



T E X A S
State Affordable Housing Corporation

September Board Meeting

To be held at the offices of
Texas State Affordable Housing Corporation
6701 Shirley Avenue
Austin, TX 78752

Wednesday, September 15, 2021
10:30 a.m.

President's Report

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

**To be held at the offices of
Texas State Affordable Housing Corporation
6701 Shirley Avenue
Austin, Texas 78752**

**September 15, 2021
10:30 A.M.**

**CALL TO ORDER
ROLL CALL
CERTIFICATION OF QUORUM**

Bill Dietz, Chair

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 Reports
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 July 21, 2021. |
| Tab 2 | Presentation, Discussion and Possible Approval of the Annual Operating Budget for the Fiscal Year Ending August 31, 2022. |
| Tab 3 | Presentation, Discussion and Possible Approval of the Audit Committee Guidelines. |
| Tab 4 | Presentation, Discussion and Possible Approval of the Fiscal Year 2022 Investment Policy. |
| Tab 5 | Presentation, Discussion and Possible Approval of the Fiscal Year 2022 Broker Listing. |
| Tab 6 | Review, Discussion and Possible Approval of the Annual Performance Review of the President of the Corporation and related actions. |

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 6701 Shirley Avenue., Austin Texas, 78752.

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.

Tab A

Homeownership Finance Report



**Homeownership Programs with Down Payment Assistance
January 1 to June 30, 2021**

Month	Closed	# of Loans	% Total
January-21	\$ 263,196,644	1286	12.8%
February-21	\$ 237,317,544	1157	11.5%
March-21	\$ 351,641,616	1684	17.1%
April-21	\$ 360,181,138	1732	17.5%
May-21	\$ 379,466,400	1796	18.5%
June-21	\$ 464,530,576	2167	22.6%
Totals	\$2,056,333,918	9822	100%
Lender	Closed	# of Loans	% Total
Fairway Independent Mortgage Corporation	\$152,262,075	764	7.4%
Everett Financial, dba Supreme Lending	\$130,364,557	612	6.3%
Gateway Mortgage Group, a division of DHI Mortgage Company, Ltd.	\$103,392,734	514	5.0%
PrimeLending	\$81,183,969	402	3.9%
Academy Mortgage Corporation	\$68,541,032	338	3.3%
Stearns Lending, LLC	\$66,913,173	272	3.3%
Guild Mortgage Corporation	\$66,694,046	332	3.2%
SFMC, LP dba Service First Mortgage Comp	\$61,332,180	292	3.0%
Movement Mortgage, LLC	\$61,118,345	294	3.0%
loanDepot.com LLC	\$59,606,584	283	2.9%
Ark-La-Tex Financial (Benchmark Mtg.)	\$54,187,070	244	2.6%
Amcap Mortgage, LTD	\$51,918,499	258	2.5%
Security National Mortgage Company	\$40,464,350	197	2.0%
Pulte Mortgage LLC	\$37,828,779	160	1.8%
Cornerstone Home Lending, Inc.	\$37,461,808	172	1.8%
Guaranteed Rate	\$37,191,108	182	1.8%
CMG Mortgage, Inc. dba CMG Financial	\$36,566,483	165	1.8%
Lennar Mortgage, LLC	\$35,545,353	155	1.7%
Cardinal Financial Company	\$34,899,526	166	1.7%
Highlands Residential Mortgage	\$29,216,074	135	1.4%
Wallick and Volk, Inc.	\$28,952,726	133	1.4%
Town Square Mortgage & Investments, Inc.	\$28,549,269	146	1.4%
American Pacific Mortgage Corporation	\$27,095,073	133	1.3%
Thrive Mortgage, LLC	\$25,251,898	122	1.2%
SWBC Mortgage Corporation	\$23,780,022	124	1.2%
Caliber Home Loans, Inc.	\$22,050,686	103	1.1%
Hometrust Mortgage Company	\$21,255,345	116	1.0%
Network Funding, LP	\$20,622,500	95	1.0%
First Continental Mortgage, Ltd.	\$19,980,073	72	1.0%
Southwest Funding, LP	\$19,469,754	92	0.9%
Gardner Financial Services, Ltd.	\$19,165,499	92	0.9%
Nations Reliable Lending, LLC	\$15,166,250	76	0.7%
Mortgage Financial Services, LLC	\$14,686,053	73	0.7%
NTFN, Inc.	\$14,409,046	68	0.7%
Waterstone Mortgage Corporation	\$14,176,521	64	0.7%
Synergy One Lending, Inc.	\$13,460,712	67	0.7%
Interlinc Mortgage Services, LLC	\$12,320,339	54	0.6%
Primary Residential Mortgage, Inc.	\$12,230,068	61	0.6%
Cherry Creek Mortgage Co., Inc.	\$10,620,156	48	0.5%
Trinity Oaks Mortgage	\$10,351,130	43	0.5%
Independent Bank	\$10,180,450	47	0.5%
CLM Mortgage, Inc.	\$10,035,300	40	0.5%
First United Bank & Trust	\$9,215,135	45	0.4%
Certainty Home Loans, LLC	\$9,130,356	51	0.4%
First Bank	\$8,900,828	37	0.4%
Crosscountry Mortgage, LLC	\$8,872,616	42	0.4%
First Community Mortgage	\$8,850,397	55	0.4%
Inspire Home Loans, Inc.	\$8,412,148	37	0.4%
Legacy Mortgage, LLC	\$8,095,346	52	0.4%
Directions Equity, LLC	\$8,022,146	44	0.4%
Panorama Mortgage Group, LLC	\$7,650,008	38	0.4%
Willow Bend Mortgage Company, LLC	\$7,637,395	37	0.4%
Republic State Mortgage Co.	\$7,513,076	31	0.4%
Mid America Mortgage, Inc.	\$7,378,787	34	0.4%
Infinity Mortgage Holdings, LLC	\$7,092,956	38	0.3%

At a Glance	
Average Annual Income	\$62,262
Average Purchase Price	\$214,289
Average Loan Amount	\$209,360
Average Household Size	2
Average Interest Rate	3.482%
Program	%
Home Sweet Texas	85.41%
Homes for Texas Heroes	14.59%
Active Military	0.85%
Allied Health Faculty	0.11%
Corrections Officer	0.73%
County Jailer	0.15%
EMS Personnel	0.34%
Fire Fighter	0.72%
Peace Officer	1.15%
Professional Nurse Faculty	0.94%
Public Security Officer	0.19%
School Counselor	0.10%
School Librarian	0.01%
School Nurse	0.01%
Teacher	7.41%
Teacher Aide	0.15%
Veteran	1.72%
New/Existing Home	
Existing	70.04%
New	29.96%
Type of Loan	
Conventional - Purchase	18.25%
FHA - Purchase	76.25%
USDA-RHS Purchase	1.74%
VA - Purchase	3.76%
Ethnicity	
American Indian/Alaskan Native	0.23%
Asian/Pacific Islander	1.39%
Black	12.39%
Hispanic	39.84%
Not Defined	6.45%
Other	5.18%
White	34.42%
Top 20 Originating Counties*	# Households
Harris	1415
Tarrant	996
Bexar	964
Dallas	768
Denton	278
Montgomery	270
El Paso	255
Kaufman	254
Collin	234
Williamson	224
Fort Bend	211
Bell	208
Travis	167
Ellis	156
Johnson	145
Lubbock	143
Midland	142
Galveston	141
Ector	138
Cameron	137

*Top 20 of all counties statewide. All remaining counties served 2576 households.



**Homeownership Programs with Down Payment Assistance
January 1 to June 30, 2021**

Sente Mortgage Inc.	\$6,546,337	31	0.3%
Southwest Bank	\$6,541,840	35	0.3%
City First Mortgage Services, LLC	\$6,466,721	33	0.3%
Summit Funding, Inc.	\$6,149,262	27	0.3%
First National Bank Mortgage	\$6,038,341	38	0.3%
Patriot Mortgage Company	\$5,969,267	33	0.3%
FBC Mortgage LLC	\$5,950,872	29	0.3%
BancorpSouth Bank	\$5,798,260	28	0.3%
LeaderOne Financial	\$5,678,313	29	0.3%
American Financial Network, Inc.	\$5,669,632	26	0.3%
Texas Bank Mortgage Company	\$5,605,805	29	0.3%
M/I Financial, LLC	\$5,556,834	22	0.3%
DAS Acquisition Company, LLC	\$5,211,972	21	0.3%
American Neighborhood Mortgage	\$5,210,841	24	0.3%
First Financial Bank, N.A.	\$5,191,456	34	0.3%
Prosperity Home Mortgage, LLC	\$5,168,374	23	0.3%
HomeBridge Financial Services	\$5,101,112	25	0.2%
Bank of England	\$4,771,441	23	0.2%
Lend Smart Mortgage, LLC	\$4,096,336	17	0.2%
America's Choice Home Loans, LP	\$4,081,888	19	0.2%
First Bank & Trust	\$4,030,033	22	0.2%
Finance Home America	\$4,027,043	20	0.2%
Homeside Financial	\$3,983,298	19	0.2%
Geneva Financial, LLC	\$3,940,519	18	0.2%
Change Lending, LLC	\$3,789,878	20	0.2%
Churchill Mortgage Corporation	\$3,665,098	17	0.2%
Texas Tech Federal Credit Union	\$3,424,905	23	0.2%
Nations Lending Corporation	\$3,274,457	17	0.2%
InterCap Lending, Inc.	\$3,199,100	16	0.2%
Envoy Mortgage	\$3,193,061	15	0.2%
Hometown Lenders, Inc.	\$3,166,605	15	0.2%
Loan Simple, Inc.	\$3,112,573	14	0.2%
Origin Bank	\$3,075,332	14	0.1%
Happy State Bank	\$3,030,191	20	0.1%
Mortgage Solutions of Colorado, LLC	\$2,682,812	10	0.1%
Goldwater Bank, N.A.	\$2,617,104	12	0.1%
K Hovnanian American Mortgage, LLC	\$2,530,166	10	0.1%
Pilgrim Mortgage, LLC	\$2,505,259	13	0.1%
Hancock Mortgage Partners, LLC	\$2,499,899	11	0.1%
Rocky Mountain Mortgage Company	\$2,406,474	14	0.1%
Moria Development/Peoples Mortgage Co	\$2,389,620	11	0.1%
New American Funding (Broker Solutions)	\$2,226,553	14	0.1%
Midwest Mortgage Associates Corp.	\$2,097,113	9	0.1%
Associated Mortgage Corporation	\$2,026,103	14	0.1%
University Federal Credit Union	\$1,921,723	8	0.1%
Michigan Mutual, Inc.	\$1,920,457	7	0.1%
Planet Home Lending, LLC	\$1,816,457	9	0.1%
1st Preference Mortgage Corporation	\$1,726,365	8	0.1%
LHM Financial Corp., dba CNN Mortgage	\$1,709,858	8	0.1%
V.I.P. Independent Mortgage, Inc.	\$1,631,628	8	0.1%
Sun West Mortgage Company, Inc.	\$1,583,345	8	0.1%
Paramount Residential Mortgage Group	\$1,528,696	7	0.1%
First Home Bank	\$1,520,645	8	0.1%
Home Financing Unlimited, Inc.(Mission)	\$1,518,173	5	0.1%
Finance of America Mortgage, LLC	\$1,456,723	7	0.1%
City Bank Mortgage	\$1,453,261	8	0.1%
Cadence Lending Group, Inc.	\$1,396,413	8	0.1%
Open Mortgage LLC	\$1,358,849	7	0.1%
T2 Financial dba Revolution Mortgage	\$1,299,143	6	0.1%
Amerifirst Financial, Inc.	\$1,223,107	7	0.1%
Residential Bancorp, Inc.	\$1,196,938	8	0.1%
Bay Equity LLC	\$1,072,704	5	0.1%
Efinity Financial Inc.	\$1,062,217	5	0.1%
First Centennial Mortgage Corporation	\$1,022,235	6	0.0%



**Homeownership Programs with Down Payment Assistance
January 1 to June 30, 2021**

International Bank of Commerce	\$1,001,165	5	0.0%
Guaranteed Rate Affinity, LLC	\$953,293	5	0.0%
Assurance Financial Group, LLC	\$935,245	5	0.0%
Jefferson Bank	\$926,553	5	0.0%
First Community Mortgage, Inc	\$850,948	5	0.0%
Union Home Mortgage	\$825,667	4	0.0%
FFC Mortgage Corp. dba Home 123 Mortgage	\$800,726	4	0.0%
LOANPEOPLE, LLC	\$788,710	3	0.0%
Homevantage Mortgage	\$763,356	4	0.0%
First State Bank	\$709,887	3	0.0%
Victorian Finance LLC	\$649,909	4	0.0%
University Lending Group, LLC	\$634,689	4	0.0%
Guardian Mortgage	\$569,984	3	0.0%
Great Western Financial Services, Inc.	\$498,798	2	0.0%
Peoples Bank	\$438,411	3	0.0%
Central Bank	\$432,850	2	0.0%
US Mortgage of Florida	\$425,156	2	0.0%
LendUS, LLC	\$338,750	2	0.0%
Colonial Savings, F.A.	\$300,700	1	0.0%
Capstar Lending, LLC	\$203,700	1	0.0%
Citywide Home Loans, a Utah Corporation	\$194,413	1	0.0%
Amarillo National Bank	\$189,503	2	0.0%
First Horizon Bank	\$164,957	1	0.0%
CalCon Mutual Mortgage LLC	\$160,050	1	0.0%
Mortgage300 Corp.	\$152,682	1	0.0%
Mann Mortgage, LLC	\$152,192	1	0.0%
Wells Fargo Bank, N.A.	\$89,240	1	0.0%
Grand Total	\$2,056,333,918	9822	100%



