Elite Financing Group	\$161,029	1	0.1%
Planet Home Lending, LLC	\$158,831	1	0.1%
American Nationwide Mortgage Company	\$155,200	1	0.1%
Happy State Bank	\$144,400	1	0.1%
Finance Home America	\$137,365	1	0.1%
Homevantage Mortgage	\$136,482	1	0.1%
HomeBridge Financial Services	\$134,518	1	0.1%
First Centennial Mortgage Corporation	\$132,554	1	0.1%
Legacy Mortgage, LLC	\$119,790	1	0.1%
Guaranty Bank & Trust, N.A.	\$117,645	1	0.1%
University Lending Group, LLC	\$100,152	1	0.1%
Total Committed	\$300,615,130	1522	100%

Tab B

Texas State Affordable Housing Corporation

Development Finance Programs Report
November 2020

Affordable Communities of Texas Program (ACT)

Staff is preparing for three NSP home sales with local partners Affordable Homes of South Texas, Inc. (“AHSTI”) and Community Development Corporation of Brownsville (“CDCB”) later this month and several more in the coming months. Due to the upcoming end of TSAHC’s involvement in the NSP program, local partners have been focused on clearing application backlogs and ensuring the maximum number of homebuyers can be assisted before our NSP portfolio is transferred back to TDHCA.

Staff has made progress developing TSAHC’s San Antonio ACT properties, located at 1314 N. Center Street and 1418 N. Navidad Street. Staff has completed the rezoning of 1314 N. Center for single-family residential development, demolished the existing home at 1418 N. Navidad and is working with builder, Greenboro Homes, to submit building permit applications and related City of San Antonio fee waivers applications for the development of single-family homes on both properties. TSAHC will utilize funding from Texas Community Bank for the housing construction.

Here is a summary of these past months’ portfolio activity:

Program	Portfolio as of October 1, 2020	Acquired	Sold	Portfolio as of November 1, 2020	Current Portfolio Value
ACT Land Bank	28			28	\$288,887.00
ACT Land Trust	1			1	\$650,000.00
Texas NSP	150			150	\$2,043,863.12
Totals	179			179	\$2,982,750.12

Our current pipeline report:

- 17 homes under contract with eligible buyers
- 26 homes listed for sale
- 3 homes under construction
- 18 properties in predevelopment

Texas Housing Impact Fund

In October, staff closed and funded its first predevelopment loan to the Chestnut Neighborhood Revitalization Corporation (“CNRC”). Funds will be applied towards architectural and engineering services related to the development of the Chicon Phase II. The Predevelopment Loan program was developed in partnership with the Austin Community Foundation to provide low interest loans to nonprofits and jump start affordable housing development in central Texas. In an effort to attract additional loan applicants and be competitive with other loan interest loan sources, TSAHC’s Loan Committee and the Austin Community Foundation approved an interest rate reduction from 4.5% to 2.5% to borrowers.

Multifamily Bond Program

Staff will present for inducement, The Crest Apartments, a 256-unit multifamily complex located in Dallas, Texas. This should be the final inducement in 2020, and this application is planned to be submitted for a reservation of volume cap on or before May 2021.

Texas State Affordable Housing Corporation

Development Finance Programs Report November 2020

Additionally, staff received news from the Texas Bond Review Board that additional volume cap from the 2020 collapse has become available and will be allocated to the Sandpiper Cove Apartments. This will free up approximately \$37 million from TSAHC's 2021 anticipated volume cap allocation.

Finally, the W. Leo Daniels Towers project withdrew their application and resubmitted it at the end of October. Programmatic conflicts between other funders involved in the project made it impossible for the project to receive final approval, and a reapplication for bonds in 2021 has already begun. Staff is hopeful that the conflicts noted will be resolved so that the project can be awarded new volume cap later in 2021.

Tab C

Quarterly Compliance Status for TSAHC

As of the 3rd Quarter Ending September 30, 2020

Set-Aside Requirements

	DALCOR		
	Pine Club (Beaumont)	Ridgewood (Huntsville)	Saddlewood Club (Bryan)
40% of units at 60% AMI	100.0%	100.0%	100.0%
Total Affordable Units (40% Required)	100.0%	100.0%	100.0%
	Tealwood Club (Wichita Falls)	Willowgreen (Houston)	Woodglen Park (Dallas)
40% of units at 60% AMI	100.0%	100.0%	100.0%
Total Affordable Units (40% Required)	100.0%	100.0%	100.0%
	Commonwealth	Cesar Chavez Foundation	
	White Rock (San Antonio)	Aguila Oaks (San Antonio)	
20% of units at 50% AMI	20.5%	22.6%	
75% of units at 80% AMI	76.2%	78.9%	
Total Affordable Units (75% Required)	76.2%	78.9%	
	Odyssey Properties	DHI Woodside	
	Marshall Meadows (San Antonio)	Woodside Village (Palestine)	
40% of units at 60% AMI	86.4%	98.9%	
Total Affordable Units (40% Required)	86.4%	98.9%	
	GESC	Mary Lee Foundation	
	Rita Blanca (Dalhart)	The Willows (Austin)	
20% of units at 50% AMI	21.4%	59.1%	
100% of units at 80% AMI	100%	100.0%	
Total Affordable Units (100% Required)	100%	100.0%	
Texas Housing Foundation			
	Palladium Glenn Heights	Gateway Northwest (Georgetown)	
40% of units at 60% AMI	92.2%	97.8%	
Total Affordable Units (40% Required)	92.2%	97.8%	
	Palladium Midland		
40% of units at 60% AMI	78.8%		
78% of units at 80% AMI	78.8%		
Total Affordable Units (78% Required)	78.8%		
Steele			
	Peoples El Shaddai (Dallas)	St James Manor (Dallas)	Brooks Manor (West Columbia)
5% of units at 30% AMI	19.0%	19.0%	14%
40% of units at 60% AMI	100.0%	100.0%	100%
Total Affordable Units (40% Required)	100.0%	100.0%	100%
	Pythian Manor (Dallas)		
5% of units at 30% AMI	30.0%		
40% of units at 60% AMI	97.4%		
Total Affordable Units (40% Required)	97.4%		

Compliance Report QTR 3
2020

	Rainbow		
	Chaparral Village (Odessa)	Cove Village (Copperas Cove)	El Nido (El Paso)
100% of units at 60% AMI	100.0%	100.0%	100.0%
Total Affordable Units (100% Required)	100.0%	100.0%	100.0%
	Garden (Lubbock)	High Plains (Lubbock)	Jose Antonio Escajeda (El Paso)
100% of units at 60% AMI	100.0%	100.0%	100.0%
Total Affordable Units (100% Required)	100.0%	100.0%	100.0%
	Los Ebanos (Brownsville)	River Park (Lampasas)	Peppertree (Fort Worth)
100% of units at 60% AMI	100.0%	100.0%	100.0%
Total Affordable Units (100% Required)	100.0%	100.0%	100.0%
	Salem Village (Victoria)	Sierra Vista (El Paso)	Spring Terrace (Amarillo)
100% of units at 60% AMI	100.0%	100.0%	100%
Total Affordable Units (100% Required)	100.0%	100.0%	100.0%
	Win-Lin Village (Amarillo)		
100% of units at 60% AMI	100.0%		
Total Affordable Units (100% Required)	100.0%		
	LIH Walnut Creek Austin LP		
	Walnut Creek (Austin)		
40% of units at 60% AMI	100.0%		
Total Affordable Units (40% Required)	100.0%		
Notes:			

TSAHC - Quarterly Resident Services Summary				
As of the 3rd Quarter Ending September 30, 2020				
DALCOR				
	Pine Club (Beaumont)	Ridgewood (Huntsville)	Saddlewood Club (Bryan)	
Number of Services Required	6	6	6	
Number of Services Provided	9	9	10	
	Tealwood Club (Wichita Falls)	Willowgreen (Houston)	Woodglen Park I & II (Dallas)	
Number of Services Required	6	6	6	
Number of Services Provided	9	8	8	
	Commonwealth	Cesar Chavez Foundation	GESC	Texas Housing Foundation
	White Rock (San Antonio)	Aguila Oaks (San Antonio)	Rita Blanca (Dalhart)	Palladium Midland (Midland)
Number of Services Required	6	6	6	6
Number of Services Provided	17	12	6	7
	Odyssey Properties	Mary Lee Foundation	Texas Housing Foundation	Texas Housing Foundation
	Marshall Meadows (San Antonio)	The Willows (Austin)	Gateway Northwest (Georgetown)	Palladium Glenn Heights (Dallas)
Number of Services Required	6	5	6	6
Number of Services Provided	0	26	0	11
	Steele St. James Peoples	Steele St. James Peoples	Steele Brooks Manor	Steele Pythian Manor
	Peoples El Shaddai (Dallas)	St James Manor (Dallas)	Brook Manor (West Columbia)	Pythian Manor (Dallas)
Number of Services Required	12	12	6	12
Number of Services Provided	8	8	8	6
	LIH Walnut Creek Austin LP	THF Midland Leased Housing	DHI Woodside Associates, LLC	
	Walnut Creek (Austin)	Ventura at Tradewinds (Midland)	Woodside Village (Palestine)	
Number of Services Required	12	12	6	
Number of Services Provided	14	N/A - New Construction	0	
	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	17	21	13	15
	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	18	17	16	24
	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	15	16	18	18
	Win-Lin Village (Amarillo)			
Number of Services Required	5			
Number of Services Provided	15			
Notes: On March 17, 2020, TSAHC suspended resident services that involve crowds of more than 10 people due to the COVID-19 pandemic. This suspension is in effect until further notice. The suspension and the efforts to socially distance have resulted in less services provided than required for many developments. Developments providing less than the required amount will not be considered out of compliance.				

July Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks	After School Program	The after school program was temporarily close due to the COVID	Cesar Chavez Foundation	7	7/3/2020	2
	Library Use	The library services have been temporarily closed due to the COVID	Cesar Chavez Foundation	0	7/3/2020	1
	Parenting Class	Alternative services were provided to attendees due to the COVID	Cesar Chavez Foundation	0	7/3/2020	1
Brooks Manor	Food Bank	Columbia Christian Senior Citizen	A Place for Grace	20	7/2/2020	2
	Notary	Notary- M-F 9:00 a.m-5:00 p.m Daily	Management	0	7/1/2020	1
Chaparral Village	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	80	7/2/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	80	7/13/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	80	7/14/2020	1
	Financial Skill	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	80	7/23/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	80	7/30/2020	1
	Direct Support	Utility Assistance	Permian Basin Mission, Salvation Ar	1	7/28/2020	1
Cove Village	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/2/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/13/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/14/2020	1
	Financial Skill	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/23/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/30/2020	1
	Transportation Services	Bus Passes	RHAC	1	7/28/2020	1
	Direct Support	Utility Referral	Holy Family Catholic Church, Hill Co	2	7/28/2020	1
	Direct Support	Food Assistance	Holy Family Catholic Church, Hill Co	2	7/28/2020	1
	Direct Support	Medical Bill Assistance	Outreach Health Services, HHSC Ber	1	7/28/2020	1
	Direct Support	Vocational Programs	RHAC	1	7/28/2020	1
El Nido	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	104	7/2/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	104	7/13/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	104	7/14/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	104	7/30/2020	1
Garden Apartments	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	62	7/2/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	62	7/13/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	62	7/14/2020	1
	Direct Support	Job Search Assistance	Workforce Solutions, Goodwill Indu	1	7/17/2020	1
Gateway Northwest	No Services were Provided due to COVID					
High Plains	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/2/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/13/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/14/2020	1
	Financial Skill	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/23/2020	1
	Transportation Services	Bus Passes	RHAC	1	7/20/2020	1
	Direct Support	Utility Assistance	Catholic Family Services, Salvation A	1	7/20/2020	1
	Direct Support	Food Assistance	Catholic Family Services, Salvation A	1	7/20/2020	1
	Direct Support	GED	RHAC	2	7/20/2020	1
Jose Antonio Escajeda	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	94	7/2/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	94	7/13/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	94	7/14/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	94	7/30/2020	1
	Direct Support	Food Assistance	Salvation Army, Rock Faith	1	7/9/2020	1
	Direct Support	ESL Classes	Rainbow	1	7/9/2020	1
Los Ebanos	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	65	7/2/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	65	7/13/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	65	7/14/2020	1
	Financial Skill	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	65	7/23/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	65	7/30/2020	1
	Direct Support	Food Assistance	Catholic Charities, Salvation Army, L	2	7/13/2020	1
	Direct Support	Medical Support	Help America Corporation	1	7/13/2020	1
Marshall Meadows	No Services were Provided due to COVID					
Midland Palladium	Nutrition	Breakfast items were provided to resident as they head out to	Management Staff	3	7/6/2020	1
Palladium Glenn Heights	Food Pantry	Each Thursday 9:00 AM-5:30 PM	Cares Team	6	7/1/2020	2
	Summer Lunch Program	Monday, Wednesday and Friday 11:00 AM-2:00 PM	Cares Team	11	7/1/2020	1
	Business Center	Monday - Friday 8:30 AM - 5:30 PM	Cares Team	19	7/1/2020	1
Peoples El Shaddai	Notary Services	Notary m-f 9:00 a.m - 5:00 p.m	Management	0	7/1/2020	1
	Free Grocery Boxes	Free Grocery Boxes	North Texas Food Bank	0	7/24/2020	1
	Food Bank	Food Bank	North Texas Food Bank	0	7/9/2020	1
Peppertree Acres	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	148	7/2/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	148	7/13/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	148	7/14/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	148	7/30/2020	1
	Direct Support	Utility Assistance	Salvation Army, Catholic Charities, T	2	7/30/2020	1
	Direct Support	Job Search Assistance	Workforce Solutions, Women's Cen	1	7/30/2020	1
	Direct Support	GED	RHAC	2	7/7/2020	1
Pine Club	Valet Trash	Provide valet trash pickup to all residents	Pine Club Staff	232	7/1/2020	1
	Fax/Copy	Provide fax and copy service to all applicants and residents	Pine Club Staff	6	7/1/2020	1
	Notary	Provide notary service to all residents and applicants	Kirsten LaDay	2	7/1/2020	1
Pythian Manor	Texas Food Bank	PAN North Texas Food Bank Commodities Delivery	Pan North	70	7/1/2020	1
	Notary	Notary M-F 9:00-5:00 p.m	Management	0	7/1/2020	1
Ridgewood	Valet Trash	Provide trash pick up to all residents	Ridgewood Staff	232	7/1/2020	1
	Fax/Copy	Provide fax & copy service to all applicants and residents	Ridgewood Staff	2	7/1/2020	1
	Notary	Provide notary service to all applicants and residents	Tammy Davis	1	7/1/2020	1
Rita Blanca	Hygiene Pantry	Hygiene Pantry- No contact delivery of hygiene products.	Marti	28	7/7/2020	1
	Library	Library - 2/3 tenants enter at a time to select a donated book.	Marti Harris	4	7/8/2020	1
River Park Village	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/2/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/13/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/14/2020	1

July Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
	Financial Skill	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/23/2020	1
	Direct Support	Medical Assistance Referrals	Hill Country Community Action	2	7/28/2020	1
Saddlewood Club	Valet Trash	Provide trash pick up to all residents	Saddlewood Staff	232	7/1/2020	1
	Fax/Copy	Provide fax and copy services to all applicants and residents	Saddlewood Staff	2	7/1/2020	1
	Notary	Provide notary service to all applicants and residents	Lee Ann Rodgers	2	7/1/2020	1
Saint James Manor	Notary Services	Notary m-f 9:00 a.m - 5:00 p.m	Management	0	7/1/2020	1
	Free Grocery Boxes	Free Grocery Boxes	North Texas Food Bank	0	7/14/2020	1
	North Texas Food Bank	North Texas Food Bank-snacks	North Texas Food Bank	0	7/9/2020	1