T E X A S
State Affordable Housing Corporation

Mortgage Credit Certificate Program
January 1 to June 30, 2021

Month	Closed	# of Loans	% Total
Jan	\$ 30,472,302	149	11%
Feb	\$ 32,797,701	157	12%
Mar	\$ 43,516,683	200	16%
Apr	\$ 45,630,991	213	17%
May	\$ 54,139,125	253	20%
Jun	\$ 61,194,303	289	23%
Totals	\$267,751,105	1261	100%
Lender	Closed	# of Loans	% Total
Everett Financial, dba Supreme Lending	\$21,289,373	101	8.0%
Stearns Lending, LLC	\$18,356,182	75	5.9%
Gateway Mortgage Group, a division of	\$15,495,442	75	5.9%
Fairway Independent Mortgage Corporation	\$14,407,159	73	5.8%
PrimeLending	\$11,656,636	56	4.4%
Amcap Mortgage, LTD	\$10,811,003	53	4.2%
Guild Mortgage Corporation	\$9,725,987	48	3.8%
Pulte Mortgage LLC	\$9,453,769	41	3.3%
Guaranteed Rate	\$8,455,678	43	3.4%
Movement Mortgage, LLC	\$8,133,623	39	3.1%
Academy Mortgage Corporation	\$7,245,071	35	2.8%
SFMC, LP dba Service First Mortgage Comp	\$6,762,856	32	2.5%
Cardinal Financial Company	\$6,579,304	29	2.3%
Crosscountry Mortgage, LLC	\$6,555,005	32	2.5%
DHI Mortgage Company, Ltd.	\$6,300,018	26	2.1%
First Continental Mortgage, Ltd.	\$6,059,200	22	1.7%
Ark-La-Tex Financial (Benchmark Mtg.)	\$6,016,233	26	2.1%
Highlands Residential Mortgage	\$5,797,686	28	2.2%
loanDepot.com LLC	\$5,581,982	25	2.0%
Hometrust Mortgage Company	\$5,333,862	30	2.4%
CMG Mortgage, Inc. dba CMG Financial	\$4,673,468	22	1.7%
Thrive Mortgage, LLC	\$3,605,523	17	1.3%
Wallick and Volk, Inc.	\$3,317,832	15	1.2%
Security National Mortgage Company	\$3,111,058	16	1.3%
Synergy One Lending, Inc.	\$2,897,158	14	1.1%
Summit Funding, Inc.	\$2,624,268	11	0.9%
Nations Reliable Lending, LLC	\$2,474,507	13	1.0%
Town Square Mortgage & Investments, Inc.	\$2,449,845	13	1.0%
Caliber Home Loans, Inc.	\$2,416,532	12	1.0%
Interlinc Mortgage Services, LLC	\$2,296,524	9	0.7%
Texas Bank Mortgage Company	\$2,268,480	12	1.0%
American Pacific Mortgage Corporation	\$2,101,103	10	0.8%
1st Preference Mortgage Corporation	\$2,087,488	10	0.8%
Lennar Mortgage, LLC	\$1,993,833	9	0.7%
Inspire Home Loans, Inc.	\$1,993,041	9	0.7%
Mid America Mortgage, Inc.	\$1,903,170	9	0.7%
Network Funding, LP	\$1,893,575	9	0.7%
CLM Mortgage, Inc.	\$1,796,405	7	0.6%
Southwest Funding, LP	\$1,645,843	8	0.6%
Sente Mortgage Inc.	\$1,642,713	8	0.6%
American Financial Network, Inc.	\$1,450,316	8	0.6%
Primary Residential Mortgage, Inc.	\$1,427,696	7	0.6%
SWBC Mortgage Corporation	\$1,367,158	7	0.6%
University Federal Credit Union	\$1,277,531	5	0.4%
Republic State Mortgage Co.	\$1,194,716	5	0.4%
Bank of America, N.A.	\$1,078,697	6	0.5%
Gardner Financial Services, Ltd.	\$1,069,919	5	0.4%
Waterstone Mortgage Corporation	\$967,233	4	0.3%
American Neighborhood Mortgage	\$923,864	4	0.3%
BancorpSouth Bank	\$911,529	4	0.3%
America's Choice Home Loans, LP	\$872,897	4	0.3%
Panorama Mortgage Group, LLC	\$850,078	4	0.3%
Bank of England	\$713,290	3	0.2%
DAS Acquisition Company, LLC	\$710,155	3	0.2%
Trinity Oaks Mortgage	\$651,972	3	0.2%
Cornerstone Home Lending, Inc.	\$646,943	3	0.2%

At a Glance	
Total Amount Originated	\$267,751,105
Average Annual Income	\$59,111
Average Purchase Price	\$219,034
Average Loan Amount	\$212,332
Average Household Size	2
Average Interest Rate	3.412%
Program	%
Home Sweet Texas	84.54%
Homes for Texas Heroes	15.46%
Active Military	0.24%
Allied Health Faculty	0.00%
Corrections Officer	0.71%
County Jailer	0.08%
EMS Personnel	0.32%
Fire Fighter	0.63%
Peace Officer	0.79%
Professional Nurse Faculty	0.79%
Public Security Officer	0.24%
School Counselor	0.08%
School Librarian	0.00%
School Nurse	0.00%
Teacher	9.67%
Teacher Aide	0.16%
Veteran	1.74%
New/Existing Home	
Existing	65.27%
New	34.73%
Type of Loan	
Conventional - Purchase	24.74%
FHA - Purchase	68.83%
USDA-RHS Purchase	4.20%
VA - Purchase	2.22%
Ethnicity	
American Indian/Alaskan Native	0.36%
Asian/Pac Isle	3.71%
Black	13.74%
Hispanic	34.76%
Not Defined	6.63%
Other	10.18%
White	30.63%
Top 20 Originating Counties*	# of Loans
Harris	226
Tarrant	150
Bexar	121
Dallas	89
Williamson	61
Travis	58
Denton	48
Kaufman	38
Montgomery	36
Hays	33
Fort Bend	29
Collin	27
Galveston	24
El Paso	17
Johnson	17
Bastrop	15
Ellis	15
Bell	15
Jefferson	15
Brazoria	14

*Top 20 of all counties statewide. All remaining counties served 213 households.



T E X A S
State Affordable Housing Corporation

**Mortgage Credit Certificate Program
January 1 to June 30, 2021**

First Centennial Mortgage Corporation	\$643,558	4	0.3%
NTFN, Inc.	\$640,232	3	0.2%
Homeside Financial	\$611,650	3	0.2%
Brazos National Bank	\$589,390	2	0.2%
Associated Mortgage Corporation	\$574,400	5	0.4%
Certainty Home Loans, LLC	\$566,350	3	0.2%
Geneva Financial, LLC	\$470,440	2	0.2%
Nations Lending Corporation	\$457,548	2	0.2%
Sun West Mortgage Company, Inc.	\$447,263	2	0.2%
Guaranteed Rate Affinity, LLC	\$432,894	2	0.2%
Moria Development/Peoples Mortgage Co	\$424,375	2	0.2%
Mortgage Financial Services, LLC	\$385,291	2	0.2%
New American Funding (Broker Solutions)	\$379,990	2	0.2%
Willow Bend Mortgage Company, LLC	\$325,516	2	0.2%
Hometown Lenders, Inc.	\$314,204	1	0.1%
Envoy Mortgage	\$309,915	2	0.2%
Taylor Morrison Home Funding, Inc.	\$306,297	1	0.1%
First National Bank Mortgage	\$304,286	1	0.1%
Jefferson Bank	\$299,248	2	0.2%
Change Lending, LLC	\$275,660	2	0.2%
Open Mortgage LLC	\$274,828	2	0.2%
M/I Financial, LLC	\$268,707	1	0.1%
LHM Financial Corp., dba CNN Mortgage	\$245,471	1	0.1%
First State Bank	\$245,410	1	0.1%
Midwest Mortgage Associates Corp.	\$237,553	1	0.1%
Intercap Lending, Inc.	\$234,725	1	0.1%
Independent Bank	\$228,990	1	0.1%
LOANPEOPLE, LLC	\$218,250	1	0.1%
Goldwater Bank, N.A.	\$208,160	1	0.1%
City First Mortgage Services, LLC	\$201,276	1	0.1%
K&G Capital Mortgage, LLC	\$199,687	1	0.1%
Origin Bank	\$196,278	1	0.1%
Directions Equity, LLC	\$186,558	1	0.1%
Finance of America Mortgage, LLC	\$162,600	1	0.1%
Homevantage Mortgage	\$157,140	1	0.1%
Mann Mortgage, LLC	\$152,192	1	0.1%
First Bank & Trust	\$129,609	1	0.1%
Amarillo National Bank	\$122,735	1	0.1%
Total Committed	\$267,751,105	1261	100%

Tab B

Development Finance Report

Texas State Affordable Housing Corporation

Development Finance Programs Report
September 2021

Affordable Communities of Texas Program (ACT)

Between July and the end of August, staff completed four remaining NSP home sales at the Olmito Estates subdivision (Brownsville) and the California Crossing subdivision (Los Fresnos) and has finished the NSP lot portfolio transfer to TDHCA and its NSP local partners in the Rio Grande Valley and Bryan, Texas. TSAHC's NSP contract with TDHCA is now complete.

TSAHC's August FACTs newsletter issued a request to its network of local partners and supporters for new projects and partnerships with local developers. Staff is actively seeking new property to add to the ACT Land Bank with a goal of expanding TSAHC's local partner/developer network and increasing the production of affordable housing across the state.

Staff has begun the redevelopment of its ACT Greenville site and has engaged a local developer to assist with the re-platting and site redevelopment required for the construction of three single family homes intended for affordable home sales.

Here is a summary of the past two months' portfolio activity:

Program	Portfolio as of July, 2021	Transferred	Sold	Portfolio as of September 1, 2021	Current Portfolio Value
ACT Land Bank	18			18	\$175,131.60
ACT Land Trust	1			1	\$650,000.00
Texas NSP	137	133	4	0	\$0
Totals	156			19	\$825,131.60

Our current pipeline report:

- 2 properties under contract
- 7 properties listed for sale
- 5 homes under construction
- 2 properties leased to Local Partner
- 2 properties in predevelopment
- 1 property searching for a Local Partner

Texas Housing Impact Fund

In July, staff closed and funded a loan to Cobe Holdings, LLC for the Saison North Apartments located in Austin. The loan is for \$1,000,000 in bridge financing needed for acquisition and site work.

Staff is working to close two AHP loans, each \$375,000, related to the Embree Eastside Apartments and Dallas Stemmons Apartments that are both located in Dallas County. Loan documents have been drafted and are in review. Loan Committee approved these loans at its July meeting.

Texas State Affordable Housing Corporation

Development Finance Programs Report
September 2021

Multifamily Bond Program

The past two months have been very productive for our Multifamily Bond Program. Pine Terrace Apartments, in Mt. Pleasant, closed on August 19th helping to preserve 76 units of affordable senior housing. Additionally, the Gardens of Balch Springs closed on \$25.4 million in bonds to build 200 new units in Balch Springs, while the Riverstation Apartments closed on \$28 million in bonds to preserve 348 units in Dallas. The projects closed on August 31st and September 1st, respectively.

Staff will continue to be busy with the W. Leo Daniels Towers project in Houston and the Sandpiper Cove project in Galveston. Both projects will be finalizing documents and working towards closing this fall. In addition to these projects, we will be presenting draft policies for the 2022 cycle of application at the October board meeting.

Tab C

Quarterly Compliance and Resident Services
Report

Quarterly Compliance Status for TSAHC

As of the 2nd Quarter Ending June 30, 2021

Set-Aside Requirements

DALCOR

	Pine Club (Beaumont)	Ridgewood (Huntsville)	Saddlewood Club (Bryan)
40% of units at 60% AMI	100.0%	100.0%	100.0%
Remaining units at 80% 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	98.9%	99.7%	99.6%
Remaining units at 80% AMI	98.9%	100.0%	100.0%
Total Affordable Units (40% Required)	98.9%	100.0%	100.0%

Commonwealth

Cesar Chavez Foundation

White Rock (San Antonio)

Aguila Oaks (San Antonio)

20% of units at 50% AMI	20.2%	23.1%
75% of units at 80% AMI	80.6%	79.5%
Total Affordable Units (75% Required)	80.6%	79.5%

Odyssey Properties

DHI Woodside

Marshall Meadows (San Antonio)

Woodside Village (Palestine)

40% of units at 60% AMI	52.4%	98.9%
Total Affordable Units (40% Required)	52.4%	98.9%

GESC

Mary Lee Foundation

Rita Blanca (Dalhart)

The Willows (Austin)

20% of units at 50% AMI	21.4%	92.2%
100% of units at 80% AMI	100%	98.4%
Total Affordable Units (100% Required)	100%	98.4%

Texas Housing Foundation

Palladium Glenn Heights (Glenn Heig Gateway Northwest (Georgetown))

40% of units at 60% AMI	92.6%	97.8%
Total Affordable Units (40% Required)	92.6%	97.8%

Palladium Midland (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	20.0%	18.0%	12%
40% of units at 60% AMI	100.0%	98.0%	94%
Total Affordable Units (40% Required)	100.0%	98.0%	94%

Pythian Manor (Dallas)

5% of units at 30% AMI	7.9%
40% of units at 60% AMI	97.4%
Total Affordable Units (40% Required)	97.4%

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%		
Hamilton Valley			
	Brush County Cottages (Dilley)	Chula Vista (San Diego)	Cielo Lindo Apartments (Edcouch)
40% of units at 60% AMI	100.0%	97.7%	97.1%
Total Affordable Units (100% Required)	100.0%	97.7%	97.1%
	La Estancia (Sebastian)	La Posada Apartments (Elsa)	La Reina (La Villa)
40% of units at 60% AMI	96.9%	100.0%	100.0%
Total Affordable Units (100% Required)	96.9%	100.0%	100.0%
	La Sombra (Donna)	Las Palmas Apartments (La Feria)	Leuty Avenue Apartments (Justin)
40% of units at 60% AMI	100.0%	97.2%	100.0%
Total Affordable Units (100% Required)	100.0%	97.2%	100.0%
	Los Naranjos (Alton)	Oak Haven (Donna)	Raintree Apartments (Alamo)
40% of units at 60% AMI	96.7%	100.0%	100%
Total Affordable Units (100% Required)	96.7%	100.0%	100.0%
	Seagraves Garden Apts (Seagraves)	Silver Trail (Menard)	The Village Apartments (Tomball)
40% of units at 60% AMI	100.0%	100.0%	100.0%
Total Affordable Units (100% Required)	100.0%	100.0%	100.0%
	Valley View Apartments (Valley View)	Villa Vallarta (Rio Grande City)	Vista Verde (Cotulla)
40% of units at 60% AMI	100.0%	100.0%	100.0%
Total Affordable Units (100% Required)	100.0%	100.0%	100.0%
	Willowick Apartments (Gainesville)	Windmill Apartments (Giddings)	Windwood (Kingsland)
40% of units at 60% AMI	100.0%	100.0%	98.5%
Total Affordable Units (100% Required)	100.0%	100.0%	98.5%
	LIH Walnut Creek Austin LP	AHA!	EC Fawn Ridge, LLC
	Walnut Creek (Austin)	AHA! At Briarcliff Apartments (Austin)	Fawn Ridge Apartments
40% of units at 60% AMI	100.0%	96.3%	82.5%
Total Affordable Units (40% Required)	100.0%	96.3%	82.5%
	LRC Shady Oaks Manor, LLC		
	Shady Oaks		
20% of units at 50% AMI	100.0%		
40% of units at 50% AMI	100.0%		
Total Affordable Units (60% Required)	100.0%		

Notes: Tealwood and The Willows apartments did not meet their set-aside requirement due to units/households eviction status. The eviction process has taken much longer due to the CDC Eviction Moratorium during the covid pandemic. Management agents confirmed they will continue with processing the eviction as soon as they are able to.

 TSAHC - Quarterly Resident Services Summary 				
As of the 2nd Quarter Ending June 30, 2021				
 DALCOR 				
	 Pine Club (Beaumont) 	 Ridgewood (Huntsville) 	 Saddlewood Club (Bryan) 	
Number of Services Required	6	6	6	
Number of Services Provided	15	13	12	
	 Tealwood Club (Wichita Falls) 	 Willowgreen (Houston) 	 Woodglen Park I & II (Dallas) 	
Number of Services Required	6	6	6	
Number of Services Provided	12	16	16	
	 AHA! 	 Cesar Chavez Foundation 	 GESC 	 Texas Housing Foundation
	 AHA! At Briarcliff Apartments (Austin) 	 Aguilas Oaks (San Antonio) 	 Rita Blanca (Dalhart) 	 Palladium Midland (Midland)
Number of Services Required	12	6	5	6
Number of Services Provided	4	9	6	17
	 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	1	19	5	23
	 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	7	9	5	5
	 LIH Walnut Creek Austin LP 	 DHI Woodside Associates, LLC 	 LRC Shady Oaks Manor, LLC 	 THF Midland Leased Housing
	 Walnut Creek (Austin) 	 Woodside Village (Palestine) 	 Shady Oaks 	 Ventura at Tradewinds (Midland)
Number of Services Required	12	6	6	12
Number of Services Provided	24	1	1	N/A - New Construction
	 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	19	17	15	19
	 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	15	16	12	15
	 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	13	13	17	18
	 Win-Lin Village (Amarillo) 			
Number of Services Required	5			
Number of Services Provided	13			
	 Hamilton Valley 			
	 Brush Country Cottages (Dilley) 	 Chula Vista (San Diego) 	 Cielo Lindo Apartments (Edcouch) 	 La Estancia (Sebastian)
Number of Services Required	12	12	12	12
Number of Services Provided	12	12	13	12
	 La Posada Apartments (Elsa) 	 La Reina Apartments (La Villa) 	 La Sombra (Donna) 	 Las Palmas Apartments (La Feria)
Number of Services Required	12	12	12	12
Number of Services Provided	13	13	13	12
	 Leuty Avenue Apartments (Justin) 	 Los Naranjos (Alton) 	 Oak Haven Apartments (Donna) 	 Raintree Apartments (Alamo)
Number of Services Required	12	12	12	12
Number of Services Provided	12	12	11	10
	 Seagraves Garden Apartments (Seagraves) 	 Silver Trail (Menard) 	 The Village (Tomball) 	 Valley View Apartments (Valley View)
Number of Services Required	12	12	12	12
Number of Services Provided	11	12	13	6
	 Villa Vallarta (Rio Grande City) 	 Vista Verde (Cotulla) 	 Willowick Apartments (Gainesville) 	 Windwill Apartments (Giddings)
Number of Services Required	12	12	12	12
Number of Services Provided	10	9	7	16
	 Windwood (Kingsland) 			
Number of Services Required	12			
Number of Services Provided	12			

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 of services will not be considered out of compliance. The Hamilton Valley portfolio began submitting monthly reports in February 2021.

April Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Agula Oaks	After School Program	The after school program was temporarily closed due to the COVID-19 pandemic.	Clear Chavez Foundation	0	4/1/2021	1
	Library Use	The library services were available to residents. Residents were able to check out books.	Clear Chavez Foundation	16	4/1/2021	1
	Health Class	Alternative services were provided to attendees due to the COVID-19 pandemic.	Clear Chavez Foundation	0	4/1/2021	1
AMAI At Briarcliff Apartment	COVID Vaccines	AHA/ADAPT/HACA/Austin Public Health have partnered to administer COVID-19 vaccines.	Austin Public Health	13	4/1/2021	1
	Humana Neighborhood Center	Humana Neighborhood Center Online Classes	AHA/Humana	5	4/1/2021	1
Brooks Manor	Notary Services	M-F 9-5	Management	0	4/1/2021	1
	Food Program		A Place for Grace	35	4/7/2021	1
Brush Country Cottages	On Site Library	Up and running for the residents during business hours.	Hamilton Valley Management	1	4/1/2021	1
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	0	4/1/2021	1
	Business Center	Free and available to residents during business hours. There is a manager on site.	Hamilton Valley Management	1	4/1/2021	1
	Free Transportation	The manager offers free transportation to the grocery store.	Hamilton Valley Management	1	4/28/2021	1
Chaparral Village	Career Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	80	4/1/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	80	4/5/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	80	4/20/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	80	4/29/2021	1
	Direct Support	GED	RHAC	1	4/16/2021	1
Chula Vista	On Site Library	Property is in the middle of rehab, so the library is packed up.	Hamilton Valley Management	0	4/1/2021	1
	Notary	Property is in the middle of rehab, but this is still free and available.	Hamilton Valley Management	0	4/1/2021	1
	Business Center	Property is in the middle of rehab, but this is still free and available.	Hamilton Valley Management	0	4/1/2021	1
Colo Lindo Apartments	On Site Library	Up and running for residents during business hours.	Hamilton Valley Management	1	4/1/2021	1
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	0	4/1/2021	1
	Transportation	Transportation vouchers free to residents during business hours.	Valley Metro	1	4/1/2021	1
	Vaccinations	The manager helped coordinate with Richard's Pharmacy when they were open.	Richard's Pharmacy	1	4/1/2021	1
Cove Village	Career Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	4/1/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	4/5/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	4/20/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	4/26/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	4/29/2021	1
El Nido	Career Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	104	4/1/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	104	4/5/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	104	4/20/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	104	4/29/2021	1
Garden Apartments	Career Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	62	4/1/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	62	4/5/2021	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by R	RHAC	62	4/20/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	62	4/20/2021	1
	Transportation Services	Bus Passes	RHAC	1	4/23/2021	1
	Direct Support	Utility Assistance	Catholic Family Services, Salvation Army	1	4/23/2021	1
Gateway Northwest	Personal Development	Book Club- No gathering due to Covid-19	Self	0	4/13/2021	1
	Financial Skills	Financial Planning Cancelled due to COVID-19	Self	0	4/13/2021	1
High Plains	Career Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	4/1/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	4/5/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	4/20/2021	1
	Direct Support	Utility Assistance Referrals	Catholic Family Services, Salvation Army	2	4/1/2021	1
	Direct Support	Food Assistance Referrals	Salvation Army, Catholic Charities D	2	4/2/2021	1
Jose Antonio Escobedo	Career Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	94	4/1/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	94	4/5/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	94	4/20/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	94	4/26/2021	1
	Direct Support	Rent Assistance Referrals	El Paso General Assistance, Roots in	1	4/30/2021	1
La Estancia	On Site Library	Available to residents during business hours.	Hamilton Valley Management	1	4/1/2021	1
	Health and Nutrition	Our partner was ready to come out for a health, safety, and wellness First Primary Care	1	4/8/2021	1	
	Vaccinations	Wilbrey County came and used our property as a vaccination site.	Wilbrey County	20	4/29/2021	1
	Notary	Free to all residents during business hours.	Hamilton Valley Management	0	4/1/2021	1
La Posada Apartments	Community Garden	On National Gardening Day we invited residents to come out to help with the garden.	HVM and Master Gardeners	1	4/1/2021	1
	On Site Library	Up and running for the residents during business hours.	Hamilton Valley Management	2	4/1/2021	1
	Notary	Free and available to all residents during business hours.	Hamilton Valley Management	0	4/1/2021	1
	Business Center	Free and available to all residents during business hours. The manager is on site.	Hamilton Valley Management	6	4/1/2021	1
La Reina Apartments	On Site Library	Up and running for residents to access during business hours.	Hamilton Valley Management	6	4/1/2021	1
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	1	4/1/2021	1
	Business Center	Free and available to residents during business hours. The manager is on site.	Hamilton Valley Management	1	4/1/2021	1
	Crime Watch Meeting	Two residents share in duties heading up the property crime watch.	HVM and HVM	2	4/1/2021	1
La Sombra	On Site Library	Up and running and available to residents during business hours.	Hamilton Valley Management	0	4/1/2021	1
	Notary	Available to residents during business hours free of charge.	Hamilton Valley Management	0	4/1/2021	1
	Business Center	Available to residents during business hours - the manager will be on site.	Hamilton Valley Management	14	4/1/2021	1
	Vaccination Clinic	The pharmacy held a free vaccination clinic and many residents were vaccinated.	Richard's Pharmacy	10	4/2/2021	1
Las Palmas Apartments	Community Garden	We had a great turnout at our first planning meeting for our community garden.	Hamilton Valley Management	11	4/16/2021	1
	On Site Library	Up and running all month during business hours - but still not open to the public.	Hamilton Valley Management	0	4/1/2021	1
	Notary	Available for free to residents during business hours.	Hamilton Valley Management	0	4/1/2021	1
	Hurricane Safety	We had an informative presentation on Hurricane Safety and what to do if you are in a hurricane.	American Medical Home Health	7	4/21/2021	1
	Health and Nutrition	We had a Family and Community Health Presentation for our residents.	UTexas AgLife	6	4/26/2021	1
Leuty Avenue Apartments	Community Garden	Residents helped prep the beds for planting.	HVM and Master Gardeners	2	4/15/2021	1
	On Site Library	Up and running during business hours. Still trying to get residents back to work.	Hamilton Valley Management	4	4/1/2021	1
	Notary	Free and available to residents during business hours.	HVM	0	4/1/2021	1
	Diabetes Class	Zoom class held by Empower You and Community Council - free of charge.	Empower You and Community Council	24	4/22/2021	1
Los Ebanos	Career Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	65	4/1/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	65	4/5/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	65	4/20/2021	1
Los Naranjos Apartments	On Site Library	Up and running for residents during business hours.	Hamilton Valley Management	4	4/1/2021	1
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	2	4/1/2021	1
	Business Center	Free and available to residents during business hours. The manager is on site.	Hamilton Valley Management	6	4/1/2021	1
	Housekeeping Education	Housekeeping tips and education with take home pamphlets for residents.	Hamilton Valley Management	21	4/7/2021	1
Marshall Meadows	No Services were Provided due to COVID					
Oak Haven Apartments	On Site Library	Up and running for the residents during business hours.	Hamilton Valley Management	0	4/1/2021	1
	Notary	Free to all residents during business hours.	HVM	0	4/1/2021	1
	Business Center	Available to residents during business hours - manager helps with paperwork.	Hamilton Valley Management	6	4/1/2021	1
	Vaccination Clinic	Richard's Pharmacy held a two day vaccine clinic.	Richard's Pharmacy	10	4/2/2021	1
Palladium Glenn Heights	Business Center	Computer Open To Resident	Care Team/Office	23	4/1/2021	1
	Notary Service	Notary Legal Documents	Office	2	4/1/2021	1
	Food Pantry	Provide Resident in need each Friday	Care Team/Office	16	4/1/2021	1
	After School	Help Children with home work	Care Team	3	4/1/2021	1
	Tutoring Session	Tutor Child 10n 1	Care Team	4	4/1/2021	1
	Neighborhood Crime Watch	Courtesy Officer Hosts Meeting and Discuss Crime in our City	Courtesy Officer/Care Team	8	4/1/2021	1
	Navigating Your Way to College	Career Services	Care Team	3	4/1/2021	1
	Personal Insurance Workshops	Course Twice A Month- Financial Skill	Care Team/ State Farm	8	4/1/2021	1
	How To Get A Job In The V	Career Services- Job Skill Training	Care Team	5	4/1/2021	1
	Forex Job Training	Career Services- Job Skill Training	Monique Booker	7	4/1/2021	1
Palladium Midland	Nutritional	Breakfast items were provided to resident as they head out to work.	Management Staff	15	4/8/2021	1
	Community Awareness	A class was held for all residents to get a small demonstration of a safety class.	OS- Savahl	10	4/10/2021	1
	Career	A class was held for all residents on how to ace a job interview.	Barbara Gadois	0	4/1/2021	1
	Personal Development	A meeting was held for all residents to come learn if they are ready to start a business.	Julia Wong	0	4/1/2021	1
	Financial	An event was held for all residents to come learn how to build a budget.	Marah Wilson	0	4/20/2021	1
	Nutrition	Food items were provided to resident as requested by the residents.	Management Staff	4	4/30/2021	1
Palladium Glenn Heights	Business Center	Computer Open To Resident	Care Team/Office	23	4/1/2021	1
	Notary Service	Notary Legal Documents	Office	2	4/1/2021	1
	Food Pantry	Provide Resident in need each Friday	Care Team/Office	16	4/1/2021	1
	After School	Help Children with home work	Care Team	3	4/1/2021	1
	Tutoring Session	Tutor Child 10n 1	Care Team	4	4/1/2021	1
	Neighborhood Crime Watch	Courtesy Officer Hosts Meeting and Discuss Crime in our City	Courtesy Officer/Care Team	8	4/1/2021	1
	Navigating Your Way to College	Career Services	Care Team	3	4/1/2021	1
	Personal Insurance Workshops	Course Twice A Month- Financial Skill	Care Team/ State Farm	8	4/1/2021	1
	How To Get A Job In The V	Career Services- Job Skill Training	Care Team	5	4/1/2021	1
	Forex Job Training	Career Services- Job Skill Training	Monique Booker	7	4/1/2021	1
Peoples El Shaddai	Notary Services	M-F 9-4:30	Management	1	4/8/2021	1
	Food Pantry	Pick up Management office	Tricia Way Girls	0	4/1/2021	1
	Food Program	PICK up only - no sign in sheet	City Sq	0	4/14/2021	1
Pepper Tree Acres	Career Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	148	4/1/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	148	4/5/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	148	4/20/2021	1
	Direct Support	Rent Assistance Referrals	Salvation Army, Tarrant Co. DHS, BR	3	4/23/2021	1

April Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Pine Club	Valet Trash	Provide valet trash service to all residents	Pine Club Staff	232	4/1/2021	1
	Fax/Copy	Provide fax and Copy service to all applicants and residents	Pine Club Staff	3	4/1/2021	1
	Notary	Provide free Notary service to all applicants and residents	Christina Durden	0	4/1/2021	1
	Food Pantry	Provide food pantry to all residents	Pine Club Staff	3	4/1/2021	1
Pythian Manor	Food Pantry	Food Boxes	NTF/PAN	58	4/13/2021	1
	Notary Services	Appointment M-F 9-5	Management	0	4/1/2021	1
Raintree Apartments	On Site Library	Up and running for residents during business hours.	Hamilton Valley Management	4	4/1/2021	1
Ridgewood	Valet Trash	Provide trash pickup to all residents	Ridgewood Staff	232	4/1/2021	1
	Fax/Copy	Provide fax and Copy service to all applicants and residents	Ridgewood Staff	7	4/1/2021	1
	Notary	Provide free notary service to all applicants and residents	Tammy Davis	3	4/1/2021	1
	Food Pantry	Provide free food pantry to all residents	Ridgewood Staff	4	4/1/2021	1
Rita Blanca	Library	Library- 2/3 Residents enter office at a time to select a donated	Marti Harris	3	4/5/2021	1
	Hygiene Pantry	Hygiene Pantry - no contact delivery of hygiene products.	Marti Harris	27	4/1/2021	1
River Park Village	Career Services	Outreach - Online Resident Training - Webinar presented by RA	RHAC	50	4/1/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RA	RHAC	50	4/5/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RA	RHAC	50	4/20/2021	1
Saddlewood Club	Valet Trash	Provide valet trash service to all residents	Saddlewood Staff	232	4/1/2021	1
	Fax/Copy	Provide fax and Copy service to all applicants and residents	Saddlewood Staff	6	4/1/2021	1
	Notary	Provide free notary service to all applicants and residents	Lee Ann Rodgers	8	4/1/2021	1
	Food Pantry	Provide free food pantry to all residents	Saddlewood Staff	8	4/1/2021	1
Saint James Manor	Notary Services	M-F 9:00 to 4:30	Management	2	4/1/2021	1
	Food Pantry	Food Box Give away Pick up	Tricia Way Girls	24	4/1/2021	1
	Food Program	PICK up only no sign in sheet	City Sq	0	4/2/2021	1
Salem Village	Career Services	Outreach - Online Resident Training - Webinar presented by RA	RHAC	105	4/1/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RA	RHAC	105	4/5/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RA	RHAC	105	4/20/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RA	RHAC	105	4/26/2021	1
Seagraves Garden Apartment	On Site Library	Up and running during business hours.	Hamilton Valley Management	2	4/1/2021	1
	Notary	Available for free to all residents during business hours.	Hamilton Valley Management	2	4/1/2021	1
	Business Center	The manager will assist with copying, faxing, scanning, and other	Hamilton Valley Management	8	4/1/2021	1
Sierra Vista	Career Services	Outreach - Online Resident Training - Webinar presented by RA	RHAC	106	4/1/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RA	RHAC	106	4/5/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RA	RHAC	106	4/20/2021	1
Silver Trail	On Site Library	Up and running with books, magazines, and the local newspaper	Hamilton Valley Management	1	4/1/2021	1
	Community Garden	Set in planning and awaiting rehab landscaping.	Hamilton Valley Management	1	4/1/2021	1
	Business Center	Manager helps residents with faxing, scanning, copying for Me	Hamilton Valley Management	4	4/1/2021	1
	Health and Nutrition Courses	We were able to start our program with the local extension agent	Texas AgLife	3	4/2/2021	1
Spring Terrace	Career Services	Outreach - Online Resident Training - Webinar presented by RA	RHAC	50	4/1/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RA	RHAC	50	4/5/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RA	RHAC	0	4/20/2021	1
	Direct Support	Direct Assistance Referrals	Texas Department of Housing and C	1	4/28/2021	1
Tealwood Club	Valet Trash Service	Provide valet trash service to all residents	Tealwood Staff	0	4/1/2021	1
	Fax/Copy	Provide free fax and copy service to all applicants and residents	Tealwood Staff	0	4/1/2021	1
The Village Apartments	Notary	Provide free fax and copy service to all applicants and residents	Primera Sanchez	0	4/1/2021	1
	On Site Library	Our Library is up and running for the residents during business	Hamilton Valley Management	1	4/1/2021	1
	Health and Nutrition	We had our monthly health presentation by Anster and a great	Hamilton Valley Management	11	4/6/2021	1
	Fitness and Exercise Class	Every Monday at 9:30am we have fitness class.	Hamilton Valley Management	6	4/5/2021	1
Valley View	Business Center	We have a computer for residents and help them with faxing.	Hamilton Valley Management	1	4/1/2021	1
	Book Club	We've started a Book Club for residents- one group meets twice	Hamilton Valley Management	4	4/13/2021	1
The Willows	Direct Support	Case Worker Provided Direct Support Home Deliveries	MLF	2	4/1/2021	1
	Direct Support Financial	Case Worker Provided Direct Support Financial	MLF	5	4/1/2021	1
	Direct Support Medical	Case Worker Provided Direct Support Medical	MLF	1	4/3/2021	1
	Direct Support Other	Case Worker Direct Support Other	MLF	3	4/1/2021	1
	Personal Development	Case Worker Provided Counseling Services. * By phone or	MLF	6	4/1/2021	1
	Transportation Services	Case Worker Provided MLF Transportation	MLF	2	4/3/2021	1
		No services were provided				
Villa Vallarta	On Site Library	Up and running for residents during business hours. Not much	Hamilton Valley Management	0	4/1/2021	1
	Notary	Free for residents during business hours.	Hamilton Valley Management	0	4/1/2021	1
	Business Center	Free for residents during business hours.	Hamilton Valley Management	0	4/1/2021	1
Vista Verde	On Site Library	Even though rehab has started the library is set up and access	Hamilton Valley Management	3	4/1/2021	1
	Notary	The manager offers free notary services during business hours.	Hamilton Valley Management	0	4/1/2021	1
Walnut Creek Apartments	Financial Planning/Credit Co	Financial planning/Credit Counseling 12pm-1:00pm	PortFolio	1	4/7/2021	1
	Character Building	Cyber Safety 3:00pm-4:00pm	PortFolio	2	4/7/2021	1
	Health & Nutritional Courses	Healthy Plate workshop 12pm-1:00pm	PortFolio	1	4/14/2021	1
	Program Coordination	Resident Outreach 1:00pm-3:00pm	PortFolio	16	4/14/2021	1
	Drug Awareness Workshop	Drug Awareness class 3:00pm-4:00pm	PortFolio	5	4/14/2021	1
	Health Fair	Health Fair class 2:00pm-4:00pm	PortFolio	4	4/12/2021	1
	Parenting Class	Age Appropriate Skills 1:00pm-2:00pm	PortFolio	2	4/28/2021	1
White Rock Apartments	Budgeting	Money Matters	365 Learn TV	18	4/30/2021	1
	Environmental Education	Green Living	365 Learn TV	11	4/30/2021	1
	Education/Tutoring	Education Scholastic Tutoring	365 Learn TV	20	4/30/2021	1
	Health	Health And Fitness	365 Learn TV	20	4/30/2021	1
	Technology	Technology	365 Learn TV	8	4/30/2021	1
	Travel	Travel	365 Learn TV	15	4/30/2021	1
	Library Assistant	Provide books and magazines and adult coloring books to help	White Rock Library Assistant	16	4/30/2021	1
	Parenting	Parenting	365 Learn TV	9	4/30/2021	1
	Business Center	Business center available for residents during office hours	White Rock Business Center	10	4/30/2021	1
Willow Green	Valet Trash	Provide valet trash service to all residents	WillowGreen Staff	336	4/1/2021	1
	Fax/Copy	Provide fax and Copy service to all applicants and residents	WillowGreen Staff	0	4/1/2021	1
	Notary	Provide free notary service to all applicants and residents	Jackie Roads	0	4/1/2021	1
	Health	Provided COVID vaccines to all residents	Hope Center	31	4/24/2021	1
	Transportation	Provide free Uber cards	WillowGreen Staff	1	4/26/2021	1
	Food Pantry	Food pantry provided to residents.	CV-Fair Hope and WillowGreen	31	4/21/2021	1
Willowick Apartments	On Site Library	The library is packed up due to rehab, but the manager has let	Hamilton Valley Management	0	4/1/2021	1
Win-Lin Village	Career Services	Outreach - Online Resident Training - Webinar presented by RA	RHAC	50	4/1/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RA	RHAC	50	4/5/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by RA	RHAC	50	4/20/2021	1
Windmill Apartments	Community Garden	We had one resident work on the garden prep this month.	Hamilton Valley Management	1	4/1/2021	1
	On Site Library	Up and running during business hours for the residents to use.	Hamilton Valley Management	2	4/1/2021	1
	Business Center	The manager will help residents with copying, scanning, faxing.	Hamilton Valley Management	2	4/1/2021	1
	Notary	Notary services are free to all residents during normal business	Hamilton Valley Management	0	4/1/2021	1
Windwood	Low Cost Healthy Cooking	The manager provided recipes for healthy, low cost meals for	Hamilton Valley Management	26	4/8/2021	1
	Financial Planning	The manager planned a financial planning course for the reside	Hamilton Valley Management	26	4/20/2021	1
	Community Garden	Residents helped weed and prep the bed.	Hamilton Valley Management	4	4/1/2021	1
Woodglen Park I & II	On Site Library	Up and running during business hours but still struggling to get	Hamilton Valley Management	0	4/1/2021	1
	Notary	Free to all residents during business hours.	Hamilton Valley Management	0	4/1/2021	1
	Business Center	During business hours the manager will help the residents with	Hamilton Valley Management	4	4/1/2021	1
Woodglen Park I & II	Valet Trash	Provide trash pickup to all residents	Woodglen Staff	232	4/1/2021	1
	Fax/Copy	Provide free fax and copy service to all residents and applican	Woodglen Staff	5	4/1/2021	1
	Notary	Provide free notary service to all residents and applicants	Shayla Davis	2	4/1/2021	1
	Crime	Neighborhood Crime Watch	Woodglen Staff + DPD	8	4/15/2021	1
	Food Pantry	Open food pantry to all residents	Woodglen Staff	6	4/1/2021	1
	Transportation	Free transportation vouchers.	Woodglen Staff	2	4/1/2021	1
Woodside Village	No Services were Provided due to COVID					

May Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Agula Oaks	After School Program	The after school program was temporarily closed due to the	Cesar Chavez Foundation	0	5/12/2021	1
	Library	The library services were available to residents. Residents were	Cesar Chavez Foundation	0	5/12/2021	1
	Parenting Class	Alternative services were provided to attendees due to the CC	Cesar Chavez Foundation	0	5/12/2021	1
AAAI At Brantiff Apartment	Humana Neighborhood Center	Humana Neighborhood Center Online Classes	AAHA/Humana	5	5/9/2021	1
Brooks Manor	Notary	M.F	MGMT	0	5/12/2021	1
	Food Pantry	Food Pantry	A PLACE OF GRACE	23	5/6/2021	1
Brush Country Cottages	On Site Library	Free and available to residents during business hours. Number	Hamilton Valley Management	1	5/12/2021	1
	Notary	Free and available to residents during business hours. Number	Hamilton Valley Management	0	5/12/2021	1
	Business Center	Free and available to residents during business hours. Number	Hamilton Valley Management	1	5/12/2021	1
	Free Transportation	Free and available to residents during business hours. Number	Hamilton Valley Management	1	5/12/2021	1
Chaparral Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	BHAC	80	5/3/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	80	5/4/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	80	5/6/2021	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by R	BHAC	80	5/17/2021	1
	Direct Support	Scholarship	BHAC - Texas Affiliation of Affordable	1	5/25/2021	1
	Direct Support	Condom Assistance Materials	US Army, Permian Basin, Odessa	1	5/26/2021	1
	Direct Support	GED	BHAC	1	5/25/2021	1
Chloe Vista	On Site Library	Free and available to residents during business hours.	Hamilton Valley Management	1	5/12/2021	1
	Business Center	Free and available to residents during business hours. Services	Hamilton Valley Management	0	5/12/2021	1
	Notary	Free and available to residents during business hours. Not nec	Hamilton Valley Management	0	5/12/2021	1
	Fire Safety	We are still trying to get this program with the fire department	Fire Department	0	5/19/2021	1
	Community Garden	We had some residents helping weed and get the bed in order	HVM and Master Gardeners	3	5/12/2021	1
Cielo Lindo Apartments	On Site Library	Up and running during business hours for the residents.	Hamilton Valley Management	2	5/12/2021	1
	Notary	Free for all residents during business hours	Hamilton Valley Management	0	5/12/2021	1
	Health and Nutrition	Home health care and guest presentation on health and well	Home Health	1	5/26/2021	1
	Transportation Tickets	Free tickets available to residents during business hours.	Valley Metro	0	5/12/2021	1
	Business Center	Free and available during business hours. The manager will be	Hamilton Valley Management	3	5/12/2021	1
Cove Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/3/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/4/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/6/2021	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/17/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/24/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/27/2021	1
	Direct Support	GED	BHAC	1	5/25/2021	1
El Nido	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	BHAC	104	5/3/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	104	5/4/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	104	5/10/2021	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by R	BHAC	104	5/17/2021	1
	Direct Support	Utility Assistance Referrals	Goodman Angel Catholic Church, El Pa	1	5/20/2021	1
	Direct Support	Senior Circle Program	BHAC	1	5/20/2021	1
Garden Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	BHAC	63	5/3/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	63	5/4/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	63	5/6/2021	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by R	BHAC	63	5/17/2021	1
	Direct Support	Utility Assistance Referrals	Catholic Family Services, Salvation Ar	1	5/20/2021	1
Gateway Northwest	Personal Development	Book Club No social gathering due to COVID 19	Self	0	5/13/2021	1
	Medical/Health Services	Fitness and Exercise-No social gathering due to COVID 19	Self	0	5/14/2021	1
High Plains	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/3/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/4/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/6/2021	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/17/2021	1
Isar Antonio Escalada	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	BHAC	94	5/3/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	94	5/4/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	94	5/6/2021	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by R	BHAC	94	5/17/2021	1
	Direct Support	Utility Assistance Referrals	El Paso General Assistance, Roche and	1	5/20/2021	1
	Direct Support	Utility Assistance Referrals	Guardian Angel Catholic Church - St. V	1	5/26/2021	1
	Direct Support	ESL	BHAC	1	5/26/2021	1
La Estancia	On Site Library	Open and available for residents during business hours.	Hamilton Valley Management	2	5/12/2021	1
	Notary	Free and available to all residents during business hours.	Hamilton Valley Management	0	5/12/2021	1
	Business Center	Free and available to all residents during business hours. Exam	Hamilton Valley Management	0	5/12/2021	1
	HIV/AIDS Education Class	We partnered with Alpha Care Home Health for this presentat	Alpha Care Home Health	0	5/20/2021	1
La Posada Apartments	On Site Library	Free and available to all residents during business hours	Hamilton Valley Management	3	5/12/2021	1
	Notary	Free and available to all residents during business hours	Hamilton Valley Management	2	5/12/2021	1
	Business Center	Free and available to all residents during business hours. Exam	Hamilton Valley Management	0	5/12/2021	1
	Community Garden	Getting more participation as covid fears lessen and the weath	Hamilton Valley Management	3	5/4/2021	1
	Health Screening	Partnered with Good Shepherd Home Health for monthly BP	Good Shepherd Home Health	271	5/28/2021	1
La Reina Apartments	On Site Library	Free and available to residents during business hours.	Hamilton Valley Management	8	5/12/2021	1
	Free Transportation Tickets	Free and available to residents during business hours.	HVM and Valley Metro	0	5/12/2021	1
	Business Center	Free and available to residents during business hours. Services	Hamilton Valley Management	7	5/12/2021	1
	Caring for the Disabled	Partnered with home health company to give a presentation.	Legacy	12	5/26/2021	1
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	0	5/12/2021	1
La Sombra	On Site Library	Free and available to residents during business hours.	Hamilton Valley Management	0	5/12/2021	1
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	0	5/12/2021	1
	Business Center	Free and available to residents during business hours. Services	Hamilton Valley Management	16	5/12/2021	1
	Free Safety	Homeless Point of contact was hoping to come out this month	Fire Department	0	5/18/2021	1
	Health and Nutrition	Texas AgrLife was hoping to come out for a presentation this	Texas AgrLife	0	5/25/2021	1
Las Palmas Apartments	Community Garden	We had a planning date scheduled, but no residents showed u	Hamilton Valley Management	0	5/9/2021	1
	Exercise Class	We partnered with Texas AgrLife to provide exercise classes fo	Texas AgrLife	1	5/9/2021	1
	Health and Nutrition Courses	Texas AgrLife is also partnering with us for a health and nutriti	Texas AgrLife	0	5/17/2021	1
Legacy Avenue Apartments	On Site Library	Free and available to residents during business hours. Still wor	Hamilton Valley Management	0	5/12/2021	1
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	0	5/12/2021	1
	Business Center	Free and available to residents during business hours. Services	Hamilton Valley Management	1	5/12/2021	1
	Community Garden	A couple residents came and helped work the beds- wedding	Hamilton Valley Management and Me	2	5/14/2021	1
Los Ebanos	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	BHAC	60	5/3/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	60	5/4/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	60	5/6/2021	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by R	BHAC	60	5/17/2021	1
Los Naranjos Apartments	On Site Library	Free and available to residents during business hours.	Hamilton Valley Management	4	5/12/2021	1
Los Naranjos Apartments	Notary	Free and available to residents during business hours.	Hamilton Valley Management	0	5/12/2021	1
Los Naranjos Apartments	Business Center	Free and available to residents during business hours. Services	Hamilton Valley Management	0	5/12/2021	1
Los Naranjos Apartments	Caring for the Disabled	Legacy Home Health did a presentation for the residents on cal	Legacy Home Health	9	5/12/2021	1
Marshall Meadows	No Services were Provided due to COVID					
Oak Haven Apartments	On Site Library	Free and available to all residents during business hours.	Hamilton Valley Management	0	5/12/2021	1
	Notary	Free and available to all residents during business hours.	Hamilton Valley Management	1	5/12/2021	1
	Business Center	Free and available to all residents during business hours. Serv	Hamilton Valley Management	6	5/12/2021	1
Palladium Glenn Heights	Business Center	Online internet access/Computers/Printers etc.	Palladium Glenn Heights	11	5/12/2021	1
	Health Services	Personalized Quectel for seniors	Palladium Glenn Heights Office	4	5/26/2021	1
	Food Pantry	Provided weekly pantry items consisting of assorted non peris	Circle Cares Team	4	5/12/2021	1
	After School Homework Hour	Daily assist with homework/Tutor Hour	Cares Team	3	5/12/2021	1
	Monthly Crime Watch Meeting	Office Room of Glenn Heights Police Department presented cu	Glenn Heights Police Department	8	5/12/2021	1
	Applying for College	How to apply for college, scholarships, and FAFSA and what it	Cares Team	8	5/12/2021	1
Palladium Midland	Community Awareness	A meeting was held for all residents to come in and learn drug	Officer Seibman	0	5/4/2021	1
	Nutritional	Food items were provided to resident as requested by the res	Management Staff	3	5/6/2021	1
	Financial Skills	An event was held for all residents to come learn what type of	Home Wright	4	5/12/2021	1
	Community	An event was held for all residents to come and pick up free p	Management Staff	0	5/14/2021	1
	Cancer	A class was held for all residents to come and sign up for an o	Cogdell	0	5/18/2021	1
Peoples El Shaddai	Notary	M.F 9:00 TO 4:00	MGMT	0	5/12/2021	1
	Crime Watch	DALLAS PD	DALLAS PD	1	5/12/2021	1
	Book Club	THURSDAYS AND THURSDAYS 1:30 TO 4:30 PICK UP PLAY GROU	MGMT	0	5/12/2021	1
	Food Services	MIS MEAL PICK UP CURBSIDE	CTV 93	0	5/6/2021	1
Peppertree Acres	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	BHAC	148	5/3/2021	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	148	5/4/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	148	5/6/2021	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by R	BHAC	148	5/17/2021	1
Pine Club	Valet Trash Service	Provide valet trash service to all residents	Pine Club Staff	233	5/12/2021	1
	Pay Copy	Provide free copy and fax service to all residents and applican	Pine Club Staff	3	5/12/2021	1
	Notary	Notary free from 9am to 5pm for all residents and applicants.	Christina Burden	8	5/12/2021	1
	Food Pantry	Food Pantry provided for all residents.	Pine Club Staff	4	5/12/2021	1
	Crime	Crime Watch Meeting	Officer Bookin	4	5/12/2021	1
	Transportation	Provide Uber gift cards	Pine Club Staff	1	5/14/2021	1
Pythian Manor	Notary	Notary services M.F all month	Management	0	5/12/2021	1
	Food Boxes	COVID Delivery	MTA	35	5/11/2021	1
Rainbow Apartments	On Site Library	Free and available for residents during business hours.	Hamilton Valley Management	3	5/12/2021	1
	Business Center	Free and available for residents during business hours. Service	Hamilton Valley Management	3	5/12/2021	1
	Notary	Free and available for residents during business hours.	Hamilton Valley Management	0	5/12/2021	1
	Domestic Violence/Self Defense	We partnered with the police department for a presentation	Alamo Police Department	0	5/19/2021	1
	Fire Safety	We partnered with the local fire department for a fire safety p	Alamo Fire Department	0	5/24/2021	1