July 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 Ra	RHAC	105	7/2/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	105	7/13/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	105	7/14/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	105	7/27/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	105	7/30/2020	1
Sierra Vista	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	106	7/2/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	106	7/13/2020	1
	Financial Skill	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	106	7/23/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	106	7/27/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	106	7/30/2020	1
Spring Terrace	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/2/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/13/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/14/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/27/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/30/2020	1
	Direct Support	Utility Assistance	Community Outreach, Salvation Army	1	7/22/2020	1
	Direct Support	Food Assistance	Central Church of Christ, High Plains	1	7/22/2020	1
Tealwood Club	Valet Trash	Provide trash pick up one time per week	Tealwood Staff	180	7/1/2020	1
	Fax/Copy	Provide fax and copy service to all applicants and residents	Tealwood Staff	2	7/1/2020	1
	Notary	Provide free notary service to all residents and applicants	Linda Davis	0	7/1/2020	1
The Willows	Home Deliveries	Caseworker delivered mailed, man	MLF	8	7/9/2020	1
	Direct Support Financial	Caseworker got money order for rent, woman	MLF	9	7/2/2020	1
	Direct Support Medical	Caseworker at her request, post self-quarantine sign on	MLF	7	7/6/2020	1
	Care & Training of Disabled	Caseworker pay rent. man w/COPD	MLF	10	7/3/2020	1
	Counseling Services	Caseworker provided services to 12 woman and 4 man	MLF	16	7/3/2020	1
	Lending Library	Caseworker borrowed Jigsaw puzzle	MLF	1	7/7/2020	1
	Metro Access	Caseworker provided (2) tickets for single trip, man	MLF	1	7/10/2020	1
	MLF Transportation	Caseworker went to HEB for woman	MLF	8	7/2/2020	1
Walnut Creek Apartments	Fitness and Exercise	Go4Life Exercise-Endurance: Exercises Around the House 12:00	PortFolio	5	7/7/2020	1
	Parenting Class	Giving Direction: What Would you Do? 11:00AM-2:00PM	PortFolio	6	10/7/2020	1
	Financial Planning/Credit co	Money Smart Series: Credit Report & Scores 11:00AM-2:00PM	PortFolio	10	7/15/2020	1
	Job Skills/Training	Mastering Necessary Job Skills	PortFolio	8	7/24/2020	1
	Drug Awareness Workshop	Drug Awareness: The Course	PortFolio	10	7/24/2020	1
White Rock Apartments	Budgeting	Money Matters	365 Learn TV	23	7/31/2020	1
	Environmental Education	Green Living	365 Learn TV	11	7/31/2020	1
	Education/Tutoring	Education Scholastic Tutoring	365 Learn TV	12	7/31/2020	1
	Health	Health and Fitness	365 Learn TV	6	7/31/2020	1
	Technology	Technology	365 Learn TV	8	7/31/2020	1
	Parenting	Parenting	365 Learn TV	11	7/31/2020	1
Willow Green	No service were provided due to Covid					
Win-Lin Village	Career Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/2/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/13/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/14/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Ra	RHAC	50	7/30/2020	1
	Direct Support	GED	RHAC	2	7/21/2020	1
Woodglen Park I & II	Valet Trash	Provide trash pickup to all residents	Woodglen Staff	232	7/1/2020	1
	Fax/Copy	Provide Fax/Copy service to all residents and applicants	Woodglen Staff	0	7/1/2020	1
	Notary	Provide free notary service	Shayla Keaton	0	7/1/2020	1
Woodside Village	No Services were provided due to COVID					

August Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks	After School Program	The after school program was temporarily closed due to the COVID-19 pandemic.	Cesar Chavez Foundation	15	8/1/2020	2
	Library Use	The library services have commenced. Staff have posted flyers.	Cesar Chavez Foundation	0	8/1/2020	1
	Health Class	Alternative services were provided to attendees due to the COVID-19 pandemic.	Cesar Chavez Foundation	0	8/1/2020	1
Brooks Manor	Food Pantry	Food Pantry	A Place for Grace	32	8/13/2020	2
	Notary	Notary by appointment only	Management	0	8/1/2020	1
Chaparral Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	80	8/3/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	80	8/4/2020	1
	Career Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	80	8/6/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	80	8/24/2020	1
	Direct Support	Utility Assistance	Permian Basin, Salvation Army, Catholic Family Services	3	8/28/2020	1
Cove Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/3/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/4/2020	1
	Career Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/6/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/24/2020	1
El Nido	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	104	8/3/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	104	8/4/2020	1
	Career Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	104	8/6/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	104	9/24/2020	1
Garden Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	62	8/3/2020	1
	Career Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	62	8/6/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	62	8/24/2020	1
	Direct Support	Rent Assistance Referrals	Lubbock County General Assistance, Salvation Army	1	8/25/2020	1
	Direct Support	Utility Assistance Referrals	Catholic Family Services, Salvation Army	1	8/25/2020	1
Gateway Northwest	No Services were Provided due to COVID					
High Plains	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/3/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/4/2020	1
	Career Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/6/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/24/2020	1
Jose Antonio Escajeda	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	94	8/3/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	94	8/4/2020	1
	Career Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	94	8/6/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	94	8/24/2020	1
	Direct Support	Food Assistance	Salvation Army, Rock Faith	1	8/14/2020	1
Los Ebanos	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	65	8/3/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	65	8/4/2020	1
	Career Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	65	8/6/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	65	8/24/2020	1
Marshall Meadows	No Services were Provided due to COVID					
Midland Palladium	Nutrition	Breakfast items were provided to residents as they head out to work.	Management Staff	6	8/3/2020	1
	Lifestyle	An event was held for all residents to come learn the importance of lifestyle.	Management Staff	0	8/6/2020	1
	Financial	An event was held for all residents to come and learn how to budget.	A1 Credit Repair	0	8/11/2020	1
	Career	An event was held for all residents to come and learn how to find a job.	Elaine Student Advisor	0	8/13/2020	1
Palladium Glenn Heights	Notary Service	Monday-Friday 8:30 AM -5:30 PM	Office Staff	6	8/1/2020	1
	Business Center	Monday-Friday 8:30 AM -5:30 PM	Care Team	7	8/1/2020	1
	Food Pantry	Each Friday 9:00 AM -5:30 PM	CareTeam	7	8/1/2020	1
	Home Work Help	Monday- Thursday 3:30-5:30	Care Team	9	8/1/2020	1
Peoples El Shaddai	Notary Services	Notary by appointment only m-f	Management	0	8/1/2020	1
	Book Club	August curb side book club	Management	0	8/3/2020	1
	Mobile Meals	City Square Food Mobile CACFP Afterschool Meals M-F	Ty Younce	0	8/3/2020	1
Peppertree Acres	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	148	8/3/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	148	8/4/2020	1
	Career Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	148	8/6/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	148	8/17/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	148	8/24/2020	1
	Direct Support	Utility Assistance	Salvation Army, Catholic Charities, Tar	4	8/28/2020	1
	Direct Support	Food Assistance	Broadway Baptist Church, Heart tot H	4	8/21/2020	1
	Direct Support	Job Search	Workforce Solutions, Women;s Cente	2	8/28/2020	1
Pine Club	Valet Trash	Provide valet trash pickup to all residents	Pine Club Staff	232	8/1/2020	1
	Fax/Copy	Provide fax and copy service to all residents and applicants	Pine Club Staff	5	8/1/2020	1
	Notary	Provide free notary service to all residents and applicants	Kiresten LaDay	1	8/1/2020	1
Pythian Manor	North Texas Food Bank	Food Bank	North TX food Bank	48	8/11/2020	2
Ridgewood	Valet Trash	Provide valet trash pickup to all residents	Ridgewood Staff	232	8/1/2020	1
	Notary	Provide free notary service to all residents and applicants	Tammy Davis	1	8/1/2020	1
	Fax/Copy	Provide fax and copy service to all residents and applicants	Ridgewood Staff	0	8/1/2020	1
Rita Blanca	Hygiene Pantry	Hygiene Pantry- No contact delivery of hygiene products.	Marti	28	8/7/2020	1
	Library	Library - 2/3 tenants enter at a time to select a donated book.	Marti Harris	4	8/8/2020	1

August Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
River Park Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/3/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/4/2020	1
	Career Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/6/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/17/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/24/2020	1
Saddlewood Club	Valet Trash	Provide valet trash service to residents	Saddlewood Staff	232	8/1/2020	1
	Fax/ Copy	Provide fax and copy service to residents and applicants	Saddlewood Staff	4	8/1/2020	1
	Laptop Giveaway	Gave two laptops to residents (drawing)	Saddlewood Staff	2	8/24/2020	1
	Notary	Provide notary service to residents and applicants	Lee Ann Rodgers	5	8/1/2020	1
Saint James Manor	Notary Services	Notary by appointment only	Management	0	8/1/2020	1
	book Club	August Curb Side Book Club- Play Ground	Management	0	8/4/2020	1
	Mobile meals	City Square Mobile CACFP Afterschool Meals M-F	TY Younce	0	8/3/2020	1
Salem Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	105	8/3/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	105	8/4/2020	1
	Career Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	105	8/6/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	105	8/17/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	105	8/24/2020	1
Sierra Vista	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	106	8/3/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	106	8/4/2020	1
	Career Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	106	8/6/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	106	8/10/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	106	8/24/2020	1
	Direct Support	Utility Assistance	El Paso General Assistance, St. Stephen	1	8/25/2020	1
	Direct Support	Food Assistance	El Pasonans Fighting Hunger, Emergen	3	8/25/2020	1
Spring Terrace	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/3/2020	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/4/2020	1
	Career Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/6/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/17/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	8/24/2020	1
Tealwood Club	Valet Trash	Provide valet trash pickup weekly to all residents	Tealwood Staff	180	8/1/2020	1
	Fax/Copy	Provide fax & copy service to all residents and applicants	Tealwood Staff	2	8/1/2020	1
	Notary	Provide free notary service to all residents and applicants	Tealwood Staff	0	8/1/2020	1
The Willows	Food Bank	8/06 Service to 1 man & 1 woman	MLF	2	8/6/2020	2
	Home Deliveries	8/8 Caseworker delivered mail, man	MLF	1	8/8/2020	1
	Direct Support Financial	8/3 Caseworker bought money orders, paid rent & electric, ma	MLF	1	8/3/2020	2
	Direct Support Other	1. 8/6 email phone no.s of the Austin pet adoption agencies to	MLF	18	8/6/2020	1
	Care & Training of Disabled	1. 8/7 copy supporting doc.s for ID replacement, intellectually	MLF	10	8/7/2020	1
	Medicaid & Medicare	1. 8/4 verify SSA payment/ activate SSA debit card for man	MLF	2	8/4/2020	1
	Vocational Development	Counseling Services: * All by phone or, if in person, at	MLF	17	8/4/2020	1
Transportation Services	Metro Access:	MLF	1	9/5/2020	1	
Walnut Creek Apartments	Fitness and Exercise Class	Go4Life Exercise-Strength: Upper Body 12:00 PM-2:00 PM	Portfolio	2	8/20/2020	1
	Parenting Class	Using Discipline & Consequences 11:00 AM-2:00 PM	PortFolio	4	8/7/2020	1
	Financial Planning/Credit Counsel	Money Smart Series: Managing Debt 11: AM-2:00 PM	Portfolio	8	8/12/2020	1
	Health and Nutritional Course	Nutrition, Heart Disease and Diabetes 12:00 PM-2:00 PM	Portfolio	6	8/14/2020	1
	Job Skills/Training	Interview Practice 12:00 PM-2:00 PM	Portfolio	9	8/21/2020	1
White Rock Apartments	Budgeting	Money Matters	365 Learn TV	9	8/31/2020	1
	Environmental Education	Green Living	365 Learn TV	15	8/31/2020	1
	Education/Tutoring	Education scholastic tutoring	365 Learn TV	21	8/31/2020	1
	Health	Health and Fitness	365 Learn TV	19	8/31/2020	1
	Library Assistant	Provide books and magazines and adult coloring books to help	White Rock Library Assistant	8	8/31/2020	1
Willow Green	Valet Trash	Provide trash pick up for all residents	WillowGreen Staff	336	8/1/2020	1
	Fax/Copy	Provide fax and copy service to residents and applicants	WillowGreen Staff	3	8/1/2020	1
	Notary	Provide notary service to residents and applicants	Gayle Harris	1	8/1/2020	1
Win-Lin Village	Food Bank	8/06 Service to 1 man & 1 woman	MLF	2	8/6/2020	2
	Home Deliveries	8/8 Caseworker delivered mail, man	MLF	1	8/8/2020	1
	Direct Support Financial	8/3 Caseworker bought money orders, paid rent & electric, ma	MLF	1	8/3/2020	2
	Direct Support Other	1. 8/6 email phone no.s of the Austin pet	MLF	18	8/6/2020	1
	Care & Training of Disabled	1. 8/7 copy supporting doc.s for ID replacement, intellectually	MLF	10	8/7/2020	1
	Medicaid & Medicare	1. 8/4 verify SSA payment/ activate SSA debit card for man	MLF	2	8/4/2020	1
	Vocational Development	Counseling Services: * All by phone or, if in person, at	MLF	17	8/4/2020	1
Transportation Services	Metro Access:	MLF	1	9/5/2020	1	
Woodglen Park I & II	Valet Trash	Provide valet trash pickup to all residents	Woodglen Staff	232	8/1/2020	1
	Fax/Copy	Provide fax and copy service to all residents and applicants	Woodglen Staff	6	8/1/2020	1
Woodside Village	No Services were provided due to COVID					

September Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks	After School Program	The after school program was temporarily closed due to	Cesar Chavez Foundation	15	9/1/2020	2
	Library Use	The library services have commenced. Staff have posted	Cesar Chavez Foundation	0	9/1/2020	1
	Health Class	Alternative services were provided to attendees due to	Cesar Chavez Foundation	0	9/1/2020	1
Brooks Manor	Food Pantry	Food Pantry	A Place for Grace	29	9/10/2020	2
Chaparral Village	Financial Skills	Outreach - Online Resident Training - Webinar present	RHAC	80	9/1/2020	1
	Career Services	Outreach - Online Resident Training - Webinar present	RHAC	80	9/3/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar present	RHAC	80	9/14/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar present	RHAC	80	9/28/2020	1
	Direct Support	Utility Assistance Referrals	Reliant Energy, HOPWA, Permian Basin Mission, Sal	3	9/29/2020	1
	Direct Support	Rent Assistance Referrals	Salvation Army, Permian Basin, Odessa Christian Fa	1	9/17/2020	1
Cove Village	Financial Skills	Outreach - Online Resident Training - Webinar present	RHAC	50	9/1/2020	1
	Career Services	Outreach - Online Resident Training - Webinar present	RHAC	50	9/3/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar present	RHAC	50	9/14/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar present	RHAC	50	9/28/2020	1
	Direct Support	Utility Assistance Referral	Holy Family Catholic Church, Hill County Communit	1	9/29/2020	1
	Direct Support	Food Assistance Referral	Cove House, Salvation Army, Holy Family Parish, Ba	1	9/29/2020	1
El Nido	Financial Skills	Outreach - Online Resident Training - Webinar present	RHAC	104	9/1/2020	1
	Career Services	Outreach - Online Resident Training - Webinar present	RHAC	104	9/3/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar present	RHAC	104	9/14/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar present	RHAC	104	9/28/2020	1
	Community Awareness	Virtual Financial Health Event	Project Bravo	104	9/1/2020	1
	Garden Apartments	Financial Skills	Outreach - Online Resident Training - Webinar present	RHAC	62	9/1/2020
Career Services		Outreach - Online Resident Training - Webinar present	RHAC	62	9/3/2020	1
Community Awareness		Outreach - Online Resident Training - Webinar present	RHAC	62	9/14/2020	1
Medical and Health Services		Outreach - Online Resident Training - Webinar present	RHAC	62	9/28/2020	1
Transportation Services		Bus Passes	RHAC	1	9/1/2020	1
Direct Support		Utility Assistance Referrals	Catholic Family Services, Salvation Army, Neighborh	1	9/1/2020	1
Gateway Northwest	No Services were Provided due to COVID					
High Plains	Financial Skills	Outreach - Online Resident Training - Webinar present	RHAC	50	9/1/2020	1
	Career Services	Outreach - Online Resident Training - Webinar present	RHAC	50	9/3/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar present	RHAC	50	9/14/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar present	RHAC	50	9/28/2020	1
	Direct Support	Utility Assistance Referrals	Catholic Family Services, Salvation Army, Neighborh	1	9/15/2020	1
	Direct Support	Food Assistance Referrals	Catholic Family Services, Salvation Army, Neighborh	1	9/15/2020	1
Jose Antonio Escajeda	Financial Skills	Outreach - Online Resident Training - Webinar present	RHAC	94	9/1/2020	1
	Career Services	Outreach - Online Resident Training - Webinar present	RHAC	94	9/3/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar present	RHAC	94	9/14/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar present	RHAC	94	9/28/2020	1
	Career Service	Outreach - Online Resident Training - Webinar present	RHAC	94	9/29/2020	1
	Community Awareness	Virtual Financial Health Event	Project Bravo	94	9/1/2020	1
Los Ebanos	Financial Skills	Outreach - Online Resident Training - Webinar present	RHAC	65	9/1/2020	1
	Career Services	Outreach - Online Resident Training - Webinar present	RHAC	65	9/3/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar present	RHAC	65	9/14/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar present	RHAC	65	9/28/2020	1
	Community Awareness	Backpack Distribution Event	RHAC	106	9/21/2020	1
Marshall Meadows	No Services were Provided due to COVID					
Midland Palladium	Nutrition	Breakfast items were provided to resident as they hea	Management Staff	4	9/10/2020	1
	Lifestyle	An event was held for all residents to come and learn b	Permian Basin CPR	3	9/26/2020	1
Palladium Glenn Heights	Notary Service	Monday thru Friday	Cares Team	3	9/1/2020	1
	Home Work	Internet, Monday thru Friday	Care Team	21	9/1/2020	1
	Food Pantry	Thursdays Only	Cares Team	10	9/1/2020	1
Peoples El Shaddai	Notary Services	Notary M-F	Management	0	9/1/2020	1
	City Square Food Mobile	CACFP After school Meals M-F	Younce/City Square	0	9/1/2020	1
Peppertree Acres	Financial Skills	Outreach - Online Resident Training - Webinar present	RHAC	148	9/1/2020	1
	Career Services	Outreach - Online Resident Training - Webinar present	RHAC	148	9/3/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar present	RHAC	148	9/14/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar present	RHAC	148	9/28/2020	1
	Direct Support	Utility Assistance Referrals	Salvation Army, Catholic Charities, Tarrant Co. DHS,	3	9/16/2020	1
	Direct Support	Food Assistance Referrals	Broadway Baptist Church, Heart tot Heart, St. Barth	3	9/16/2020	1
	Direct Support	Job Search Assistance	Workforce Solutions, Women's Center of Tarrant Co	1	9/17/2020	1
Pine Club	Valet Trash Service	Provide trash pick up to all residents	Pine Club Staff	232	9/1/2020	1
	Fax/Copy	Provide fax and copy service to all residents and applica	Pine Club Staff	4	9/1/2020	1
	Notary	Provide free Notary service to all residents and applica	Kirsten LaDay	2	9/1/2020	1
Pythian Manor	Food Program	North Texas Food Bank- Commodity Supplemental Food	Jenni Davila	0	9/17/2020	2
Ridgewood	Valet Trash Service	Provide weekly trash service to all residents	Ridgewood Staff	232	9/1/2020	1
	Fax/Copy	Provide Fax and copy service to all residents and applica	Ridgewood Staff	4	9/1/2020	1
	Notary	Provide free notary service to all residents and applica	Tammy Davis	1	9/1/2020	1
Rita Blanca	Hygiene Pantry	Hygiene Pantry- No contact delivery of hygiene produ	Marti	28	9/7/2020	1
	Library	Library - 2/3 tenants enter at a time to select a donated	Marti Harris	4	9/8/2020	1
River Park Village	Financial Skills	Outreach - Online Resident Training - Webinar present	RHAC	50	9/1/2020	1
	Career Services	Outreach - Online Resident Training - Webinar	RHAC	50	9/3/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar present	RHAC	50	9/14/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar present	RHAC	50	9/28/2020	1
	Career Service	Outreach - Online Resident Training - Webinar present	RHAC	50	9/29/2020	1
Saddlewood Club	Notary Service	Monday thru Friday	Cares Team	3	9/1/2020	1
	Home Work	Internet, Monday thru Friday	Care Team	21	9/1/2020	1
	Food Pantry	Thursdays Only	Cares Team	10	9/1/2020	1
Saint James Manor	Notary Services	Notary M-F	Management	0	9/1/2020	1
	City Square Food Mobile	CACFP Afterschool Meal M-F	Younce/City Square	0	9/1/2020	1

September Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Salem Village	Financial Skills	Outreach - Online Resident Training - Webinar	RHAC	105	9/1/2020	1
	Career Services	Outreach - Online Resident Training - Webinar	RHAC	105	9/3/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar	RHAC	105	9/14/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar	RHAC	105	9/28/2020	1
	Community Awareness	Backpack Distributions Event	RHAC	3	9/24/2020	1
	Community Awareness	Phone Contact Raffle	RHAC	16	9/24/2020	1

September Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Sierra Vista	Financial Skills	Outreach - Online Resident Training - Webinar present	RHAC	106	9/1/2020	1
	Career Services	Outreach - Online Resident Training - Webinar present	RHAC	106	9/3/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar present	RHAC	106	9/14/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar present	RHAC	106	9/21/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar present	RHAC	106	9/28/2020	1
	Community Awareness	Virtual Financial Health	Project Bravo	106	9/1/2020	1
Spring Terrace	Financial Skills	Outreach - Online Resident Training - Webinar present	RHAC	50	9/1/2020	1
	Career Services	Outreach - Online Resident Training - Webinar present	RHAC	50	9/3/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar present	RHAC	50	9/14/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar present	RHAC	50	9/28/2020	1
	Direct Support	Backpack Distribution Event	RHAC	2	9/18/2020	1
	Direct Support	Phone Raffle	RHAC	8	9/30/2020	1
Tealwood Club	Valet Trash Service	Provide Valet Trash Service to all residents	Tealwood Staff	180	9/1/2020	1
	Fax/Copy	Provide fax and copy service to all residents and applica	Tealwood Staff	5	9/1/2020	1
	Notary	Provide free notary service to all residents and applica	Primera Sanchez	0	9/1/2020	1
The Willows	Direct Support	Caseworker Provided Food Bank Services:	MLF	4	9/3/2020	1
	Direct Support	Caseworker Provided Direct Support Financial	MLF	6	9/1/2020	1
	Direct Support	Caseworker Provided Direct Support Medical	MLF	6	9/3/2020	1
	Medical and Health Services	Caseworker Provided Care & Training of Disabled:	MLF	8	9/2/2020	1
	Medical and Health Services	Medicaid & Medicare:	MLF	1	9/22/2020	1
	Personal Development	Caseworker Provided Counseling Services: * By phone	MLF	18	9/1/2020	1
	Social Activities	Caseworker Provided Use Of Library:	MLF	1	9/24/2020	1
	Transportation Services	Caseworker Provided Special Transit Services:	MLF	1	9/8/2020	1
Walnut Creek Apartments	Financial Planning/Credit Counseli	Save to Pay Money smart Series-Using credit cards 12:0	Portfolio	0	9/1/2020	1
	Drug Awareness Workshop	Drug Awareness: Out Smart the Chart Activity 12:00pm	Portfolio	0	9/1/2020	1
	Social Services & Referrals	Rent/Utility Assistance 1:00pm-2:00pm	Portfolio	4	9/23/2020	1
	Adult Development	Resident Outreach 2:00pm-4:00pm	Portfolio	4	9/9/2020	1
White Rock Apartments	Budgeting	Money Matters	365 Learn TV	12	9/30/2020	1
	Environmental Education	Green Living	365 Learn TV	10	9/30/2020	1
	Education/Tutoring	Education Scholastic Tutoring	365 Learn TV	18	9/30/2020	1
	Travel	Travel	365 Learn TV	7	9/30/2020	1
	Parenting	Parenting	365 Learn TV	16	9/30/2020	1
	Business Center	Business center available for residents during office ho	White Rock Business Center	8	9/30/2020	1
Willow Green	Valet Trash Service	Provide weekly valet trash service to all residents	WillowGreen Staff	336	9/1/2020	1
	Fax/Copy	Provide fax and copy service to all residents and applica	WillowGreen Staff	2	9/1/2020	1
	Notary	Provide free Notary service to all residents and applica	Gayle Harris	1	9/1/2020	1
	Education	After School Tutoring- twice per week	Cypress Fairbanks ISD	12	9/6/2020	1
	Food Drive	Food Pantry/Food Drive for all residents	WillowGreen and Food Bank	43	9/1/2020	1
Win-Lin Village	Financial Skills	Outreach - Online Resident Training - Webinar present	RHAC	50	9/1/2020	1
	Career Services	Outreach - Online Resident Training - Webinar present	RHAC	50	9/3/2020	1
	Community Awareness	Outreach - Online Resident Training - Webinar present	RHAC	50	9/14/2020	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar present	RHAC	50	9/28/2020	1
Woodglen Park I & II	Valet Trash	Provide valet trash pickup to all residents	Woodglen Staff	232	9/1/2020	1
	Fax/Copy	Provide fax and copy service to all residents and applica	Woodglen Staff	6	9/1/2020	1
	Notary	Provide free Notary service to all residents	Woodglen Staff	0	9/1/2020	1
Woodside Village	No Services were provided due to	Provide valet trash pickup to all residents	Woodglen Staff	232	9/1/2020	1

Tab D

**Texas State Affordable Housing Corporation
2020 Quarterly Fundraising Report
November 4, 2020**

2020/2021 Housing Connection Training Workshops			
Funder	Amount	Status	Notes
Wells Fargo Housing Foundation	\$5,000	Received	Received in November 2019 to support 2020 Housing Connection training workshop
BBVA	\$5,000	Received	Received in December 2019 to support 2020 Housing Connection workshops
Texas Financial Education Endowment	\$30,000	Awarded	Two-year grant awarded in March 2020 to support 2020/2021 Housing Connection workshops
Frost Bank	\$5,000	Received	Received in May 2020 to support 2020 Housing Connection workshop
BBVA	\$16,500	Received	Received in September 2020 to support 2021 Housing Connection workshop
Individual Donations	\$18,410	Received	Received between June 2019 and November 2020 to support 2020 and 2021 Housing Connection workshops
Total Awarded/Received	\$79,910		

2020 Permanent Supportive Housing (PSH) Institute			
BBVA	\$5,000	Received	Received in December 2019 to support 2020 PSH Institute
Insperty	\$5,000	Received	Received in March 2020 to support 2020 PSH Institute
Wells Fargo	\$5,000	Received	Received in September 2020 to support 2020 PSH Institute
JPMorgan Chase	\$75,000	Awarded	Awarded in August 2020 to support 2020 PSH Institute and grants to Institute participants
Texas Capital Bank	\$20,000	Received	Portion of a three-year, \$45,000 grant awarded in 2019 to support both PSH Institute and Texas Housing Impact Fund
Bank of America	\$10,000	Pending	Applied in June 2020 to support 2020 PSH Institute
Regions Bank	\$5,000	Pending	Applied in November 2020 to support 2020 PSH Institute
Total Awarded/Received	\$110,000		
Total Requests Pending	\$15,000		

TSAHC Grant Making Programs (Texas Foundations Fund, new TxDOT Initiative)			
Funder	Amount	Status	Notes
BBVA	\$5,500	Received	Received in September 2020 to support Texas Foundations Fund grants for home repairs in Hidalgo County
Texas Department of Transportation	\$27,000,000	Discussion	Entered discussions in October 2020 to administer grant funding to support affordable housing initiatives in Houston neighborhoods affected by I-45 expansion project. A portion of funds may be used for Texas Housing Impact Fund and Affordable Communities of Texas (ACT) programs as well.
Total Awarded/Received	\$5,500		
Total Requests Under Discussion	\$27,000,000		

Texas Housing Impact Fund			
Funder	Amount	Status	Notes

Texas Capital Bank	\$10,000	Received	Portion of a three-year, \$45,000 grant awarded in 2019 to support both PSH Institute and Texas Housing Impact Fund. Final installment of \$15,000 to be received in March 2021.
Texas Capital Bank	\$1,500,000	Awarded	Texas Capital Bank approved a three year extension and increase to our current investment in July 2019
Austin Community Foundation	\$250,000	Received	Structured as a three year Program-Related Investment to be used for the Texas Housing Impact Fund to support the AHA! at Briarcliff project
Frost Bank	\$4,000,000	Received	A community development loan initially awarded to fund down payment assistance for TSAHC's home buyer programs. In December 2018, Frost Bank granted TSAHC a one-year extension and expanded the loan purpose to include the Texas Housing Impact Fund.
Capital Magnet Fund	\$3,750,000	Received	Awarded in February 2019 to support rental housing developments financed through the Texas Housing Impact Fund
Austin Community Foundation	\$250,000	Awarded	Program Related Investment approved in February 2020 to support a predevelopment fund in Central Texas. Award will also include a loan loss reserve of \$250,000
Austin Community Foundation	\$10,000	Received	Grant to support administrative expenses associated with launching the predevelopment fund
Money Follows the Person (Texas Health and Human Services Program)	\$2,458,736	Received	Funds will support the construction or rehabilitation of rental units for individuals eligible for Medicare Long Term Services and Supports
Sisters of Charity of the Incarnate Word	\$250,000	Pending	Applied for a program-related investment in August 2020 to support Texas Housing Impact Fund

Total Received/Awarded	\$12,228,736
Total Requests Pending	\$250,000

Affordable Communities of Texas (ACT) Program			
Funder	Amount	Status	Notes
Texas Community Bank	\$500,000	Received	Texas Community Bank approved a 5 year renewal of TSAHC's EQ2 investment, extending the term from May 2020 to May 2025

Total Received	\$500,000
Summary	
Total Received/Awarded	\$12,924,146
Total Pending/Under Discussion	\$27,265,000

Tab E

TEXAS STATE AFFORDABLE HOUSING CORPORATION
STATEMENT OF NET POSITION (unaudited)
As of September 30, 2020

ASSETS

Current Assets

Cash and Cash Equivalents	\$ 20,320,592
Restricted Assets:	
Cash and Cash Equivalents	3,216,866
Accrued Interest	76,400
Custodial Cash and Cash Equivalents	183,709
Investments, at Fair Market Value	2,537,076
Accounts Receivable & Accrued Revenue	5,807,507
Accrued Interest Receivable	73,188
Loans Receivable, Current Portion	73,704
Notes Receivable, Current Portion	1,589,217
Down Payment Assistance	167,547
Prepaid Expenses	<u>366,208</u>

Total Current Assets: 34,412,014

Noncurrent Assets

Loans Receivable, Net of uncollectible amounts of \$5,703	340,560
Notes Receivable	35,371,423
Investments, at Fair Market Value	9,382,173
Mortgage Servicing Rights, Net of Accumulated Amortization of \$2,566,194	161,867
Fixed Assets, Net of Accumulated Depreciation of \$930,140	1,222,814
Owned Real Estate, Federal & Other Programs Net of Amort \$886,435	14,690,252
Down Payment Assistance	1,200,768
Restricted Investments Held by Bond Trustee, at Fair Market Value	<u>60,123,362</u>

Total Noncurrent Assets: 122,493,219

TOTAL ASSETS \$ 156,905,233

(continued)

TEXAS STATE AFFORDABLE HOUSING CORPORATION
STATEMENT OF NET POSITION (unaudited)
As of September 30, 2020

LIABILITIES

Current Liabilities

Accounts Payable and Accrued Expenses	\$ 6,431,324
Notes Payable, Current Portion	58,415
Custodial Reserve Funds	183,709
Due to Federal Programs	1,562,821
Other Current Liabilities	561,651
Payable from Restricted Assets Held by Bond Trustee:	
Bonds Payable, Current Portion	1,105,000
Accrued Interest on Bonds	173,227

Total Current Liabilities:	10,076,147
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Noncurrent Liabilities

Notes Payable	2,266,428
Revenue Bonds Payable	55,918,806
Unearned Revenue	3,579,039

Total Noncurrent Liabilities:	61,764,273
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Total Liabilities:	71,840,420
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DEFERRED INFLOWS OF RESOURCES

Deferred Revenue	164,317
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Total Deferred Inflows of Resources	164,317
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NET POSITION

Invested in Capital Assets	1,222,814
Restricted for:	
Debt Service	6,637,322
Other Purposes	3,314,443
Unrestricted	73,725,917

Total Net Position:	\$ 84,900,496
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TEXAS STATE AFFORDABLE HOUSING CORPORATION
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION (unaudited)
for the 1 month ending September 30, 2020

Operating Revenues

Interest and Investment Income	\$ 290,353
Net Increase (Decrease) in Fair Value of Investments	(56,798)
Single Family Income	1,816,137
Asset Oversight and Compliance Fees	27,256
Rental Program Income	50,831
Multifamily Income	51,170
Land Bank Income	18,971
Public Support	
Federal & State Grants	283
Contributions	5,097
Other Operating Revenue	5,446
Total Operating Revenues	\$ <u>2,208,746</u>

Operating Expenses

Interest Expense on Bonds and Notes Payable	\$ 114,410
Program and Loan Administration	5,154
Salaries, Wages and Payroll Related Costs	264,397
Professional Fees and Services	18,720
Depreciation & Amortization	40,327
Office and Equipment Rental and Maintenance	2,743
Travel and Meals	487
Other Operating Expenses	23,803
Total Operating Expenses	\$ <u>470,041</u>

Net Income 1,738,705

Total Net Position, Beginning 83,161,791

Total Net Position, Ending \$ 84,900,496

Texas State Affordable Housing Corporation
Budget Report
September 30, 2020

	Annual Budget	Actual	Percent of Annual Budget
Revenue			
Servicing Revenue	116,000	6,866	6%
Single Family Program Revenue	7,759,000	1,288,051	17%
Multifamily Program Revenue	695,000	34,031	5%
Texas Housing Impact Fund	1,951,000	107,537	6%
Affordable Communities of Texas Program	185,000	31,898	17%
Grants, Donations & Other Awards	550,000	5,097	1%
Federal & State Grants	2,549,000	-	0%
Tenant Rental Income	618,000	50,831	8%
Investment Revenue	750,000	157,685	21%
Total Revenue	15,173,000	1,681,996	11%
Expenditures			
Salaries & Payroll Related Expenditures	3,500,000	264,397	8%
Program & Corporate Expenditures	10,085,000	536,183	5%
Professional Services	530,000	18,720	4%
Principal & Interest on Notes Payable	155,000	10,195	7%
Marketing	149,000	17,181	12%
Insurance	186,000	8,704	5%
Travel & Meals	113,000	487	0%
Furniture, Equipment & Software	77,000	5,887	8%
Building Maintenance	101,000	757	1%
Professional Dues, Conferences & Training	46,000	607	1%
Bank Fees & Charges	15,000	1,408	9%
Sponsorships	20,000	-	0%
Communication	22,000	1,923	9%
Printing & Office Supplies	9,000	1,664	18%
Publications, Subscriptions & Other	30,000	1,416	5%
Freight, Delivery & Postage	12,000	1,121	9%
Total Expenditures	15,050,000	870,650	6%
Net Budgeted Income	123,000	811,346	

Average Expected Percent Received/Expended = 8.33%

Tab 1

Presentation, Discussion and Possible Approval
of Minutes of the Board Meeting held on
October 14, 2020.

**BOARD MEETING
TEXAS STATE AFFORDABLE HOUSING CORPORATION**

The Governing Board of the Texas State Affordable Housing Corporation (TSAHC) met ONLINE:

October 14, 2020, 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, Board Chair, at 10:30 a.m., on October 14 2020, 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 remotely via teleconferencing

Bill Dietz, Chair
Valerie Cardenas, Vice Chair
Andy Williams, Member
Courtney Johnson-Rose, Member
Lali Shipley, Member

Guests Present remotely via teleconferencing

Blake Roberts, PFM
Carlos Swonke, Texas Department of Transportation
Chris Spelbring, Raymond James
Jimmy Romell, Maxwell Locke & Ritter LLP
Ryan Combs, JPI
Stephanie Pan, Texas Department of Transportation
Thomas Lastrapes, PFM
Veronica Lomas Day, Maxwell Locke & Ritter LLP
W. Routt Thornhill, Coats Rose

Public Comment

No Public Comment was given.

President’s Report

David Long

See page 6 in the official transcript.

Tab 1 Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on August 12, 2020.

Ms. Cardenas made a motion to approve the minutes of the Board meeting held on August 12, 2020. Ms. Rose seconded the motion. Mr. Dietz asked for public comment and none was given. A vote was

taken, and the motion passed unanimously.

See page 11 in the official transcript.

Tab 2 Presentation and Discussion of the Fiscal Year 2020 Annual Financial Audit.

Presented by Melinda Smith, Chief Financial Officer; Jimmy Romell, Maxwell Locke & Ritter LLP, & Veronica Lomas Day, Maxwell Locke & Ritter LLP

No action taken.

See page 12 in the official transcript.

Tab 3 Presentation, Discussion and Possible Approval for Texas State Affordable Housing Corporation to enter negotiations with the Texas Department of Transportation to administer grant funding provided by Texas Department of Transportation to support affordable housing initiatives in communities affected by Texas Department of Transportation's North Houston Highway Improvement Project.

Presented by Katie Claflin, Director, Communications and Development & Carlos Swonke, Director of Environmental Affairs, Texas Department of Transportation

Ms. Rose made a motion to approve Texas State Affordable Housing Corporation to enter negotiations with the Texas Department of Transportation to administer grant funding provided by Texas Department of Transportation to support affordable housing initiatives in communities affected by Texas Department of Transportation's North Houston Highway Improvement Project. Ms. Cardenas seconded the motion. Mr. Dietz asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 15 in the official transcript.

Tab 4 Presentation, Discussion and Possible Approval of a Resolution approving the Corporation's Fiscal Year 2021 Investment Policy.

Presented by Melinda Smith, Chief Financial Officer

Ms. Rose made a motion to approve a Resolution approving the Corporation's Fiscal Year 2021 Investment Policy. Ms. Shipley seconded the motion. Mr. Dietz asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 24 in the official transcript.

Tab 5 Presentation, Discussion and Possible Approval of the Fiscal Year 2021 Broker Listing.

Presented by Melinda Smith, Chief Financial Officer

Ms. Cardenas made a motion to approve the Fiscal Year 2021 Broker Listing. Ms. Rose seconded the motion. Mr. Dietz abstained. Mr. Dietz asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 26 in the official transcript.

Tab 6 Presentation, Discussion and Possible Approval of the 2020 Texas Foundations Fund Nonprofit Partners.

Presented by Michael Wilt, Senior Manager, External Relations

Ms. Rose made a motion to approve the 2020 Texas Foundations Fund Nonprofit Partners. Ms. Cardenas seconded the motion. Mr. Dietz asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 28 in the official transcript.

Tab 7 Presentation, Discussion and Possible Approval of the Appointment of Member(s) to the Board of Directors of Texas Community Capital, LLC.

Presented by David Long, President

Ms. Rose made a motion to approve the Appointment of Member(s) to the Board of Directors of Texas Community Capital, LLC. Ms. Cardenas seconded the motion. Mr. Dietz asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 37 in the official transcript.

Tab 8 Discussion and Possible Approval of a Resolution Authorizing the Issuance of Texas State Affordable Housing Corporation Multifamily Mortgage Revenue Notes (W. Leo Daniels Towers) Series 2020A-1 and 2020A-2, a Funding Loan Agreement, a Borrower Loan Agreement, an Asset Oversight, Compliance and Security Agreement and a Regulatory Agreement; authorizing the execution of documents and instruments necessary or convenient to carry out the issuance of the notes; and other provisions in connection therewith.

Presented by David Danenfelzer, Senior Director, Development Finance

Ms. Cardenas made a motion to approve a Resolution Authorizing the Issuance of Texas State Affordable Housing Corporation Multifamily Mortgage Revenue Notes (W. Leo Daniels Towers) Series 2020A-1 and 2020A-2, a Funding Loan Agreement, a Borrower Loan Agreement, an Asset Oversight, Compliance and Security Agreement and a Regulatory Agreement; authorizing the execution of documents and instruments necessary or convenient to carry out the issuance of the notes; and other provisions in connection therewith. Ms. Shipley seconded the motion. Mr. Dietz asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 44 in the official transcript.

Tab 9 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 Gardens of Balch Springs Apartments.

Presented by David Danenfelzer, Senior Director, Development Finance

Ms. Cardenas made a motion to approve 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 Gardens of Balch Springs Apartments. Ms. Shipley seconded the motion. Mr. Williams abstained. Mr. Dietz asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 49 in the official transcript.

Tab 10 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 Riverstation Apartments.

Presented by David Danenfelzer, Senior Director, Development Finance

Ms. Cardenas made a motion to approve 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 Riverstation Apartments. Ms. Rose seconded the motion. Mr. Dietz asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 54 in the official transcript.

Tab 11 Presentation, Discussion and Possible Approval of the Publication for Public Comment of the Guidelines, Scoring Criteria and Targeted Housing Needs for the Allocation of Qualified Residential Rental Project Tax Exempt Bond Funds under the Multifamily Housing Private Activity Bond Program Request for Proposals and the 501(c)(3) Bond Program Policies for Calendar Year 2021.

Presented by David Danenfelzer, Senior Director, Development Finance

Ms. Rose made a motion the Approval of the Publication for Public Comment of the Guidelines, Scoring Criteria and Targeted Housing Needs for the Allocation of Qualified Residential Rental Project Tax Exempt Bond Funds under the Multifamily Housing Private Activity Bond Program Request for Proposals and the 501(c)(3) Bond Program Policies for Calendar Year 2021. Ms. Cardenas seconded the motion. Mr. Dietz asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 58 in the official transcript.

Tab 12 Presentation, discussion and possible approval of a \$1,700,000 loan to the DF Sagebrush Apartments, LP, an affiliate of the Texas Housing Foundation, for the refinance of the Sagebrush Apartments, a 60-unit affordable rental project in Brady, Texas.

Presented by David Danenfelzer, Senior Director & Cassandra Ramirez, Development Finance Manager

Ms. Cardenas made a motion to the approval of a \$1,700,000 loan to the DF Sagebrush Apartments, LP, an affiliate of the Texas Housing Foundation, for the refinance of the Sagebrush Apartments, a 60-unit affordable rental project in Brady, Texas. Ms. Shipley seconded the motion. Mr. Dietz asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 63 in the official transcript.

Announcements and Closing Comments

Mr. Long and Board Members tentatively scheduled the next Board Meeting for November 12, 2020, at 10:30am.

Adjournment

Mr. Dietz adjourned the meeting at 12:04pm.

Respectfully submitted by _____
Rebecca DeLeon, Corporate Secretary

Tab 2

Presentation and Discussion by Patterson &
Associates, Investment Advisors.
Presentation by Linda Patterson

Investment Report Period Ending September 2020



Hold On, Here Comes November...

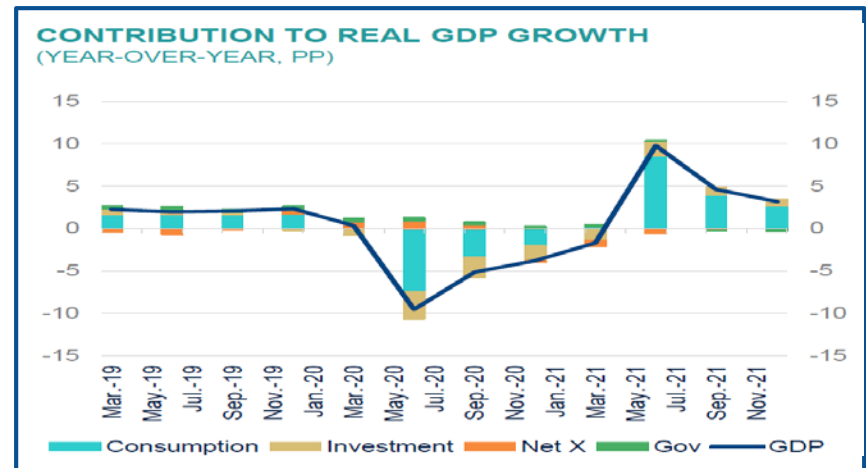
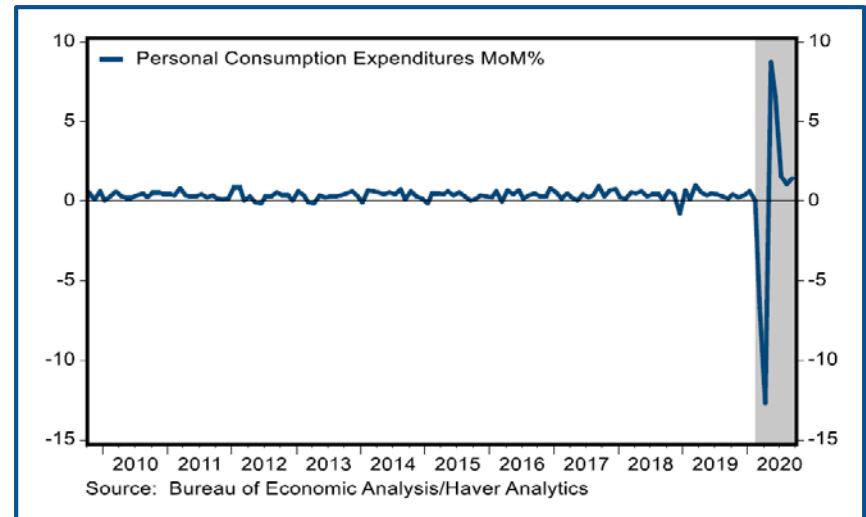
As October closes it is difficult to not cheer. A resurgence of coronavirus infections and a failed attempt to settle on the much needed next stimulus package during a highly contentious election season weighed heavily on investors worldwide.

Due to record high insolvencies and debt defaults which rival the 2009 levels, national debts around the world have risen dramatically. Switzerland's debt to GDP is 48.8% and France and the UK are 118.7% and 108% respectively. Globally, S&P Global projects a jump to 265% this year! Not only is Covid staying around for awhile but the resulting debt will remain probably for decades.

The pandemic and the election surely add noise to the short-term outlook but medium term prospects are definitely improving. The indices are all up on:

- Consumer spending,
- Personal income
- Personal, goods and services consumption
- Gross private investment
- Non-residential investment

GDP rose a record 33.1% in the third quarter. With this kind of momentum, deflation risks are surely giving way to potential upside in the medium term. But, this does follow a record drop in the second quarter which reflects a major jump from the non-activity of Q2. It will all come down to the virus as #1 risk. Resurgence of the virus could put the GDP on a very volatile quarterly risk path. Without the new stimulus package GDP could fall back. Consumers riding this tide will continue to move from savings to immediate consumption mode again.



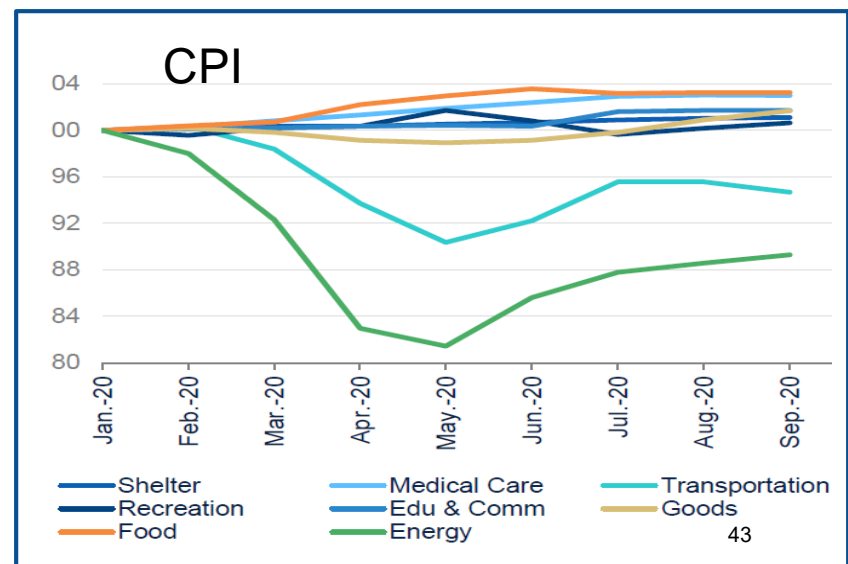
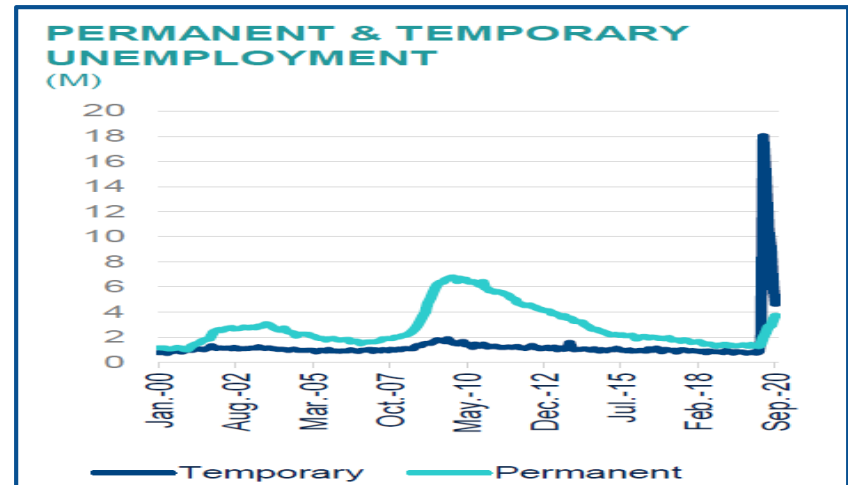
Financial Tensions Remain

Financial tensions are broadly stable – at least temporarily – around the world but certainly have not disappeared. Tied to this are major domestic conflicts both here in the US and in several hot spots.

The contentious nature of negotiations on the next stimulus program was a major drag on not only people in need of relief but on all the markets. Again another *will they- won't they politically motivated delay* in Washington.

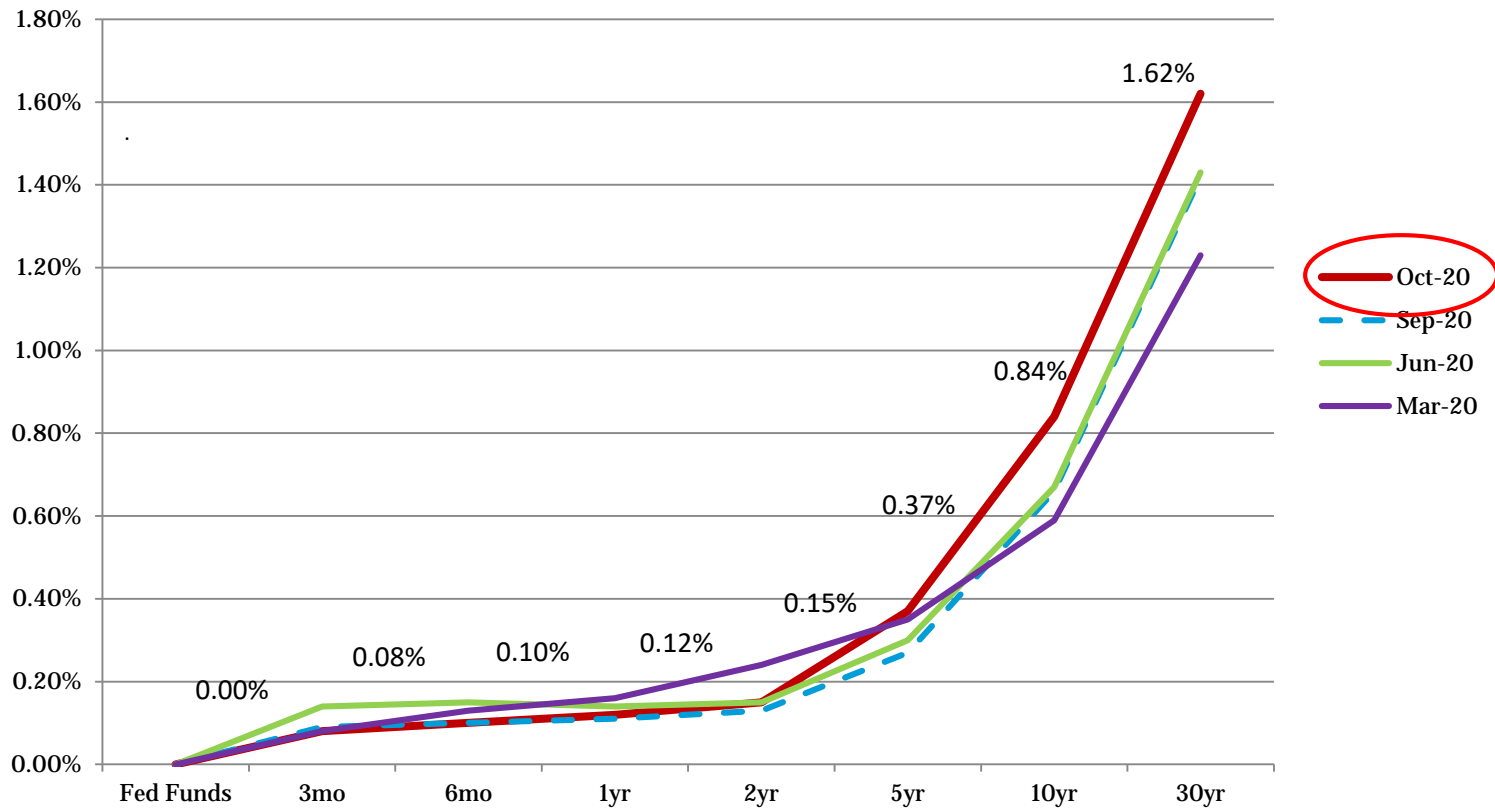
The epidemiological context and the geopolitical tensions worldwide are fueling a global risk aversion. This drives volatility on news blips in the markets as well as a general investor goal of safety and short term investments – which of course lower our US rates. This will undoubtedly calm slightly when a vaccine or treatment is achieved but there is no real timeline for that occurrence.