May Resident Services							
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned	
Ridgewood	Valet Trash Service	Provide valet trash service to all residents	Ridgewood Staff	232	5/1/2021	1	
	Fac/ Copy	Provide free fax and copy service to all applicants and residents	Ridgewood Staff	6	5/1/2021	1	
	Notary	Provide free notary service to all applicants and residents	Tammy Davis	3	5/1/2021	1	
	Food Pantry	Provide free food pantry to all residents	Ridgewood Staff	56	5/1/2021	1	
Dea Blanca	Library	Library - 2/3 residents allowed in office at a time to select a book	Marti Harris	3	5/1/2021	1	
	Hygiene Pantry	Hygiene Pantry - no contact delivery of hygiene products.	Marti Harris	27	5/1/2021	1	
Deer Park Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/1/2021	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/4/2021	1	
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/6/2021	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/17/2021	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/24/2021	1	
Hedgecroft Club	Valet Trash Service	Provide valet trash to all residents	Hedgecroft Staff	224	5/1/2021	1	
	Fac/ Copy	Provide free fax and copy service to all residents and applicants	Lee Ann Rodgers	2	5/1/2021	1	
	Notary	Provide free notary service to all residents and applicants	Lee Ann Rodgers	2	5/1/2021	1	
	Food Pantry	Provide free food pantry to all residents	Hedgecroft Staff	7	5/1/2021	1	
Saint James Manor	Notary	M.F	MGMT	0	5/1/2021	1	
	Crime Watch	NEIGHBORHOOD MEETING	CALLAS PD	1	5/1/2021	1	
	Book Club	CURBSIDE PICK UP TUESDAY AND THURSDAY 3:30 TO 4:30	MGMT	0	5/1/2021	1	
	Food Service	KIDS MEAL CURBSIDE PICK UP	CITY SQ	0	5/6/2021	1	
Salem Village	On Site Library	Free and available for all residents during business hours.	Hamilton Valley Management	2	5/1/2021	1	
	Business Center	Free and available for all residents during business hours. Service	Hamilton Valley Management	1	5/1/2021	1	
	Book Club	We started a Book Club that will meet monthly. We hope to see	Hamilton Valley Management	2	5/18/2021	1	
	Community Safety Class	The local police department came for a safety presentation.	Seagraves Police Department	6	5/24/2021	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	BHAC	105	5/24/2021	1	
Seagraves Garden Apartments	On Site Library	Free and available for all residents during business hours.	Hamilton Valley Management	2	5/1/2021	1	
	Business Center	Free and available for all residents during business hours. Service	Hamilton Valley Management	3	5/1/2021	1	
	Book Club	We started a Book Club that will meet monthly. We hope to see	Hamilton Valley Management	2	5/18/2021	1	
	Community Safety Class	The local police department came for a safety presentation.	Seagraves Police Department	6	5/24/2021	1	
Shady Oaks Manor	Free Food	Encourage Ministries brought Free Food for Residents	Encourage Ministries	150	5/22/2021	1	
Sierra Vista	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	BHAC	106	5/3/2021	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	106	5/4/2021	1	
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	106	5/6/2021	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by R	BHAC	106	5/17/2021	1	
	Direct Support	Utility Assistance	El Paso General Assistance, St. Stephen	1	5/27/2021	1	
Direct Support	Food Assistance	El Pasosans Fighting Hunger, Emergen	1	5/26/2021	1		
Silver Trail	On Site Library	Not as much traffic this month as rehab preparation is in full s	Hamilton Valley Management	0	5/1/2021	1	
	Business Center	Not as much traffic this month as rehab preparation is in full s	Hamilton Valley Management	0	5/1/2021	1	
	Community Garden	Working on landscaping during rehab before the garden study	Master Gardeners and HWV	0	5/1/2021	1	
	Health Screening	We asked our partner to postpone until after rehab.	HCP Senior Care	0	5/13/2021	1	
Spring Terrace	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/1/2021	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/4/2021	1	
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/6/2021	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/17/2021	1	
	Direct Support	Heat Assistance	Texas Department of housing and Cov	1	5/20/2021	1	
Direct Support	Utility Assistance	Texas Department of housing and Cov	2	5/20/2021	1		
Direct Support	Child Care Assistance	Ironworkers Unions Panhandle, West	1	5/20/2021	1		
Children Services	Kids Club	Mission Amarillo	4	5/4/2021	1		
Teaswood Club	Valet Trash Service	Provide valet trash service to all residents	Teaswood Staff	380	5/1/2021	1	
	Fac/ Copy	Provide free fax and copy service to all applicants and residents	Teaswood Staff	4	5/1/2021	1	
	Notary	Provide free fax and copy service to all applicants and residents	Primera Sanchez	0	5/1/2021	1	
	Food Pantry	Provide free food pantry to all residents	Teaswood Staff	1	5/1/2021	1	
The Village Apartments	On Site Library	Free and available to residents during business hours.	Hamilton Valley Management	6	5/1/2021	1	
	Business Center	Free and available to residents during business hours. Comput	Hamilton Valley Management	13	5/1/2021	1	
	Health Screening	The foot doctor is screening for bunions and other foot issues	Dr. Conley	11	5/24/2021	1	
	Health and Nutrition Courses	Belief organic did a demonstration and presentation on how t	Belief Organic	6	5/5/2021	1	
The Willows	Direct Support Financial	1 5/3 gather reed. info for M.O. research request. have	MUF	3	5/3/2021	1	
	Direct Support Medical		MUF	1	5/6/2021	1	
	Direct Support Other	1 5/3 review CCTV for evidence of person hitting bar door	MUF	4	5/3/2021	1	
	Case & Training of Disabled	1 5/3 meet w/ father to call SSA re. schedule for Disability	MUF	2	5/3/2021	1	
	Counseling Services	1 5/3 S.P. (1312)	MUF	4	5/3/2021	1	
	Transportation Services	MUF Transportation	MUF	2	5/6/2021	1	
	Counseling Services	checked and in distance	MUF	4	5/10/2021	1	
Valley View Apartments	On Site Library	Free and available to residents during business hours, but we	Hamilton Valley Management	0	5/1/2021	1	
	Business Center	Free and available to residents during business hours, but we	Hamilton Valley Management	0	5/1/2021	1	
Villa Valarta	On Site Library	Free and available to residents during business hours.	Hamilton Valley Management	0	5/1/2021	1	
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	0	5/1/2021	1	
	Business Center	Free and available to residents during business hours. Service	Hamilton Valley Management	0	5/1/2021	1	
Diabetes Class	Partnering with Texas AgLife, but residents are still in disarr	Texas AgLife	0	5/18/2021	1		
Villa Verde	On Site Library	Free to all residents during business hours. No participants th	Hamilton Valley Management	0	5/1/2021	1	
	Notary	Free to all residents during business hours. No participants th	Hamilton Valley Management	0	5/1/2021	1	
Business Center	Free to all residents during business hours. No participants th	Hamilton Valley Management	0	5/1/2021	1		
Walnut Creek Apartments	Financial Planning	Credit Counseling workshop co-sponsing 12PM-1:00PM	Portfolio	5	5/5/2021	1	
	Partnership w/ local law enforcement	Partnership w/ local law Enforcement 1:00PM-3:00PM	Portfolio	4	5/5/2021	1	
	Character Building	Dangers of smoking 3:00PM-4:00PM	Portfolio	2	5/5/2021	1	
	Health & Nutrition Course	Food & Nutrition 2:00PM-3:00PM	Portfolio	1	5/17/2021	1	
	Fitness & Exercise Class	Fitness 1:00PM-3:00PM Exercise	Portfolio	1	5/17/2021	1	
	Drug Awareness Workshop	Drug Awareness 3:00PM-4:00PM	Portfolio	4	5/17/2021	1	
	Job Skills Training	Networking 1:00PM-2:00PM	Portfolio	3	5/18/2021	1	
	Health Fair	Health Fair 12:00PM-2:00PM	Portfolio	4	5/18/2021	1	
	Family Development	Families in Transition 1:00PM-2:00PM	Portfolio	3	5/27/2021	1	
	Budgeting	Money Matters	BSS Learn TV	11	5/13/2021	1	
White Rock Apartments	Entrepreneurial Education	Entrepreneur	BSS Learn TV	14	5/13/2021	1	
	Education/ Tutoring	Education/Prostastic Tutoring	BSS Learn TV	14	5/13/2021	1	
	Health	Health and Fitness	BSS Learn TV	2	5/13/2021	1	
	Technology	Technology	BSS Learn TV	8	5/13/2021	1	
	Travel	Travel	BSS Learn TV	7	5/13/2021	1	
	Library Assistant	Provide books and magazines and adult coloring books to kids	White Rock Library Assistant	14	5/13/2021	1	
	Education	Parenting	BSS Learn TV	7	5/13/2021	1	
	Business Center	Business center available for residents during office hours	White Rock Business Center	8	5/13/2021	1	
	Willow Green	Valet Trash Service	Provide valet trash service to all residents	WillowGreen Staff	336	5/1/2021	1
		Fac/ Copy	Provide free fax and copy service to all applicants and residents	WillowGreen Staff	1	5/1/2021	1
Notary		Provide free notary service to all applicants and residents	Jackie Roads	0	5/1/2021	1	
Food Pantry		Provide free food pantry to all residents	WillowGreen & Food Bank	1	5/1/2021	1	
Education	After School Tutoring	Carroll ISD	50	5/1/2021	1		
Willowick Apartments	On Site Library	Free and available to residents during business hours, but we	Hamilton Valley Management	0	5/1/2021	1	
	Business Center	Free and available to residents during business hours, but we	Hamilton Valley Management	0	5/1/2021	1	
Win-Lin Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/3/2021	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/4/2021	1	
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/6/2021	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by R	BHAC	50	5/17/2021	1	
	Community Awareness	Community Event- Planting Day Community Garden	South West Church of Christ	3	5/7/2021	1	
Windmill Apartments	On Site Library	Free and available to residents during business hours.	Hamilton Valley Management	0	5/1/2021	1	
	Business Center	Free and available to residents during business hours. Include	Hamilton Valley Management	2	5/1/2021	1	
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	0	5/1/2021	1	
	Community Garden	No scheduled meeting for the garden this month, residents ca	Hamilton Valley Management and M	1	5/1/2021	1	
	Healthy Low Cost Cooking	I raised the day we were planning this and without a commu	HWV and Sally's Baking	24	5/1/2021	1	
Credit Counseling	I raised the day we were planning this and without a commu	HWV and Federal Trade Commisssion	24	5/26/2021	1		
Willowood	On Site Library	Free and available to residents during business hours. Less tra	Hamilton Valley Management	0	5/1/2021	1	
	Notary	Free and available to residents during business hours. Less tra	Hamilton Valley Management	0	5/1/2021	1	
	Business Center	Free and available to residents during business hours. Fasing	Hamilton Valley Management	5	5/1/2021	1	
	Community Garden	Less traffic this month due to rehab prep, but a few residents	Hamilton Valley Management and M	2	5/1/2021	1	
Woodglen Park I & II	Valet Trash Service	Provide valet trash service to all residents	Woodglen Staff	232	5/1/2021	1	
	Fac/ Copy	Provide free fax and copy service to all applicants and resident	Woodglen Staff	3	5/1/2021	1	
	Notary	Provide free notary service to all applicants and residents	Shavita Keeton	0	5/1/2021	1	
	Food Pantry	Provide free food pantry to all residents	Woodglen Staff	1	5/1/2021	1	
	Notary	Provide free notary service to all applicants and residents	Nutrition Transitions, Inc	135	5/1/2021	1	
	Crime Watch	Community crime meeting	Officer and Woodglen Staff	7	5/12/2021	1	
Woodside Village	No Services were Provided due to COVID						