What may also change is the job situation. Workers may have to adjust to a new pandemic reality which could bring a rise in permanent unemployment. There is tremendous ground to recapture on jobs even though continuing jobless claims are trending down. Jobless claims appear to be staying below 1 million weekly and the participation rate on jobs has been rising. However, as business adapts to at-home work and service jobs continue to evolve, a new look and execution for jobs which may be more than a temporary change.



Range Bound

- The curve continues to fight the virus and during October the upcoming election drove investors to safety. The long end of the curve rose slightly but the short and medium terms sank.
- Market fears and volatility have caused Treasury and agency rates to remain at the lower (dismal) levels seen for the last eight months.
- The Fed has stated its intention to stay at 0.0% Fed Funds through 2022.
- The absence of agreement on the next stimulus package remains a major drag on all markets.



End of Month Rates - Full Yield Curve – Fed Funds to 30yr

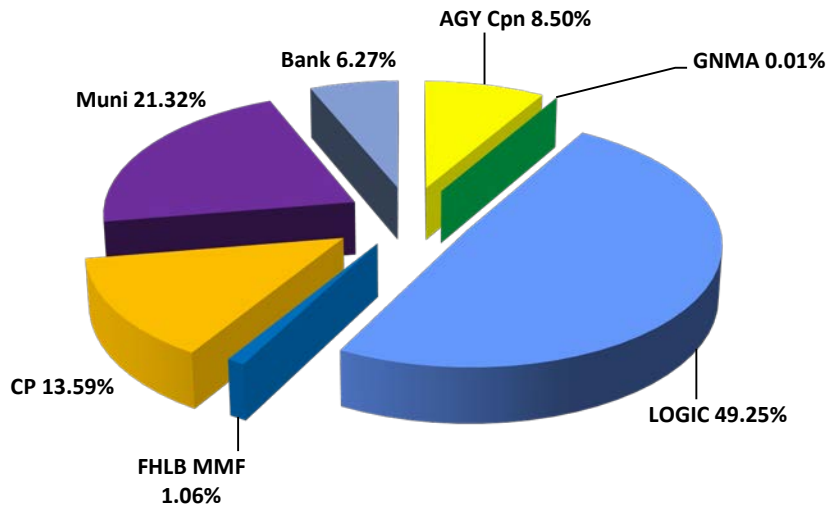
General Portfolio Overview

• Beginning Book Value	\$ 29,420,711	as of 08/31/2020
• Beginning Market Value	\$ 29,508,120	<i>Quarter Figures</i>
• Unrealized Gain/Loss	\$ 87,409	
• WAM	237 days	
• Ending Yield	0.718 %	
• Quarterly Yield	0.863 %	
• Interest Earnings for FY	\$ 60,171	

• Ending Book Value	\$ 30,112,507	as of 09/30/2020
• Ending Market Value	\$ 30,200,629	
• Unrealized Gain/Loss	\$ 88,122	
• WAM	220 days	
• Ending Yield	0.396 %	
• Benchmark	0.170 %	
• Interest Earnings for Month	\$ 13,178	

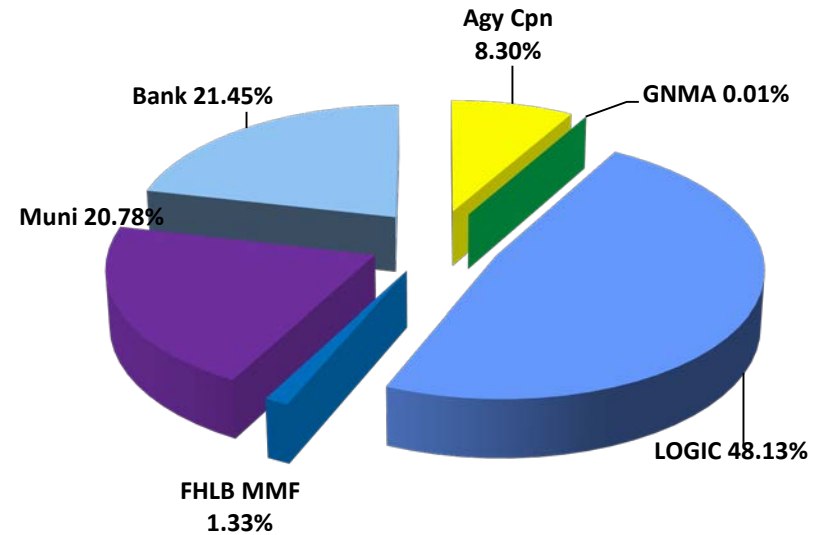
General Portfolio Allocations

Allocation by Market Sector 08/2020



Commercial Paper	2.090 %
Agency	0.500 %
Muni	1.105 %
GNMA	5.971 %
LOGIC	0.315 %
FHLB MMMF	0.010 %
Bank	0.005 %

Allocation by Market Sector 09/2020

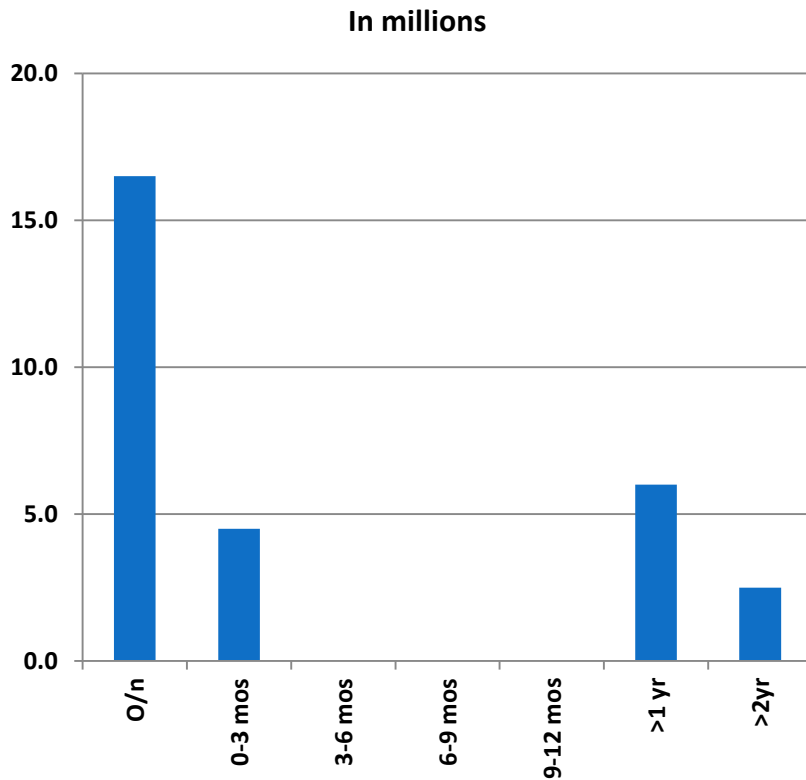


Commercial Paper	n/a
Agency	0.500 %
Muni	1.105 %
GNMA	5.971 %
LOGIC	0.257 %
FHLB MMMF	0.010 %
Bank	0.001 %

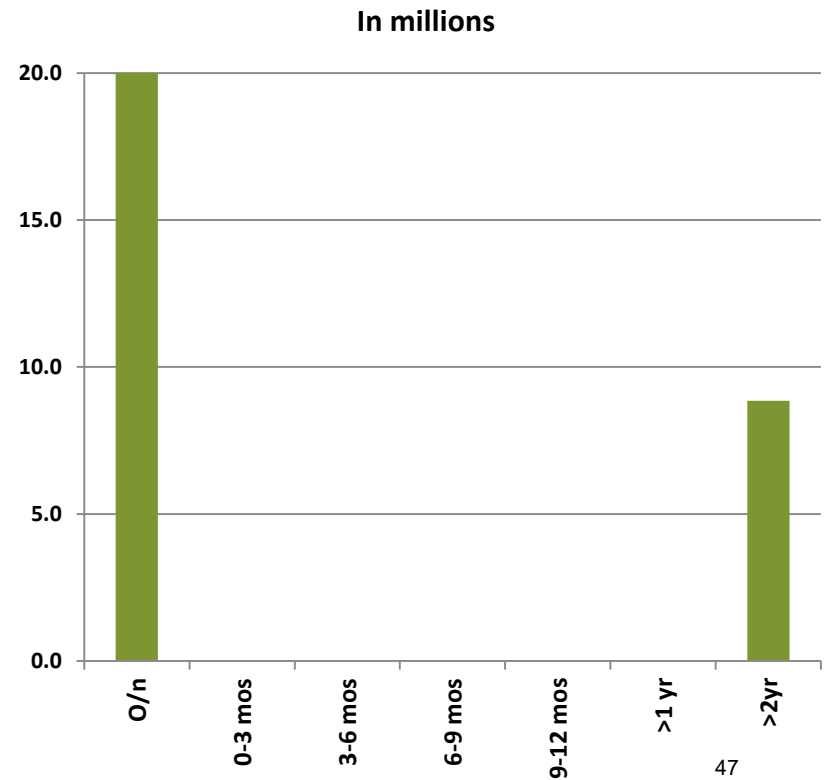


General Portfolio Maturity Allocation

Allocation by Maturity 08/2020



Allocation by Maturity 09/2020



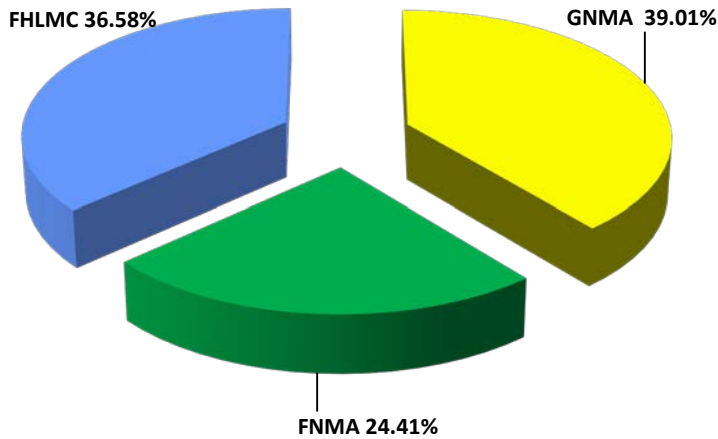
Surplus Funds Portfolio Overview

• Beginning Book Value	\$ 2,847,318	as of 08/31/2020
• Beginning Market Value	\$ 3,111,639	<i>Quarterly Basis</i>
• Unrealized Gain/Loss	\$ 264,321	
• WAM	6,146 days	
• Quarter Yield	5.687 %	
• Ending Yield	5.688 %	
• Interest Earnings for FY	\$ 41,492	

• Ending Book Value	\$ 2,763,876	as of 09/30/2020
• Ending Market Value	\$ 3,019,624	
• Unrealized Gain/Loss	\$ 255,748	
• WAM	6,118 days	
• Ending Yield	5.690 %	
• Interest Earnings for Month	\$ 13,229	

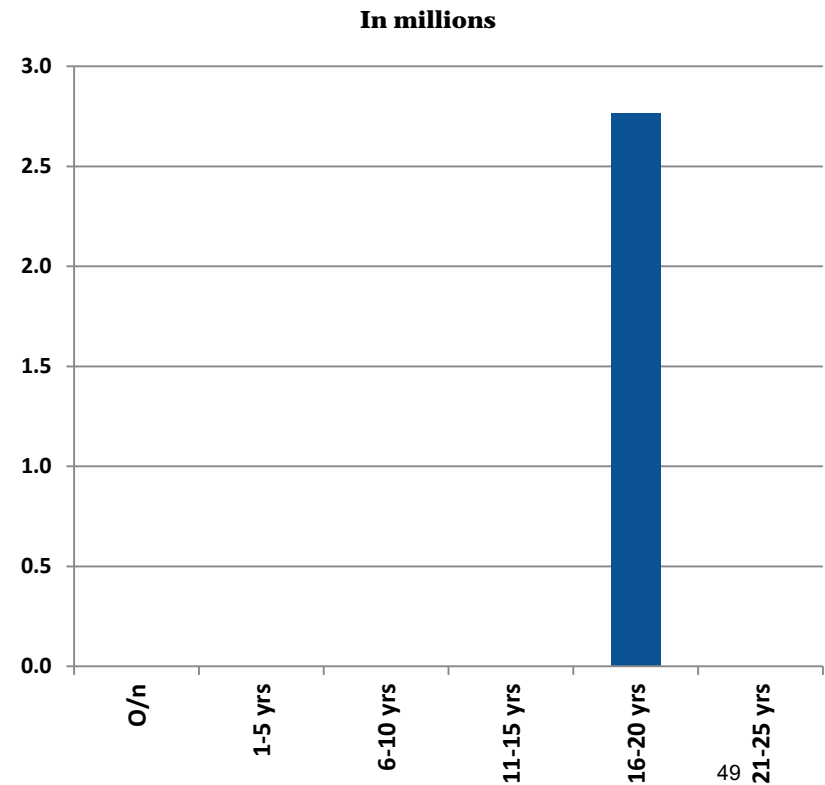
Surplus Funds Portfolio as of 09/30/2020

Allocation by Market Sector



GNMA Yield	5.748 %
FNMA Yield	5.493 %
FHLMC Yield	5.760 %

Allocation by Maturity



TSAHC's partner in
Treasury Management



Patterson & Associates
Austin, Texas

Tab 3

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 Crest Apartments.

MINUTES AND CERTIFICATION

THE STATE OF TEXAS §
TEXAS STATE AFFORDABLE §
HOUSING CORPORATION §

The Board of Directors of the Texas State Affordable Housing Corporation (the "Corporation") convened on November 12, 2020, via a videoconference meeting as permitted by action of the Governor of Texas, and roll was called of the duly constituted members of said Board of Directors, to-wit:

Table with 2 columns: Name, Office. Rows include William H. Dietz (Chairperson), Valerie Vargas Cardenas (Vice Chairperson), Courtney Johnson-Rose (Director), Lali Shipley (Director), and Andy Williams (Director).

and all of said persons were present during the videoconference meeting except _____, thus constituting a quorum. Whereupon, among other business, the following was transacted, to-wit: a written resolution (the "Resolution") bearing the following caption was introduced for the consideration of said Board:

"RESOLUTION NO. 20-____"

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 Crest Apartments"

Upon motion duly made and seconded, the Resolution was finally passed and adopted by the following vote:

_____ AYES _____ NOES _____ ABSTENTIONS

MINUTES APPROVED AND CERTIFIED TO BE TRUE AND CORRECT and to reflect accurately the duly constituted officers and members of the Board of Directors of the Corporation, and the attached and following copy of such Resolution is hereby certified to be a true and correct copy of an official copy thereof on file among the official records of the Corporation.

SIGNED this November 12, 2020.

President, Texas State Affordable Housing
Corporation

RESOLUTION NO. 20-_____

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 Crest Apartments

WHEREAS, the Board of Directors of the Texas State Affordable Housing Corporation (the "Corporation") desires to submit one or more calendar year 2021 Applications for Allocation of Private Activity Bonds, a calendar year 2021 Application for Carryforward for Private Activity Bonds, one or more calendar year 2022 Applications for Allocation of Private Activity Bonds or a calendar year 2022 Application for Carryforward for Private Activity Bonds (collectively, the "Application") to the Texas Bond Review Board in connection with tax-exempt obligations in a principal amount not to exceed \$28,000,000 (the "Bonds") relating to a qualified residential rental housing project located at 3303 Southern Oaks Blvd., Dallas, Texas 75216, Dallas County (the "Project");

WHEREAS, the Corporation intends to issue the Bonds and loan the proceeds to Dallas Leased Housing Associates X, LLLP (the "Borrower"), which will be the initial legal owner and will use the proceeds for acquiring, improving, rehabilitating and equipping the Project;

WHEREAS, it is anticipated that the Borrower will make certain capital expenditures with respect to the Project and currently desires and expects to reimburse the capital expenditures with proceeds of such debt;

WHEREAS, under Treas. Reg. § 1.150-2 (the "Regulation"), to fund such reimbursement with proceeds of tax-exempt obligations, the Corporation must declare its expectation to make such reimbursement;

WHEREAS, the Corporation desires to preserve the ability of the Borrower to reimburse the capital expenditures with proceeds of tax-exempt obligations; and

WHEREAS, the Board desires to make all other appropriate filings and requests to the Texas Bond Review Board to enable the Corporation to issue the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS STATE AFFORDABLE HOUSING CORPORATION:

1. That the President of the Corporation or any officer of the Corporation is hereby authorized and directed to execute and deliver the Application to the Texas Bond Review Board in connection with requesting allocation in the maximum amount of \$28,000,000 for the Bonds, together with any documents, certificates or instruments related thereto.

2. That the President of the Corporation or any other officer of the Corporation is hereby authorized and directed to file with the Texas Bond Review Board one or more Notices of Intent to Issue Bonds and one or more State Bond Applications in connection with the Bonds and such officers are further authorized and directed to request that the application(s) be approved by the Texas Bond Review Board in accordance with Chapter 181 of the Texas Administrative Code, as amended.

3. That the President of the Corporation or any other officer of the Corporation is hereby authorized and directed to take any and all other actions necessary or incidental to securing the private activity bond allocation(s), the approval of the Bonds from the Texas Bond Review Board and requesting non-traditional carryforward of private activity bond allocation if needed.

4. That the Corporation reasonably expects that the Borrower will reimburse capital expenditures with respect to the Project with proceeds of debt hereafter to be incurred by the Corporation, and that this resolution shall constitute a declaration of official intent under the Regulation. The maximum principal amount of obligations expected to be issued for the Project by the Corporation is \$28,000,000.

PASSED, APPROVED AND EFFECTIVE this November 12, 2020.

TEXAS STATE AFFORDABLE
HOUSING CORPORATION

Texas State Affordable Housing Corporation

Multifamily Private Activity Bond Project Summary

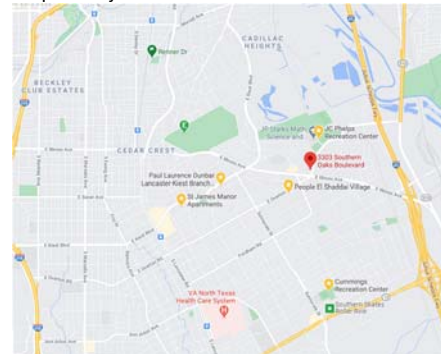
Agenda:

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 Crest Apartments.

Summary:

TSAHC received an application from Dominion (Developer) on September 9, 2020 proposing the acquisition and rehabilitation of an affordable housing community called The Crest Apartments. The property, located in Dallas, is a 256-unit acquisition and rehabilitation project of an existing affordable rental community.

Map of Project Area



Public Benefit:

The Crest Apartments is an existing affordable rental community with 256-units. In addition to providing much needed renovations, the acquisition and rehabilitation of the project will preserve and extend the affordability period of the property. The project fulfills TSAHC's Targeted Housing Need for At-Risk Preservation projects.

Financial Summary:

The proposed acquisition and rehabilitation of The Crest Apartments has a total budget of approximately \$43.8 million. The financing includes long-term tax-exempt bonds and 4% housing tax credits. \$22 million will be used for property acquisition costs, with total rehabilitation of \$12 million, or \$46,875 per unit. Financing costs, soft costs, developer fees and reserves account for the remaining \$9.8 million.

The par amount of the bonds is anticipated to total \$27 million. The bonds will be issued from TSAHC's 2021 volume cap utilizing a FHA 223F loan. Housing tax credit equity, valued at \$11.8 million, cash flow during operations estimated at \$1.8 million and deferred developer fees of \$2.5 million will cover the remaining balance of funding needs.

The current owners of The Crest are not an affiliated entity of the Developer nor its principals. No seller notes, cash flow sharing, or incentives are included in the financial structure of the project. The project will also pay property taxes and there is no intent to request a tax exemption at a later date.

Market Conditions:

The Crest Apartments is located off 3303 Southern Oaks Blvd at the intersection of East Illinois Ave, in Dallas, Texas. The area consists primarily of single-family residential properties, parks and small retail establishments. Directly west of the property is a nursing home and on the northside is John Phelps Park. Schools in the area include William B. Miller Elementary School and the JP Starks Math, Science and Technology Vanguard school, both within 1,000 feet of the property.

Texas State Affordable Housing Corporation

Multifamily Private Activity Bond Project Summary

The neighborhood has a higher percentage of renters than Dallas and Dallas County. Household median income for the census tract is also lower than City and County figures. Although most of the residential structures are single family homes, the census tract has a higher percentage of renters.

Economically, the area is mostly smaller standalone retail or small offices, though within 2-miles of the property there are a few light industrial and warehouse operations. The community is well served by transit lines along both Southern Oak Blvd and East Illinois, and the area is considered to have adequate medical services for its population.

Relocation and Tenant Resources:

The renovation of The Crest Apartments includes window and door replacements, kitchen improvements, HVAC and electrical system upgrades. Exterior renovations will include new roofing, sidewalk repairs and landscaping.

TSAHC staff believes that the majority of current tenants will remain in the property during renovations, though some may be temporarily displaced. All tenants, pursuant to federal and state law, will be protected from permanent relocation and the Developer's rehabilitation and relocation plan must be approved prior to closing.

Developer Summary:

Dominium is the only member of the developer's team for The Crest. Founded in 1972 by David Brierton and Jack Safar, Dominium now owns over 35,000 apartment units and has more than 1,000 employees across the United States. Eighty percent of Dominium's portfolio is comprised of affordable communities, primarily Section 42 Tax Credit and senior properties. Product types range from garden style to mid-rise to high-rise communities including historic and value-added rehabilitations.

Here in Texas, Dominium is represented by a strong team including Jeff Spicer, Vice President and Project Partner in Development and Acquisitions. Mr. Spicer has worked for more than 25 years in affordable housing in Texas. TSAHC has worked with Mr. Spicer on the THF Sagebrush Apartments project that received a new loan through the TSAHC's Texas Housing Impact Fund in October 2020.

TSAHC issued financing for the Ventura at Tradewinds (2019) and Ventura at Fairgrounds (2020), with Dominium as a member of the development team. Those projects are currently under construction.

Recommendation:

Staff recommends approval of 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 Crest Apartments.

The Crest - Underwriting - Project Summary

Project Summary

Applicant Dominium
 Project Name The Crest

Location

Address 3303 Southern Oaks Blvd City Dallas
 County: Dallas State Texas 75216
 Census Tract: 48113008604

Bonds

Max. Par Amount: \$ 28,000,000 Bond Type: PAB
 Term of Bonds: 15 Allocation Year: 2021

Perm Funding Souces

	Amount	% of Total
TSAHC Short-Term Bonds	\$ 27,040,000	
FHA 223 Loan	\$ 27,040,000	62.87%
	\$ -	0.00%
HTC Equity	\$ 12,725,182	29.58%
Deferred Developer Fee	\$ 3,247,397	7.55%
	\$ -	0.00%
Totals	\$ 43,012,579	100%

* not included in total

Market Summary

	City	County	State	Census Tract
Population:	505,816	2,586,552	27,885,195	1,173
Median Age:	33	33	34	32
Diversity Index:	52	70	-	-
% Hispanic:	42%	40%	39%	31%
% Persons with Disability:	10%	10%	12%	17%
% Households that Rent:	59%	50%	38%	80%
Median Rents:	987	1,046	998	639
% Renters Who are Cost Burdened:	51%	45%	44%	31%
Median Home Price:	\$ 169,400	\$ 161,500	\$ 161,700	\$ 74,400
Median Household Income:	\$ 54,518	\$ 64,011	\$ 70,423	\$ 30,035
Unemployment:	7.40%	8.10%	8.20%	0.00%
Persons w/o Insurance:	24%	21%	17%	33%
Medically Underserved Area:	No	-	-	-
% Attending Public Schools:	91%	93%	93%	94%
Graduation Rate (Dallas ISD)	62%			

CRA Eligible Census Tract: Yes - Low Income

The Crest - Underwriting - Summary Sources and Uses

Summary of Sources and Uses

Applicant Dominium
Project Name The Crest
Number of Units 256

Sources	Amount	Amount Per Unit	Percentage of Total
FHA 223 Loan	\$ 27,040,000	\$ 105,625	62%
	\$ -	\$ -	0%
HTC Equity	\$ 12,725,182	\$ 49,708	29%
Deferred Developer Fee	\$ 3,247,397	\$ 12,685	7%
Deferred DCAS Fee	\$ 835,846		
Total Sources	\$ 43,848,425	\$ 171,282.91	98%

Uses	Amount	Amount Per Unit	Percentage of Total
Acquisition	\$ 22,000,000	\$ 85,937.50	50%
Off-Site Construction		\$ -	0%
On-Site Work		\$ -	0%
Site Amenities		\$ -	0%
Building Costs	\$ 11,635,200	\$ 45,450.00	27%
Other Const/Contingency	\$ 372,364	\$ 1,454.55	1%
Soft Costs	\$ 1,284,452	\$ 5,017.39	3%
Financing Costs	\$ 1,678,658	\$ 6,557.26	4%
Developer Fees	\$ 3,247,397	\$ 12,685.14	7%
Reserve Accounts	\$ 3,630,353	\$ 14,181.07	8%
Total Uses	\$ 43,848,424	\$ 171,282.91	100%

(Gap) / Reserve	\$ 1
Percent of Developer Fee Deferred	100.00%

The Crest - Underwriting - Operating Proforma

NET OPERATING INCOME

\$	1,713,105	\$	1,730,053	\$	1,746,820	\$	1,861,296	\$	1,880,581	\$	1,974,322	\$	2,061,576
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PRIMARY DEBT SERVICE

	Principal	Rate	Amort	Term
FHA 223 Loan	\$ 27,040,000	4.25%	40	17
Total Primary Debt	\$ 27,040,000			

TSAHC Issuer Fee	\$ 27,040	
Net Cashflow After Primary Debt		
DSCR Primary Debt		

SOFT SUBORDINATE DEBT & EQUITY

HTC Equity	\$ 12,725,182		
Deferred Developer Fee	\$ 3,247,397		
Deferred DCAS Fee	\$ 835,846		
Total Secondary Debt	\$ 16,808,425		

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
\$	1,407,011	\$ 1,407,011	\$ 1,407,011	\$ 1,407,011	\$ 1,407,011	\$ 1,407,011	\$ 1,407,011
\$	1,407,011	\$ 1,407,011	\$ 1,407,011	\$ 1,407,011	\$ 1,407,011	\$ 1,407,011	\$ 1,407,011

\$	27,040	\$ 27,040	\$ 27,040	\$ 27,040	\$ 27,040	\$ 27,040	\$ 27,040
\$	279,054	\$ 296,002	\$ 312,769	\$ 427,245	\$ 446,530	\$ 540,272	\$ 627,525
	1.19	1.21	1.22	1.30	1.31	1.38	1.44

\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow of Secondary Debts	\$ 279,054	\$ 296,002	\$ 312,769	\$ 427,245	\$ 446,530	\$ 540,272	\$ 627,525

Tab 4

Presentation and Discussion of the Texas State Affordable Housing Corporation's Fiscal Year 2020 and 2021 Strategic Plans.

ORGANIZATIONAL GOALS:

Establish, manage and expand effective programs to serve the housing needs of low and moderate income Texans and other underserved populations.

Ensure the Corporation's financial sustainability.

Implement marketing, communications, and outreach strategies to increase awareness and promotion of the Corporation and its programs.

Ensure effective direction and control of the Corporation.

MARKETING/DEVELOPMENT DEPARTMENT OBJECTIVE:

The Marketing/Development Department is responsible for the following:

1. Creating and implementing marketing strategies to promote TSAHC's programs to home buyers, lenders, REALTORS®, developers, housing nonprofits, and other potential stakeholders,
2. Securing public and private funding to support ongoing programs and special projects,
3. Maintaining and strengthening relationships with legislative offices, advocacy groups and other external partners, and
4. Administering TSAHC's grant programs and coordinating technical assistance opportunities.

DEPARTMENT GOAL 1: Create and implement marketing strategies to achieve homeownership and development finance program goals.

Tactics	Outcomes
1. Implement website enhancements to better promote events and TSAHC partners: 1) update the lender/realor lists, 2) update event/training calendars, and 3) implement scheduling software for down payment hurdle classes	<ul style="list-style-type: none"> Complete. Website enhancements launched in February 2020.
2. Review Google Ads/Analytics monthly and make improvements as needed to improve SEO and SEM effectiveness	<ul style="list-style-type: none"> Complete. Website traffic increased more than 36% between August 2019 and August 2020.
3. Run social media ads monthly	<ul style="list-style-type: none"> Ran 8 ads in FY2020, including Facebook ads promoting home buyer education/financial education, TSAHC's homeownership programs (including an ad for veterans), and Giving Tuesday; and a LinkedIn ad promoting a homeownership position.
4. Plan and conduct a Homeownership Month campaign to promote TSAHC's home buyer programs	<ul style="list-style-type: none"> Complete. Launched the podcast in June as the homeownership month campaign.
5. Launch a podcast to raise awareness of TSAHC's home buyer programs and promote TSAHC partners	<ul style="list-style-type: none"> Complete. Launched 9 podcast episodes in June as part of homeownership month.
6. Plan and execute 1-2 events to promote properties financed by ACT and Impact Fund programs	<ul style="list-style-type: none"> Complete. Conducted an event in February 2020 with Senator Lucio, Harlingen CDC, and Texas Community Bank to promote Park Meadows subdivision.
7. Promote ACT properties 3x a year through fACTs newsletter and on social media	<ul style="list-style-type: none"> Sent out 3 fACTs newsletters Printed yard signs to promote ACT properties at the request of Development Finance department, which were very successful in helping sell ACT lots in Bastrop.
8. Create marketing plan to promote Texas Housing Impact Fund and Capital Magnet Fund opportunity	<ul style="list-style-type: none"> Did not create formal plan but partnered with Development Finance staff to commit majority of Capital Magnet Fund grant funds. We are on target with CMF requirements, and the remaining funds will be committed in early FY2021.
9. Promote ACT program in San Antonio to expand use of Texas Community Bank EQ2 funds in that market	<ul style="list-style-type: none"> Development Finance department is currently using Texas Community Bank funds for two ACT properties in San Antonio TSAHC also requested and received permission from Texas Community Bank to allow funds to be used for Texas Housing Impact Fund, which gives us more flexibility with these funds.

DEPARTMENT GOAL 2: Secure \$725,000 in public and/or private funds to support Housing Connection, HEART and development finance programs, and ensure timely reporting of contributed funds.

Tactics	Outcomes
1. Housing Connection—raise \$60,000 in grants and \$15,000 in individual donations to support 2020 Housing Connection training	<ul style="list-style-type: none"> • Raised \$18,000 in individual donations and \$45,000 in grants, fully funding the 2020 Housing Connection trainings.
2. Development finance—secure \$100,000 in grants and/property donations to support Texas Housing Impact Fund or ACT programs	<ul style="list-style-type: none"> • Complete. Raised \$250,000 program related investment and \$10,000 grant from Austin Community Foundation to launch a predevelopment fund in Central Texas.
3. Secure 3-5 year EQ2 extension from Texas Community Bank.	<ul style="list-style-type: none"> • Complete. Extension secured in Fall 2019.
4. Fulfill all requirements of first tranche of HEART Phase II funding to secure \$550,000 awarded in second tranche.	<ul style="list-style-type: none"> • Complete. Second tranche of HEART Phase II funding received in November 2019.
5. Conduct donor stewardship activities to recognize donors and improve donor retention, and update donor stewardship plan annually.	<ul style="list-style-type: none"> • Complete. TSAHC recognized funders through news announcements, thank you letters/cards, annual report acknowledgements, and social media posts • Conducted event with Texas Community Bank in February 2020
6. Submit 100% of reporting requirements on time	<ul style="list-style-type: none"> • Complete.

DEAPRTMENT GOAL 3: Maintain and Strengthen Relationships with External Partners.

Tactics	Outcomes
1. Meet at least once a year with industry advocacy groups and identify new ways to partner	<ul style="list-style-type: none"> • Met with Texas Homeless Network and other homeless advocates • Partnered with Rural Rental Housing Association, Federal Reserve Bank of Dallas and other industry partners on Texas Rural Housing Buyer/Seller Conference • Established new relationship with Housing Choice Plan committee, representing behavioral health advocates • Networked with industry advocates during interim hearings, including Texas Association of Builders, Texas Association of Realtors, Texas Association of Affordable Housing Providers, Texas Association of Local Housing Finance Agencies, and Texas Apartment Association

	<ul style="list-style-type: none"> Met with housing preservation advocates including Texas Association of Community Development Corporations and UT Law Entrepreneurial Clinic
2. Participate in policy workgroups/councils regularly to inform TSAHC programs and stay updated on changes to housing policy	<ul style="list-style-type: none"> Participated in the following: Health and Housing Services Coordinating Council, Disability Advisory Workgroup, Texas Interagency Council on Homelessness, Health and Human Services Commission monthly meetings, Housing Choice Plan monthly meetings, Austin Housing Coalition monthly meetings, and Urban Land Institute housing and affordability council monthly meetings
3. Meet with House and Senate Committee Leadership offices at least once during the interim, submit interim charges for committees, and participate in interim hearings as requested	<ul style="list-style-type: none"> Participated in two Senate IGR interim hearings in December 2019 and January 2020 (Urban Affairs interim hearings canceled due to COVID-19) Participated in Zoom call with Senator Lucio and local officials in Edcouch and Elsa Submitted interim charges to Senate IGR and House Urban Affairs Committees Conducted event in Harlingen with Senator Lucio and staff, recognizing his commitment to housing Responded to requests for information and meetings from legislative staff.
4. Review previous Sunset legislation to prepare for upcoming Sunset review process and ensure TSAHC's SOPs, programs and procedures reflect recommendations from the last Sunset process	<ul style="list-style-type: none"> Nearly complete. Created spreadsheet of all Sunset recommendations to confirm and document that all recommendations have been implemented Last remaining task is to analyze full list of TSAHC vendors to determine and document HUB status

DEPARTMENT GOAL 4: Support Local Nonprofits through Grant Funding and Technical Assistance.