June Resident Services							
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned	
Agua Oaks	Library Use	The library services were available to residents. Residents were	Cesar Chavez Foundation	0	6/1/2021	1	
	Student Lunch Distribution	Alternative services were provided to assist residents in need.	Cesar Chavez Foundation	24	6/1/2021	1	
AHAI At Briarcliff Apartment	Presentation	We showed a video of a webinar called Battling Dangerous Bo	AHAI and Humana	2	6/2/2021	1	
Brooks Manor	Food Pantry	Food Pantry-COVID Rules	A place For Grace	30	6/3/2021	1	
Brush Country Cottages	On Site Library	Free and available to all residents during business hours.	Hamilton Valley Management	2	6/1/2021	1	
	Business Center	Free and available to all residents during business hours.	Hamilton Valley Management	6	6/1/2021	1	
	Child ID	Partnered with Alamo Police Department, but had to cancel du	Police Department	0	6/9/2021	1	
	Notary	Free and available to all residents during business hours. No re	Hamilton Valley Management	0	6/1/2021	1	
Chaparral Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	80	6/29/2021	1	
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	80	6/29/2021	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	80	6/29/2021	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by R	RHAC	80	6/29/2021	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	80	6/29/2021	1	
	Direct Support	Utility Assistance	Reliant Energy, HOPWA, Permian Bas	1	6/29/2021	1	
	Direct Support	GED Program	RHAC	1	6/25/2021	1	
	Chula Vista	On Site Library	Rehab is still not complete on property. Construction + rain =	Hamilton Valley Management	1	6/1/2021	1
		Business Center	Rehab is still not complete on property. Construction + rain =	Hamilton Valley Management	2	6/1/2021	1
		Community Garden	Rehab is still not complete on property. Construction + rain =	Hamilton Valley Management	2	6/1/2021	1
Health and Nutrition Course		Rehab is still not complete on property. Construction + rain =	Home Health	0	6/14/2021	1	
Cielo Lindo Apartments		On Site Library	Free and available to residents during business hours.	Hamilton Valley Management	5	6/1/2021	1
	Diabetes Course	We have partnered with Rio Grande Valley Diabetes Associat	RGV	0	6/16/2021	1	
	Safety Course	We partnered with the police department to have a safety edu	Police Department	0	6/23/2021	1	
	Business Center	Free and available to residents during business hours.	Hamilton Valley Management	7	6/1/2021	1	
	Cove Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/1/2021	1
Career Skills		Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/3/2021	1	
Medical and Health Services		Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/7/2021	1	
Community Awareness		Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/10/2021	1	
Medical and Health Services		Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/21/2021	1	
El Nido		Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	104	6/1/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	104	6/3/2021	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	104	6/7/2021	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by R	RHAC	104	6/10/2021	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	104	6/21/2021	1	
	Garden Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	62	6/1/2021	1
Career Skills		Outreach - Online Resident Training - Webinar presented by R	RHAC	62	6/3/2021	1	
Medical and Health Services		Outreach - Online Resident Training - Webinar presented by R	RHAC	62	6/7/2021	1	
Community Awareness		Outreach - Online Resident Training - Webinar presented by R	RHAC	62	6/10/2021	1	
Medical and Health Services		Outreach - Online Resident Training - Webinar presented by R	RHAC	62	6/21/2021	1	
Transportation Services		Bus Passes	RHAC	1	6/22/2021	1	
Direct Support		Utility Assistance	Catholic Family Services, Salvation Ar	1	6/1/2021	1	
Direct Support		Immediate Workforce Program	RHAC	1	6/22/2021	1	
Gateway Northwest		Personal Development	Book Club- No social gathering due to COVID 19	Self	0	6/11/2021	1
High Plains		Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/1/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/3/2021	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/7/2021	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/21/2021	1	
	Direct Support	Rent Assistance	South Plains Community Action Assoc	1	6/28/2021	1	
	Direct Support	ID Assistance	US Social Security Administration	1	6/29/2021	1	
Jose Antonio Escajeda	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	94	6/1/2021	1	
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	94	6/3/2021	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	94	6/7/2021	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	94	6/21/2021	1	
La Estancia	On Site Library	Free and available for residents during business hours. No one	Hamilton Valley Management	0	6/1/2021	1	
	Health Screening	Our partner came and did blood pressure checks for the reside	Legacy Home Health	4	6/23/2021	1	
	Hurricane Safety	The fire department came and did a presentation on Hurrican	Fire Department	5	6/29/2021	1	
	Notary	Free and available for residents during business hours. No one	Hamilton Valley Management	0	6/1/2021	1	
La Posada Apartments	On Site Library	Open and available to all residents during business hours.	Hamilton Valley Management	2	6/1/2021	1	
	Notary	Free and available to all residents during business hours.	Hamilton Valley Management	2	6/1/2021	1	
	Business Center	Free and available to all residents during business hours.	Hamilton Valley Management	3	6/1/2021	1	
	Health and Nutrition Course	Partnering with local home health for health and nutrition cou	All Valley Home Care	17	6/9/2021	1	
La Reina Apartments	Health and Nutrition	Partnered with Good Shepherd for this presentation	Good Shepherd	8	6/16/2021	1	
	Free Transportation Tickets	Passed out free metro tickets to any resident who needed/wal	Valley Metro	25	6/1/2021	1	
	On site Library	Free and available to all residents.	Hamilton Valley Management	7	6/1/2021	1	
	Crime Watch	Residents do this daily on their own time and meet with mana	Hamilton Valley Management	2	6/1/2021	1	
La Sombra	On Site Library	Free and available to residents during business hours. Even the	Hamilton Valley Management	0	6/1/2021	1	
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	0	6/1/2021	1	
	Business Center	Free and available to residents during business hours.	Hamilton Valley Management	10	6/1/2021	1	
	CPR Class	Cancelled due to weather because the only space to provide s	Bee First Primary Care	0	6/9/2021	1	
Las Palmas Apartments	Health and Insurance Benef	American Medical came out and gave a program on the benefi	American Medical	7	6/30/2021	1	
	Health and Nutrition	Texas Agrilife continued their series on health and nutrition.	Texas Agrilife	3	6/25/2021	1	
	Community Garden	We had a planning and weeding meeting planned, but it was c	Hamilton Valley Management	0	6/28/2021	1	
	On site Library	Free and available to residents during business hours. We did	Hamilton Valley Management	0	6/1/2021	1	
Leuty Avenue Apartments	Community Garden	Our garden is up and running and free to all residents at all tim	Hamilton Valley Management	2	6/10/2021	1	
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	1	6/1/2021	1	
	Business Center	Free and available to residents during business hours.	Hamilton Valley Management	1	6/1/2021	1	
	Health and Nutrition Course	Nutrition course on the history and benefits of tea.	Hamilton Valley Management	5	6/10/2021	1	
Los Ebanos	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	65	6/1/2021	1	
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	65	6/3/2021	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	65	6/7/2021	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	65	6/21/2021	1	
	Direct Support	ESL Program	RHAC	2	6/22/2021	1	
Los Naranjos Apartments	Diabetes Education	We have a partnership with Rio Grande Valley Diabetes Associ	RGVDA	0	6/23/2021	1	
	Job Fair	In partnership with Workforce Solutions we advertise and pass	Workforce Solutions	30	6/8/2021	1	
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	5	6/1/2021	1	
	Business Center	Free and available to all residents during business hours.	Hamilton Valley Management	8	6/1/2021	1	
Marshall Meadows	Resident Services	The week of 5/31/2021 - 5/7/2021 phone calls where made to	Vesta	16	6/10/2021	1	
Oak Haven Apartments	Business Center	Free and available to residents during business hours.	Hamilton Valley Management	2	6/1/2021	1	
	CPR Class	Partnered with Bee First, but were unable to have the service	Bee First Primary Care	0	6/9/2021	1	
	On Site Library	Free and available to residents during business hours. While it	Hamilton Valley Management	0	6/1/2021	1	
	Notary	Free and available to residents during business hours	Hamilton Valley Management	0	6/1/2021	1	
Palladium Glenn Heights	Business Center	Computer open to residents	Cares Team	15	6/1/2021	1	
	Notary Service	Notarize Legal Documents	Office	2	6/1/2021	1	
	Food Pantry	Provide Residents food distribution	Cares Team/Office	14	6/1/2021	1	
	Career services	Navigate your way to college success	Cares Team	4	6/1/2021	1	
	Financial Skills	Personal insurance workshop	Cares Team	3	6/1/2021	1	
	Nutritional Summer Meals	Grab N Go Meals	Nonprofit	60	6/1/2021	1	
	On Site Coordinator	Cares Team live onsite	Cares Team	1	6/1/2021	1	

June Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Palladium Midland	Business Center	Computer, fax, scan, access Palladium Office	Management Staff	24	6/1/2021	1
	Nutritional	Food items were provided to resident as they make their way	Management Staff	5	6/10/2021	1
	Personal Development	A class was held for all residents to come learn the basics of	Jesus Chavira	0	6/12/2021	1
	Health Services	A class was held for all residents to come and learn how the	Victoria Nwoye	0	6/14/2021	1
	Financial Skills	An event was held for all residents to come and be a part of	Velka Valenzuela	0	6/16/2021	1
	Community Awareness	An event was held for all residents to come and pick up free	S.Savahl	3	6/23/2021	1
Peoples El Shaddai	Services were note provided					
Peppertree Acres	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	148	6/1/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	148	6/3/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	148	6/7/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	148	6/21/2021	1
	Direct Support	Rent Assistance	Salvation Army, Tarrant Co. DHS, Bro	1	6/30/2021	1
	Direct Support	Food Assistance	Funky Town Fridge, Broadway Baptist	1	6/30/2021	1
	Direct Support	Job Search- Immediate Employment Program	RHAC	1	6/28/2021	1
Pine Club	Valet Trash	Provide free valet trash service to all residents	Pine Club Staff	232	6/1/2021	1
	Fax/Copy	Provide free fax and copy service to all applicants and resident	Pine Club Staff	7	6/1/2021	1
	Notary	Provide free notary service to all applicants and residents	Christina Durden	1	6/1/2021	1
	Food Pantry	Food pantry open to all residents	Pine Club Staff	3	6/1/2021	1
	Crime	Crime Watch Meeting	Pine Club Staff	5	6/21/2021	1
Pythian Manor	Food Pantry	Food Pantry	NTFB	32	6/8/2021	1
Raintree Apartments	On Site Library	Free and available to all residents during business hours.	Hamilton Valley Management	2	6/1/2021	1
	Business Center	Free and available to all residents during business hours.	Hamilton Valley Management	6	6/1/2021	1
	Child ID	Partnered with Alamo Police Department, but had to cancel	Police Department	0	6/9/2021	1
	Notary	Free and available to all residents during business hours. No re	Hamilton Valley Management	0	6/1/2021	1
Ridgewood	Valet Trash	Provide Valet Trash service to all residents	Ridgewood Staff	232	6/1/2021	1
	Fax/Copy	Provide free fax and copy service to all applicants and resident	Ridgewood Staff	13	6/1/2021	1
	Notary	Provide free notary service to all applicants and residents	Tammy Davis	5	6/1/2021	1
	Food Pantry	Food Pantry to free to all residents	Ridgewood Staff	7	6/14/2021	1
	Crime Watch	Crime Watch Meeting	Ridgewood Staff	5	6/14/2021	1
Rita Blanca	Library	Library - 2/3 residents are allowed in office at a time to select	Marti Harris	2	6/1/2021	1
	Lunch Program	Free Lunch Program - for summer months manager picks up fr	Marti Harris	17	6/1/2021	1
River Park Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/1/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/3/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/7/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/21/2021	1
	Direct Support	Utility Assistance	Lampasas Mission, St. Mary's Catholi	1	6/30/2021	1
Saddlewood Club	Valet Trash Service	Provide Valet Trash Service to all residents	Saddlewood Staff	232	6/1/2021	1
	Fax/Copy	Provide free Fax and Copy Service to all applicants and residen	Saddlewood Staff	0	6/1/2021	1
	Notary	Provide free Notary Service to all applicants and residents	Lee Ann Rodgers	5	6/1/2021	1
	Food Pantry	Provide free food pantry to residents	Saddlewood Staff	6	6/14/2021	1
Saint James Manor	Notary Services	Notary -COVID Rules	Management	0	6/1/2021	1
	Food Program	Food Program-COVID Rules no sign in sheet	City Square	0	6/21/2021	1
Salem Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	105	6/1/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	105	6/3/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	105	6/7/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	105	6/21/2021	1
Seagraves Garden Apartme	Book Club	Monthly meeting for residents to discuss the book they read	Hamilton Valley Management	3	6/18/2021	1
	Business Center	Free and available to all residents during business hours.	Hamilton Valley Management	3	6/1/2021	1
	Notary	Free and available to all residents during business hours. No o	Hamilton Valley Management	0	6/1/2021	1
	On site Library	Free and available to all residents during business hours. No o	Hamilton Valley Management	0	6/1/2021	1
Shady Oaks Manor	No services were provided					
Sierra Vista	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	106	6/1/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	106	6/3/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	106	6/7/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	106	6/21/2021	1
	Direct Support	Gas Assistance Referrals	El Paso General Assistance, Mary L Pa	1	6/1/2021	1
	Direct Support	Food Assistance Referrals	El Pasonans Fighting Hunger, Emerges	1	6/1/2021	1
	Direct Support	Citizenship Prep Program	RHAC	2	6/29/2021	1
	Direct Support	ESL Program	RHAC	1	6/29/2021	1
Silver Trail	On Site Library	We are in the middle of rehab. Most of our residents have mo	Hamilton Valley Management	0	6/1/2021	1
	Business Center	We are in the middle of rehab. Most of our residents have mo	Hamilton Valley Management	0	6/1/2021	1
	Health and Nutrition	We are in the middle of rehab. Most of our residents have mo	Texas AgriLife	0	6/1/2021	1
	Community Garden	We are in the middle of rehab. Most of our residents have mo	Hamilton Valley Management	0	6/1/2021	1
Spring Terrace	Financial Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/1/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/3/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/7/2021	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by R	RHAC	50	6/21/2021	1
	Direct Support	Utility Assistance	Texas Department of housing and Co	1	6/30/2021	1
Tealwood Club	Valet Trash	Provide Valet Trash to all residents	Tealwood Staff	180	6/1/2021	1
	Fax/Copy	Provide Fax & copy Services to all applicants and residents	Tealwood Staff	0	6/1/2021	1
	Notary	Provide free notary service to all residents and applicants	Primera Sanchez	1	6/1/2021	1
	Food Program	Snack time for kids	Tealwood Staff	0	6/24/2021	1
Transportation	Free Bus Passes for residents	Tealwood Staff	4	6/1/2021	1	
The Village Apartments	Exercise Class	Low impact exercise class offered every Wednesday to residen	Hamilton Valley Management	7	6/2/2021	1
	Book Club	Every Tuesday and Thursday residents are encouraged to gath	Hamilton Valley Management	6	6/1/2021	1
	Business Center	Free and available to residents during business hours.	Hamilton Valley Management	6	6/1/2021	1
	Health and Nutrition Course	This month's focus was on sleep health and why sleep is so im	Relief Organic	10	6/9/2021	1
The Willows	Direct Support	Case Manager Provided Home Deliveries.	MLF	2	6/3/2021	1
	Direct Support Financial	Case Manager Provided Direct Support Financial	MLF	5	6/1/2021	1
	Direct Support Medical	Case Manager Provided Direct Support Medical	MLF	1	6/1/2021	1
	Direct Support Other	Case Manager Provided Direct Support Other	MLF	3	6/3/2021	1
	Medical and Health Services	Case Manager Provided Medical and Health Services	MLF	3	6/28/2021	1
	Vocational Development	Case Manager Provided Vocational Development	MLF	6	6/30/2021	1
Valley View Apartments	On Site Library	Free and available to all residents during business hours. Not r	Hamilton Valley Management	0	6/1/2021	1
	Notary	Free and available to all residents during business hours. Not r	Hamilton Valley Management	0	6/1/2021	1
	Business Center	Free and available to all residents during business hours. Not r	Hamilton Valley Management	0	6/1/2021	1
	Community Garden	Once rehab construction is cleaned up will be free and availab	Hamilton Valley Management	0	6/1/2021	1
Villa Vallarta	On Site Library	Free and available to all residents during business hours. Due	Hamilton Valley Management	0	6/1/2021	1
	Book Club	We were hoping to begin Book Club this month. Due to outsid	Hamilton Valley Management	0	6/9/2021	1
	Notary	Free and available to all residents during business hours. Due	Hamilton Valley Management	0	6/1/2021	1
Vista Verde	Fire Safety	The fire department came out and we had a good group atten	Fire Department	8	6/24/2021	1
	On site Library	Free and available to the residents during business hours.	Hamilton Valley Management	1	6/1/2021	1
	Notary	Free and available to the residents during business hours. No r	Hamilton Valley Management	0	6/1/2021	1
	Business Center	Free and available to the residents during business hours.	Hamilton Valley Management	1	6/1/2021	1