Tactics	Outcomes
1. Administer \$350,000 in Texas Foundations Fund grants to support home repairs and supportive housing services	<ul style="list-style-type: none"> Complete. Administered \$504,000 in grants to 24 nonprofit partners
2. Administer \$500,000 in HEART funds (second tranche of Phase II funding from Rebuild Texas Fund) to repair homes damaged by Hurricane Harvey	<ul style="list-style-type: none"> Complete. HEART Phase II funds fully administered by April 2020.

<p>3. Conduct 1-2 grantee roundtables and additional ongoing Technical Assistance for HEART grantees</p>	<ul style="list-style-type: none"> • Complete. Conducted grantee roundtable in January 2020 in Houston, followed by a two-day NeighborWorks Training on disaster preparedness • Also administered grants of up to \$5,000 for HEART grantees for capacity building/ technical assistance activities
<p>4. Conduct 1-2 trainings on permanent supportive housing in partnership with LISC</p>	<ul style="list-style-type: none"> • Conducted PSH training with LISC in Houston in October 2019 • Planned PSH Institute with Corporation for Supportive Housing, which launched in FY2021
<p>5. Transfer Texas Foundations Fund online application to Wizehive Zengine system by April 2020.</p>	<ul style="list-style-type: none"> • Complete. Launched Survey Monkey Apply platform in May 2020 to coincide with 2020 application launch
<p>6. Review all submitted reports within one month to ensure expenditure of funds and compliance with program requirements</p>	<ul style="list-style-type: none"> • Nearly complete. Continuing to review reports regularly, but some reviewed more than a month after submission

ORGANIZATIONAL GOALS:

Establish, manage and expand effective programs to serve the housing needs of low and moderate income Texans and other underserved populations.

Ensure the Corporation's financial sustainability.

Implement marketing, communications, and outreach strategies to increase awareness and promotion of the Corporation and its programs.

Ensure effective direction and control of the Corporation.

MARKETING/DEVELOPMENT DEPARTMENT OBJECTIVE:

The Marketing/Development Department is responsible for the following:

1. Creating and implementing marketing strategies to promote TSAHC's programs to home buyers, lenders, REALTORS®, developers, housing nonprofits, and other potential stakeholders,
2. Securing public and private funding to support ongoing programs and special projects,
3. Maintaining and strengthening relationships with legislative offices, advocacy groups and other external partners, and
4. Administering TSAHC's grant programs and coordinating technical assistance opportunities.

DEPARTMENT GOAL 1: Create and implement marketing strategies to achieve homeownership and development finance program goals.

Tactics	Outcomes
1. Implement website enhancements to better promote events and TSAHC partners: 1) implement interactive FAQ feature, 2) redo Our Supporters page to better recognize funders, and 3) expand events section to include past events	
2. Review Google Ads/Analytics monthly and make improvements as needed to improve SEO and SEM effectiveness	
3. Launch new video focusing on FAQs related to down payment assistance	
4. Run social media ads as needed to promote TSAHC initiatives and update social media policy governing social media activity	
5. Plan and conduct a Homeownership Month campaign to promote TSAHC’s home buyer programs	
6. Produce 8-10 podcast segments to raise awareness of TSAHC’s home buyer programs and promote TSAHC partners	
7. Plan and execute 1-2 events, virtually or in person, to promote properties financed by ACT and Impact Fund programs.	
8. Promote ACT properties 3x a year through fACTs newsletter and on social media	
9. Conduct marketing activities to promote Texas Housing Impact Fund, including Capital Magnet Fund, pre-development fund, and Money Follows the Person Affordable Housing Partnership (AHP) opportunities	
10. Promote ACT program in San Antonio to expand use of Texas Community Bank EQ2 funds in that market	

DEPARTMENT GOAL 2: Secure \$600,000 in public and/or private funds to support Housing Connection, HEART and development finance programs, and ensure timely reporting of contributed funds.

Tactics	Outcomes
1. Housing Connection—raise \$30,000 in grants and individual donations to support 2021 Housing Connection training	

2. Development finance—secure \$500,000 in grants, program related investments and property donations to support Texas Housing Impact Fund or ACT programs	
3. Raise \$80,000 to support 2020 PSH Institute, and \$50,000 toward 2021 PSH Institute	
4. Conduct donor stewardship activities to recognize donors and improve donor retention and update donor stewardship plan annually.	
5. Submit 100% of reporting requirements on time	

DEPARTMENT GOAL 3: Maintain and Strengthen Relationships with External Partners.

Tactics	Outcomes
1. Meet at least once a year with industry advocacy groups and identify new ways to partner	
2. Participate in policy workgroups/councils regularly to inform TSAHC programs and stay updated on changes to housing policy	
3. Meet with House and Senate Committee offices at least once early in legislative session and participate in hearings as requested. Meet with Governor, Lt. Governor and Speaker offices as requested Serve as housing resource for legislative offices during session Participate in bi-weekly housing workgroup meetings	
4. Monitor Sunset Review schedule and legislation to determine any impact on TSAHC’s review timeline.	

DEPARTMENT GOAL 4: Support Local Nonprofits through Grant Funding and Technical Assistance.

Tactics	Outcomes
1. Administer \$610,500 in Texas Foundations Fund grants to support home repairs and supportive housing services	
2. Conduct 2020 PSH Institute and begin planning 2021 PSH Institute	

3. Review all submitted reports within one month to ensure expenditure of funds and compliance with program requirements	
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DEPARTMENT GOAL 5: Partner with the Texas Department of Transportation to administer \$27 million in grant funding to support affordable housing initiatives in Houston.

Tactics	Outcomes
1. Draft and execute contract with TxDOT to govern administration of grant funds	
2. Contract with a consultant to determine housing needs of target communities	
3. Create funding opportunity guidelines and infrastructure	
4. Launch funding opportunity by mid-2021	

ORGANIZATIONAL GOALS:

Establish, manage and expand effective programs to serve the housing needs of low and moderate income Texans and other underserved populations.

Ensure the Corporation's financial sustainability.

Implement marketing, communications, and outreach strategies to increase awareness and promotion of the Corporation and its programs.

Ensure effective direction and control of the Corporation.

DEVELOPMENT FINANCE DEPARTMENT OBJECTIVE:

The Development Finance Department runs programs that provide financing, land and other resources to developers of affordable housing. The department achieves this through three specific programs:

- Multifamily Private Activity Bond Program
- Texas Housing Impact Fund
- Affordable Communities of Texas

Each program is suited to specific types of development activities or can be combined with each other to leverage additional resources to support the programs' primary objective to increase production of affordable homes and rental units.

DEPARTMENT GOAL 1: Manage and expand effective financing programs serving the housing needs of low- and moderate-income Texans.

Tactics	Outcomes
<p>1. Increase number of Texas Housing Impact Fund loans to affordable housing developments.</p>	<p>Staff attended both local (5) and statewide (2) events to promote THIF programs and lending opportunities.</p> <p>Staff replied to more than 25 inquiries from potential developers throughout 2020. Inquiries resulted in 7 applications and three loan approvals due to this activity.</p> <p>Loans approved in 2020 total \$4,385,000.00 and will result in the construction or preservation of 914 units of affordable housing.</p>
<p>2. Increase number of bonds issued through the Multifamily PAB program.</p>	<p>Staff attended two statewide events to promote our MF bond programs.</p> <p>Staff received more than 20 inquiries from developers about our MF bond programs. These inquiries resulted in 8 applications and 8 induced transactions in FY 2020.</p> <p>Closings in FY 2020 totaled \$44,927,000 dollars resulting in the construction or preservation of 901 units of housing.</p>
<p>3. Increase number homes/rental units developed through the Affordable Communities of Texas Land Bank/Land Trust program.</p>	<p>Staff attended two statewide events to promote our land banking programs.</p> <p>Staff provides reports and meets with Executive staff on a quarterly basis.</p> <p>The ACT program received 0 donations of new properties and acquired 4 additional homes or lots for redevelopment.</p> <p>ACT has sold 37 homes to low- and moderate-income households in FY 2020.</p>

DEPARTMENT GOAL 2: Ensure the financial sustainability and competitiveness of development finance programs.

Tactics	Outcomes
1. Review program policies annually to determine if there is room to improve program revenues.	Staff has presented and received approval from the Board on updates to the THIF and MF Bond policies in FY 2020.
2. Track and provide quarterly updates to executive on housing sales, costs and revenues through the ACT Land Bank program.	Staff provides reports and meets with Executive staff on a quarterly basis. The reports include quarterly and annual gross revenue figures. Staff also tracks program expenditures from data provided by Accounting on a quarterly basis.
3. Secure private grants, program related investments and donations to support program activities.	<p>Through working with the Marketing and Development team, staff successfully raised capital for the THIF and renewed a program related investment for the ACT program.</p> <p>Funding raised includes \$2.3 million for housing targeted to persons with disabilities, and \$250,000 for predevelopment loans.</p>

DEPARTMENT GOAL 3: Provide effective oversight and control of costs for the corporation’s new offices.

Tactics	Outcomes
Manage design and construction of the Corporation’s new office 6701 Shirley.	<p>Staff has conducted weekly meetings with Architect and Contractor from the design phase through construction. Weekly meetings have help limit change orders and kept the project with budget.</p> <p>Provided monthly and then weekly updates to internal staff on building team and photos and progress reports to entire TSAHC staff.</p> <p>At the end of FY2020 project was within budget and had sufficient contingency funds to complete project within budget.</p>

ORGANIZATIONAL GOALS:

Establish, manage and expand effective programs to serve the housing needs of low and moderate income Texans and other underserved populations.

Ensure the Corporation's financial sustainability.

Implement marketing, communications, and outreach strategies to increase awareness and promotion of the Corporation and its programs.

Ensure effective direction and control of the Corporation.

DEVELOPMENT FINANCE DEPARTMENT OBJECTIVE:

The Development Finance Department runs programs that provide financing, land and other resources to developers of affordable housing. The department achieves this through three specific programs:

- Multifamily Private Activity Bond Program
- Texas Housing Impact Fund
- Affordable Communities of Texas

Each program is suited to specific types of development activities or can be combined with each other to leverage additional resources to support the programs' primary objective to increase production of affordable homes and rental units.

DEPARTMENT GOAL 1: Manage and expand effective financing programs serving the housing needs of low- and moderate-income Texans.

Tactics	Outcomes
<p>1. Increase number of Texas Housing Impact Fund loans to affordable housing developments.</p> <ul style="list-style-type: none"> • Track the number of events attended by staff for the purpose of promoting THIF programs. • Track the number of inquiries along with resulting applications to the program. • Report the number of loans awarded, units built and loan amounts on a quarterly basis. 	
<p>2. Increase number of bonds issued through the Multifamily PAB program.</p> <ul style="list-style-type: none"> • Track the number of events attended by staff for the purpose of promoting Multifamily PAB programs. • Track the number of inquiries along with resulting applications to the program. • Report the number of closings, bond amounts, units built or preserved on a quarterly basis. 	
<p>3. Increase number homes/rental units developed through the Affordable Communities of Texas Land Bank/Land Trust program.</p> <ul style="list-style-type: none"> • Track the number of events attended by staff for the purpose of promoting ACT programs. • Provide quarterly reports and meet with Executive staff to present portfolio data including acquisitions, sales and gross revenues. 	

Department GOAL 2: ENSURE THE FINANCIAL SUSTAINABILITY AND COMPETITIVENESS OF DEVELOPMENT FINANCE PROGRAMS.

Tactics	Outcomes
<p>1. Review program policies annually to determine if there is room to improve program revenues.</p> <ul style="list-style-type: none"> • At least annually, collect input on program policies, changes to fees and analyze revenues with Executive staff, and present needed changes to the Board. 	
<p>2. Track and provide quarterly updates to executive on housing sales, costs and revenues through the ACT Land Bank program.</p> <ul style="list-style-type: none"> • Reports should include quarterly and annual gross revenues, unit production and costs of program. 	
<p>3. Secure private grants, program related investments and donations to support program activities.</p> <ul style="list-style-type: none"> • Work with Marketing and Development team to raise capital through grants and program related investments for the THIF and ACT programs. 	

DEPARTMENT GOAL 3: Provide effective oversight and control of costs for the corporation’s new offices.

Tactics	Outcomes
<p>1. Manage design and construction of the Corporation’s new office 6701 Shirley.</p> <ul style="list-style-type: none"> • Conduct weekly meetings with Architect and Contractor through remaining construction phase. Weekly meetings should help limit change orders and kept the project with budget • Provided weekly updates to internal staff with photos. • Upon completion of the project provide report to Executive team on use of contingency and adherence to original budget. 	

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Ensure effective direction and control of the Corporation.

HOMEOWNERSHIP DEPARTMENT OBJECTIVE: The Homeownership Programs department, promotes TSAHC’s down payment assistance and MCC programs across the state by offering continuing education classes for REALTORS, scheduling speaking engagements, holding lender trainings, conducting webinars for consumers, and attending homebuyer fairs and REALTOR conventions. The homeownership team collaborates with the marketing department to discuss and implement awareness campaigns to continually promote our programs to Texas home buyers.

Furthermore, the department administers the Housing Connection program to provide continuing education to housing counselors and affordable housing providers throughout Texas. This program consists of 1-2 weeklong training sessions, quarterly webinars, and monthly industry-related newsletters.

DEPARTMENT GOAL 1: The homeownership department has a goal to serve at least 9500 households in FY 2020.

Outcome: 12,488 households served!

Tactics	Outcomes
<p>1. Continue the train the trainer and lender training webinars, loyalty rewards for lenders and Realtors, monthly tidbits, customer satisfaction surveys, social media awareness campaigns, and CRM management</p>	<ul style="list-style-type: none"> • Train the Trainer: 254 people have registered with us as “TSAHC Trainers” since 9/1/19 • Lender Training Webinars: <ul style="list-style-type: none"> ○ December ‘19 Product Launch <ul style="list-style-type: none"> ▪ 301 participants – 193 views of the recording ○ August ‘20 Grant <ul style="list-style-type: none"> ▪ 448 participants – 235 views of recording • Loyalty Rewards: Sent Top 20 loan officers “Thank You” cards and coffee mugs in Q1 and Q2 – updated CRM with lender information (address, High producer status, notes) • Tidbits: Sent program updates and reminders throughout the year • Did our first Facebook Live events as a team -June, July, August – total of 2,097 views • Launched “On the House” podcast series during homeownership month (June)
<p>2. Conduct or encourage others to conduct on our behalf, at least 40 events including but not limited to Realtor association meetings, TAR United Texas courses, DP Hurdle classes and Trade Expos.</p>	<ul style="list-style-type: none"> • Conducted/Attended 46 events <ul style="list-style-type: none"> ○ 1584 Realtors reached ○ 43 cities Texas cities touched
<p>3. Increase awareness of DPA/MCC programs in Regions 1, 3, 5 & 8 through social media ads, increased mortgage broker participation, and promotion of DP Hurdle classes to local Realtor associations.</p>	<p>Sent emails to these associations in January to promote DP Hurdle broadcasts.</p>
<p>4. Explore deferred forgivable 2nd lien program options</p>	<p>Implemented the 3 yr. deferred forgivable 2nd lien products on 12/2/19.</p>
<p>5. Coordinate and conduct lender advisory group meetings on an as needed basis or at least twice a year.</p>	<p>Conducted LAC meetings in October of 2019, May and July of 2020.</p>

DEPARTMENT GOAL 2: Conduct at least one round of Housing Connection Training with a 90% attendance rate, 4 industry-related webinars, and maintain the Texas Financial Toolbox

Outcomes:

- 4 webinars offered
- Housing Connection postponed to October-November FY2021- Held virtually due to pandemic. Will report results in FY2021.

Tactics	Outcomes
1. Send out Housing Connection newsletter monthly	Newsletter sent out monthly to Housing Connection network
2. Maintain relationships with key partners and funders	Provided sponsors access to our network and opportunities to speak to Housing Connection training participants
3. Update Toolbox website annually to ensure accuracy	Completed in January 2020.
4. Survey network to determine classes and webinars offered	Completed in July 2020

ORGANIZATIONAL GOALS:

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Furthermore, the department administers the Housing Connection program to provide continuing education to housing counselors and affordable housing providers throughout Texas. This program consists of 1-2 weeklong training sessions, quarterly webinars, and monthly industry-related newsletters.

DEPARTMENT GOAL 1: The homeownership department has a goal to serve at least 11,000 households in FY 2020.

Tactics	Outcomes
1. Continue the train the trainer and lender training webinars, loyalty rewards for lenders and Realtors, monthly announcements, customer satisfaction surveys, Facebook Live posts, Podcast episodes, and CRM management	
2. Conduct or encourage others to conduct on our behalf, at least 45 events including but not limited to Realtor association meetings, TAR United Texas courses, DP Hurdle classes (both in-person and virtual) and Trade Expos.	
3. Increase awareness of DPA/MCC programs in rural areas through efforts to increase mortgage broker participation and promotion of DP Hurdle classes to local Realtor associations.	
4. Coordinate and conduct lender advisory group meetings on an as needed basis or at least twice a year.	

DEPARTMENT GOAL 2: Conduct at least one round of Housing Connection Training (in-person or virtual), 4 industry-related webinars, and maintain the Texas Financial Toolbox

Tactics	Outcomes
1. Send out Housing Connection newsletter monthly	
2. Maintain relationships with key partners and funders	
3. Update Toolbox website annually to ensure accuracy	
4. Survey network to determine classes and webinars offered	

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SINGLE FAMILY COMPLIANCE DEPARTMENT OBJECTIVE: Develop strategies and procedures to maintain status as the industry leader in the management of single family housing programs.

DEPARTMENT GOAL 1: Review down payment assistance and mortgage credit certificate compliance packages within 48 hours of submission.

Tactics	Outcomes
1. Assign daily workload among compliance team each morning.	Donnetta McGrew created a spreadsheet to assist with workload distribution. Compliance files are divided among staff by product type and production volume.
2. Schedule review periods throughout the workday to manage pipeline.	SF Compliance management monitors file review each day and redistributes workload as necessary.

DEPARTMENT GOAL 2: Provide industry-leading customer service for all consumers and business partners

Tactics	Outcomes
1. Develop a policy to accommodate requests for 'rush' reviews of compliance packages,	All rush requests are sent to a specific email folder and at the end of the day we make sure all emails are responded to.
2. Develop a policy for managing the Compliance Review email inbox.	Instructions on how to respond to common issues and questions has been created someone on the team is always responsible for keeping up with all the emails.
3. Return phone calls and emails by end of workday.	Lenders are encouraged to contact us via the Compliance Review inbox, and all emails are replied to throughout the day.

DEPARTMENT GOAL 3: Manage inventory pipelines to ensure correct and timely status of loan files and accuracy and completeness of related data

Tactics	Outcomes
1. Develop an expired loan cancelation policy.	Reports are run monthly to determine which files should be canceled. We are currently testing an auto-cancellation feature in the Emphasys software.
2. Issue approved MCC's within 30 days of loan purchase.	Donnetta has been approving and purchasing MCC files daily and issuing MCC's within 30 days or less.
3. Monitor MCC and MRB Program Allocations regularly.	The Allocation File in Emphasys (SF Module) is used to track programs with finite allocations. The system will not allow a reservation if program allocation has been met/exceeded.

DEPARTMENT GOAL 4: Ensure ongoing professional development for SF Compliance staff

Tactics	Outcomes
1. Regularly attend professional development trainings and seminars.	Due to Covid, not many seminars and trainings were attended but Delia is finishing two continuing education courses with NTI.
2. Maintain current industry knowledge through daily observation of industry news, trends and market commentary.	Staff will continue to attend virtual seminars and meetings (NCSHA, NALHFA, TALHFA, Fannie Mae, Freddie Mac, Emphasys, etc.) to maintain industry knowledge.



SINGLE FAMILY COMPLIANCE
STRATEGIC PLAN
FY 2021

ORGANIZATIONAL GOALS:

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SINGLE FAMILY COMPLIANCE DEPARTMENT OBJECTIVE: Develop strategies and procedures to maintain status as the industry leader in the management of single family housing programs.

DEPARTMENT GOAL 1: Review down payment assistance and mortgage credit certificate compliance packages within 48 hours of submission.

Tactics	Outcomes
1. Assign daily workload among compliance team each morning.	

2. Schedule review periods throughout the workday to manage pipeline.	
3. Continue to review staffing needs to ensure complete coverage of file review, pipeline management and customer service needs.	

DEPARTMENT GOAL 2: Provide industry-leading customer service for all consumers and business partners

Tactics	Outcomes
1. Develop a policy to accommodate requests for 'rush' reviews of compliance packages,	
2. Develop a policy for managing the Compliance Review email inbox.	
3. Return phone calls and emails by end of workday.	

DEPARTMENT GOAL 3: Manage inventory pipelines to ensure correct and timely status of loan files and accuracy and completeness of related data

Tactics	Outcomes
1. Develop an expired loan cancelation policy.	
2. Issue approved MCC's within 30 days of loan purchase.	
3. Monitor MCC and MRB Program Allocations regularly.	

DEPARTMENT GOAL 4: Ensure ongoing professional development for SF Compliance staff

Tactics	Outcomes
1. Regularly attend professional development trainings and seminars.	
2. Maintain current industry knowledge through daily observation of industry news, trends and market commentary.	
3. Cross-train all SF Compliance staff to review all types of TSAHC products; DPA-only, Second Liens and MCC	

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MULTIFAMILY OVERSIGHT DEPARTMENT OBJECTIVE: The Department manages two areas. We manage the asset oversight and compliance of properties that are financed through tax-exempt private activity bonds and the Texas Housing Impact Fund. We also manage the multifamily and single-family rental programs. All of which provide safe, decent and adorable housing to low-income Texans.

DEPARTMENT GOAL 1: Monitor properties financed through TSAHC’s tax-exempt private activity bonds and the Texas Housing Impact Fund to ensure compliance with federal, state and other corporate requirements.

Tactics	Outcomes
1. Perform annual site visits. Issue annual asset oversight and compliance reports within 30 days and close-out corrective action, if needed, within 60 days.	Work travel was suspended in 2020 due to covid-19. In July 2020, we announced new virtual site visits (VSV) for all tax-exempt bond and loan properties. Staff completed VSV and issued reports within 30 days of the VSV date.
2. Monitor the properties’ set-aside compliance on a monthly basis through TSAHC’s on-line compliance system.	Set-aside compliance was properly monitored on a monthly basis. In April and July 2020, TSAHC forwarded IRS guidance regarding annual recertification waivers through December 21, 2020 due to covid-19.
3. Monitor the properties’ financial performance by requesting and reviewing monthly & quarterly financials.	Financial reports were collected and reviewed as required for the AOC program.
4. Monitor the properties’ resident services compliance on a monthly basis through TSAHC’s on-line compliance system.	Resident services compliance was properly monitored on a monthly basis. In March 20, TSAHC issued guidance on resident services with respect to covid-19 and mandated safety precautions. With this in mind, we are reviewing the monthly reports and are not issuing letters of noncompliance at this time. Management is encouraged to provide resident services that allow residents to stay safe and socially distanced.

DEPARTMENT GOAL 2: Maximize earned revenue from Single Family Rental Program.

Tactics	Outcomes
1. Maintain high retention rate of 65% or better with minimal turn time of less than 20 days	The retention rate for FY 2020 was 76.2%. The SFRP had 16 renewals out of 21. The average turn times for move outs and newly acquired properties in FY 2020 was 13.9 days.
2. Maintain targeted ROI of 4% or better for the portfolio. The portfolio will include homes that have been in the program for a full 12 months.	Homes in the Austin portfolio had an ROI of 5.85% and homes in the San Antonio portfolio had an ROI of 4.54%.
3. Maintain overall annual occupancy rate greater than 95% for properties in the program for a full 12 months.	The overall occupancy rate for FY 2020 was 97.2%.
4. Minimize the number of late renters by encouraging tenants to enroll in ACH program (40% participation).	Currently the rent collection program has 63.2% of renters paying via ACH.
5. Diversify/Expand the location of homes in the program across the state.	Three homes were purchased in the San Antonio area in Q2 of FY 2020.

DEPARTMENT GOAL 3: Effectively manage Rollins Martin Apartments and maintain LIHTC program eligibility.

Tactics	Outcomes
1. Process and screen applicants for program eligibility	Five applications were processed, all five were approved.
2. Maintain an accurate wait list	The wait list was accurately maintained.
3. Track and complete annual lease renewals and Annual Eligibility Certifications (AEC)	AEC's were tracked and completed.
4. Enforce rent collection policy, issues lease violation, and process eviction, if needed.	While rent is still due on the 1 st of the month, the department relaxed its rent collection policy due to covid-19. In April, TSAHC stopped charging late fees through 12/31/2020. In addition, we allowed split rent payments and offered repayment plans. To date, all Rollins Martin tenants are current on their rent payments.
5. Ensure overall program compliance with federal and state requirements.	TSAHC has complied with all state and federal requirements.

DEPARTMENT GOAL 4: Increase and/or maintain multifamily compliance monitoring contracts.

Tactics	Outcomes
1. Maintain the file compliance contract services: Review and return at least 95% of files received within 2 business days.	The contract was renewed for another year. The contract was amended to extend the term through August 31, 2021. More than 95% of the tenant files received were reviewed and returned within 2 business days.
2. Conduct at least one webinar regarding program eligibility (i.e., online compliance, eligibility training, etc.)	We did not conduct a webinar. However, we did issue several email announcements regarding program compliance guidance due to covid-19 (i.e., recertification waivers, resident services updates, and the virtual site visit procedures). In addition, we plan to create an information/training link for an upcoming AHO Program in FY 2021.

DEPARTMENT GOAL 5: Maintain and manage safe, decent, and affordable rental programs by pursuing optimal maintenance performance for existing and new properties.

Tactics	Outcomes
1. Create, track, and close work orders satisfactory for all properties. Maintain work order completion time to less than 20 days.	The average completion time for work orders in FY 2020 was 5.4 days.
2. Schedule and complete semiannual property inspections. Schedule and complete work orders opened as a result of inspections.	Semiannual inspections of properties were completed in December 2019. Mid-year inspections for both programs were canceled due to covid-19.

<p>3. Complete preventive maintenance for all TSAHC owned properties.</p>	<p>Preventive maintenance was conducted for all units at Rollins Martin and commercial buildings.</p>
<p>4. Monitor resident feedback to ensure high-quality customer service.</p>	<p>Management followed up on at least 10% of all work orders quarterly to obtain resident feedback.</p>
<p>5. Establish a turn time of less than 30 days for vacancies and a unit turn time of less than 60 days for units that need a full rehab.</p>	<p>The average turn time for the SFRP for FY 2020 is 13.9 days (10 vacancies or new acquisitions). For the MFRP, it took an average of 55 days to turn two units. One unit (301) took longer because it needed a 100% renovation and we used the unit to store windows and materials while the exterior of all buildings was renovated.</p>
<p>6. Obtain bids, schedule and oversee capital improvements. Ensure that the proposed timeline is met and that project budgets are considered.</p>	<p>In Q1 of FY 2020, TSAHC renovated the exterior of Rollins Martin Apartments. This included new windows and siding for all 4 buildings, as well as new paint for the walls and doors. In addition, a new mailbox and a monument sign were installed, and the exterior doors and lights were replaced. The budget was considered, the timeline was met, and three estimates were obtained when necessary.</p>

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DEPARTMENT GOAL 1: Monitor properties financed through TSAHC’s tax-exempt private activity bonds and the Texas Housing Impact Fund to ensure compliance with federal, state and other corporate requirements.

Tactics	Outcomes
1. Perform annual site visits. Issue annual asset oversight and compliance reports within 30 days and close-out corrective action, if needed, within 60 days.	
2. Monitor the properties’ set-aside compliance on a monthly basis through TSAHC’s on-line compliance system.	
3. Monitor the properties’ financial performance by requesting and reviewing monthly & quarterly financials.	
4. Monitor the properties’ resident services compliance on a monthly basis through TSHAC’s on-line compliance system.	

DEPARTMENT GOAL 2: Maximize earned revenue from Single Family Rental Program.

Tactics	Outcomes
1. Maintain high retention rate of 65% or better with minimal turn time of less than 20 days	
2. Maintain targeted ROI of 4% or better for the portfolio. The portfolio will include homes that have been in the program for a full 12 months.	
3. Maintain overall annual occupancy rate greater than 95% for properties in the program for a full 12 months.	
4. Minimize the number of late renters by encouraging tenants to enroll in ACH program (40% participation).	
5. Diversify/Expand the location of homes in the program across the state.	TSAHC is acquiring 3 condos in South Austin where we currently don’t have own any properties.
6. Create program(s) to transition renters out of financial hardships due to covid-19.	So far, we have extended leases, renewed leases without an increase in rent and created a Rental Assistance Program.

DEPARTMENT GOAL 3: Effectively manage Rollins Martin Apartments and maintain LIHTC program eligibility.

Tactics	Outcomes
1. Process and screen applicants for program eligibility	
2. Maintain an accurate wait list	

3. Track and complete annual lease renewals and Annual Eligibility Certifications (AEC)	
4. Enforce rent collection policy, issues lease violation, and process eviction, if needed.	
5. Ensure overall program compliance with federal and state requirements.	
6. Create program(s) to transition renters out of financial hardships due to covid-19.	So far, we have extended leases, renewed leases without an increase in rent and created a Rental Assistance Program.

DEPARTMENT GOAL 4: Increase and/or maintain multifamily compliance monitoring contracts.

Tactics	Outcomes
1. Maintain the file compliance contract services: Review and return at least 95% of files received within 2 business days.	
2. Conduct at least one webinar regarding program eligibility (i.e., online compliance, eligibility training, etc.)	

DEPARTMENT GOAL 5: Maintain and manage safe, decent, and affordable rental programs by pursuing optimal maintenance performance for existing and new properties.

Tactics	Outcomes
1. Create, track, and close work orders satisfactory for all properties. Maintain work order completion time to less than 20 days.	
2. Schedule and complete semiannual property inspections. Schedule and complete work orders opened as a result of inspections.	
3. Complete preventive maintenance for all TSAHC owned properties.	
4. Monitor resident feedback to ensure high-quality customer service.	
5. Establish a turn time of less than 30 days for vacancies and a unit turn time of less than 60 days for units that need a full rehab.	
6. Obtain bids, schedule and oversee capital improvements. Ensure that the proposed timeline is met and that project budgets are considered.	



ADMINISTRATION & ACCOUNTING STRATEGIC PLAN FY 2020

ORGANIZATIONAL GOALS:

Establish, manage and expand effective programs to serve the housing needs of low and moderate income Texans and other underserved populations.

Ensure the Corporation's financial sustainability.

Implement marketing, communications, and outreach strategies to increase awareness and promotion of the Corporation and its programs.

Ensure effective direction and control of the Corporation.

DEPARTMENT GOAL 1: Maximize earned revenue from existing programs & investments.

Tactics	Outcomes
1. Analyze and evaluate programs regularly for cost vs revenue.	<ul style="list-style-type: none"> • Monthly financial reports were included in board books • Departments received quarterly budget reports • CFO and Controller met with President and EVP quarterly to evaluate financial reports
2. Develop and improve strategies for investing TSAHC's unrestricted funds.	<ul style="list-style-type: none"> • Accounting staff met regularly with financial advisor to review investment strategies • Investment strategies were regularly discussed and approved by President

DEPARTMENT GOAL 2: Create program budgets and manage expenses appropriately.

Tactics	Outcomes
1. Develop comprehensive tracking report.	Reports have been developed to track various programs, funding sources, etc.
2. Align financial allocations to strategic goals.	Most departments developed their annual strategic plans in conjunction with their annual budget planning.
3. Periodically RFP for professional services.	Staff started to RFP for professional services every 5 years.

DEPARTMENT GOAL 3: Establish and adhere to good corporate governance practices.

Tactics	Outcomes
1. Review annual strategic plan with Board.	At the beginning of the fiscal year we presented to the board the outcomes for the previous year's goals and current goals.
2. Regularly inform the Board of programs and operations.	We kept the board informed through monthly board meetings, reports, and other committees like the audit and loan committees.
3. Conduct appropriate and timely audits of programs and finances.	In addition to an annual financial audit, the CFO, President, EVP and other appropriate staff met regularly to review our financial health and program results.
4. Maintain adherence to ethics and conflict of interest policies.	Employees and board members reviewed and signed our policies. Policies are adjusted as necessary.

DEPARTMENT GOAL 4: Establish and adhere to good management practices.

Tactics	Outcomes
1. Evaluate org structure, staff and modify as needed to support goals.	EVP met as needed with department management staff to determine additions to staff or changes in job duties or org structure.
2. Conduct timely employee annual performance reviews.	Each manager is expected to conduct annual performance evaluations of their direct reports within a month of their anniversary date, however due to COVID-19 and working from home, there were some delays in annual performance evaluations.
3. Establish effective internal communications.	Monthly staff meetings and quarterly director meetings were held and continued while working from home due to the pandemic In addition, we

	held frequent virtual employee gatherings, and weekly communication of COVID-19 restrictions and other important information.
4. Managers meet regularly with direct reports.	Most managers met weekly with direct reports and continued those meetings while working from home due to COVID-19.
5. Ensure representation of appropriate staff in project teams.	Executive staff or managers ensured appropriate staff were being included in projects, such as the office building project.
6. Evaluate training needs of employees annually.	Training needs were evaluated during annual employee performance reviews, budget planning and appropriate.

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DEPARTMENT GOAL 1: Maximize earned revenue from existing programs & investments.

Tactics	Outcomes
1. Analyze and evaluate programs regularly for cost vs revenue.	
2. Develop and improve strategies for investing TSAHC's unrestricted funds.	

DEPARTMENT GOAL 2: Create program budgets and manage expenses appropriately.

Tactics	Outcomes
1. Develop comprehensive tracking report.	
2. Align financial allocations to strategic goals.	
3. Periodically RFP for professional services.	

DEPARTMENT GOAL 3: Establish and adhere to good corporate governance practices.

Tactics	Outcomes
1. Review annual strategic plan with Board.	
2. Regularly inform the Board of programs and operations.	
3. Conduct appropriate and timely audits of programs and finances.	
4. Maintain adherence to ethics and conflict of interest policies.	

DEPARTMENT GOAL 4: Establish and adhere to good management practices.

Tactics	Outcomes
1. Evaluate org structure, staff and modify as needed to support goals.	
2. Review Employee Handbook for updates to policies.	
3. Review organization Standard Operating Procedures (SOPs) and ensure departments are creating SOPs for their programs.	
4. Review Business Continuity Plan and updated as necessary.	
5. Review results of JPMC organizational survey and create plan to implement ideas to address areas of improvement.	
6. Manage effectively the transition to returning to the office after working from home due to COVID-19.	
7. Conduct timely employee annual performance reviews.	
8. Establish effective internal communications.	
9. Managers meet regularly with direct reports.	
10. Ensure representation of appropriate staff in project teams.	
11. Evaluate training needs of employees annually.	