June Resident Services							
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned	
Walnut Creek Apartments	Health and Nutritional Counseling	Proper Gut Health and Diet 12:PM-1:00PM	PortFolio	6	6/2/2021	1	
	Health Fair	Local Mental Health Workers 1:00PM-3:00PM	PortFolio	4	6/2/2021	1	
	Drug Awareness Workshop	How Meth Effects Your Body 3:00PM-5:00PM	PortFolio	4	6/2/2021	1	
	Financial Planning/Credit Counseling	Financial Peace University 11:00AM-12:00PM	PortFolio	3	6/2/2021	1	
	Job Skills/Training	Getting a Promotion 12:00PM-1:00PM	PortFolio	3	6/2/2021	1	
	Weekly Character Building	Stopping Home Violence 3:00pm-5:00pm	PortFolio	3	6/2/2021	1	
	Parenting Class	Teaching With Positive Reinforcement 12:00PM-2:00PM	PortFolio	6	6/2/2021	1	
	Social Services and Referrals	Rent & Utility Assistance 11:00AM-1:00PM	PortFolio	2	6/2/2021	1	
	White Rock Apartments	Budgeting	Money Matters	365 Learn TV	12	6/30/2021	1
		Environmental Education	Green Living	365 Learn TV	6	6/30/2021	1
Education/Tutoring		Education Scholastic Tutoring	365 Learn TV	10	6/30/2021	1	
Health		Health and Fitness	365 Learn TV	19	6/30/2021	1	
Library Assistant		Provide books and magazines and adult coloring books to help	White Rock Library Assistant	10	6/30/2021	1	
Business Center		Business center available for residents during office hours	White Rock Business Center	14	6/30/2021	1	
Willow Green		Valet Trash Service	Provide free valet trash service to all residents	WillowGreen Staff	336	6/1/2021	1
	Fax/Copy	Provide free fax and copy service to all residents and applicants	WillowGreen Staff	4	6/1/2021	1	
	Notary	Provide free notary service to all residents and applicants	Jackie Roads	1	6/1/2021	1	
	Tutoring	After School Tutoring - misc days thru June (Summer School)	CyFair ISD	20	6/1/2021	1	
	Food Pantry	Provide food pantry to all residents (free)	WillowGreen Staff	2	6/1/2021	1	
	Willowick Apartments	Community Garden	The residents are looking forward to rehab being over so we can	Master Gardeners	3	6/1/2021	1
On site Library		The residents are getting better about signing in when borrowing	Hamilton Valley Management	4	6/1/2021	1	
Low Cost Healthy Cooking		We made a health crockpot meal and passed out samples and	Hamilton Valley Management	4	6/1/2021	1	
Cleaning Safety		For Spring.Cleaning, we shared safety and cleaning tips with re	Hamilton Valley Management	3	6/1/2021	1	
Win-Lin Village		Financial Skills	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	6/1/2021	1
	Career Skills	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	6/3/2021	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	6/7/2021	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by RHAC	RHAC	50	6/21/2021	1	
	Children Services	Neighborhood Library	Southwest Church of Christ	4	6/1/2021	1	
Windmill Apartments	On Site Library	Free and available to all residents during business hours.	Hamilton Valley Management	1	6/1/2021	1	
	Business Center	Free and available to all residents during business hours.	Hamilton Valley Management	3	6/1/2021	1	
	Skin Cancer Awareness	We had a presentation on skin cancer and how to do self check	HVM and CDC	26	6/15/2021	1	
	Safety Class	In partnership with Giddings Police Department they provided	Giddings PD	26	6/21/2021	1	
Windwood	On Site Library	Free and available to residents during business hours. We are	Hamilton Valley Management	0	6/1/2021	1	
	Community Garden	Free and available to residents. We are in the middle of rehab	Hamilton Valley Management	0	6/1/2021	1	
	Notary	Free and available to residents during business hours. We are	Hamilton Valley Management	0	6/1/2021	1	
	Business Center	Free and available to residents during business hours. We are	Hamilton Valley Management	0	6/1/2021	1	
Woodglen Park I & II	Valet Trash	Provide Valet Trash Service to all residents	Woodglen Staff	232	6/1/2021	1	
	Fax/Copy	Provide free fax and copy service to all applicants and residents	Woodglen Staff	12	6/1/2021	1	
	Notary	Provide free Notary service to all applicants and residents	Shayla Keaton	0	6/1/2021	1	
	Food Program	Summer Lunch Program	Nutritional Transitions, Inc.	100	6/14/2021	1	
Woodside Village	Domestic Abuse Awareness	Speaker from Crisis Center provided education and pamphlets	East Texas Crisis Center	2	6/23/2021	1	

Tab D
Quarterly Fundraising Report

**Texas State Affordable Housing Corporation
2021 Quarterly Fundraising Report
September 8, 2021**

2021 Housing Connection Trainings and Home Buyer Education Initiatives			
Funder	Amount	Status	Notes
Texas Financial Education Endowment	\$30,000	Partially Received	Two-year grant awarded in March 2020 to support 2020/2021 Housing Connection workshops
BBVA	\$16,500	Received	Received in September 2020 to support 2021 Housing Connection workshop
BBVA	\$23,000	Received	Received in June 2021 to provide home buyers with access to free home buyer education classes in specific counties.
Individual Donations	\$14,150	Received	Received between June 2020 and August 2021 to support the 2021 Housing Connection workshop
Total Awarded/Received	\$83,650		

2021 Permanent Supportive Housing (PSH) Institute			
Funder	Amount	Status	Notes
JPMorgan Chase	\$10,000	Received	Initially awarded for 2020 Institute, but reallocated to 2021 Institute due to fundraising surplus
Texas Capital Bank	\$5,000	Received	Portion of a three-year, \$45,000 grant awarded in 2019 to support both PSH Institute and Texas Housing Impact Fund
Regions Bank	\$5,000	Received	Received in January 2021 to support 2021 PSH Institute
Insperty	\$5,000	Received	Received in March 2021 to support 2021 PSH Institute
Frost	\$5,000	Received	Received in August 2021 to support 2021 PSH Institute
Dominium	\$5,000	Received	Received in August 2021 to support 2021 PSH Institute
JPMorgan Chase	\$50,000	Received	Received in August 2021 to support 2021 PSH Institute and grants to Institute participants
Wells Fargo	\$55,000	Awarded	Awarded in September 2021 to support 2021 PSH Institute
Bank of America	\$25,000	Pending	Applied in June 2021 to support 2021 PSH Institute
Cigna	\$50,000	Declined	Applied in April 2021 to support 2021/2022 PSH Institutes--grant would be for two years (\$25,000 per year)
Total Awarded/Received	\$140,000		
Total Requests Pending	\$25,000		

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. We are currently awaiting a contract from TxDOT to move forward.
Total Awarded/Received	\$5,500		

Total Requests Under Discussion	\$27,000,000
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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 received in April 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 an 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	\$100,000	Received	Program Related Investment approved in February 2020 to support a predevelopment fund in Central Texas. Award also includes a loan loss reserve of \$100,000
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	Received	Program Related Investment received in January 2021 to support Texas Housing Impact Fund
Austin Community Foundation	\$250,000	Awarded	Awarded in September 2021 support affordable housing projects financed by TSAHC's Texas Housing Impact Fund in Central Texas

Total Received/Awarded	\$12,578,736

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
Arnold Ventures	\$2,000,000	Declined	Applied for a Program Related Investment to support financing provided to ACT local partners

Total Received	\$500,000
Summary	
Total Received/Awarded	\$13,307,886
Total Pending/Under Discussion	\$27,025,000

Tab E
Monthly Financial Reports

Texas State Affordable Housing Corporation

Statement of Net Position (unaudited)

As of July 31, 2021

Assets

Current assets:

Cash and cash equivalents	\$	3,007,576
Pooled investments, cash & cash equivalents		4,627,693
Restricted assets:		
Cash and cash equivalents		7,895,267
Accrued interest		76,400
Custodial cash and cash equivalents		210,429
Investments, at fair value		6,466,168
Accounts receivable and accrued revenue		55,606
Accrued interest receivable		73,316
Loans receivable, current portion		73,704
Notes receivable, current portion		2,263,917
Downpayment assistance, current portion		167,547
Prepaid expenses		257,182
		<hr/>
Total current assets		25,174,805

Noncurrent assets:

Loans receivable, net of uncollectible amounts of \$4,555		285,684
Notes receivable, net of allowance for loss \$451,453		110,891,875
Investments, at fair market value		27,461,515
Mortgage servicing rights, net of accumulated amortization of \$2,591,615		136,446
Capital assets, net of accumulated depreciation of \$639,802		6,015,713
Owned real estate, federal & other programs, net of amortization of \$1,547,136		11,031,507
Downpayment assistance		720,351
Restricted investments held by bond trustee, at fair market value		40,429,089
		<hr/>
Total noncurrent assets		196,972,180

Total assets	\$	<u>222,146,985</u>
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(continued)

Texas State Affordable Housing Corporation

Statement of Net Position (unaudited)

As of July 31, 2021

Liabilities

Current liabilities:

Accounts payable and accrued expenses	\$	331,080
Notes payable, current portion		58,415
Custodial reserve funds		210,429
Due to federal programs		1,389,914
Other current liabilities		327,628
Payable from restricted assets held by bond trustee:		
Revenue bonds payable, current portion		1,105,000
Accrued interest on revenue bonds		764,985

Total current liabilities		<u>4,187,451</u>
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Noncurrent liabilities:

Notes payable		2,671,650
Revenue bonds payable		40,199,512
Unearned revenue		2,853,388

Total noncurrent liabilities		<u>45,724,550</u>
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Total liabilities		<u>49,912,001</u>
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Deferred Inflows of Resources

Deferred revenue		<u>154,749</u>
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Total deferred inflows of resources		<u>154,749</u>
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Net Position

Invested in capital assets		6,015,712
Restricted for:		
Debt service		4,620,325
Other purposes		2,598,826
Unrestricted		<u>158,845,372</u>

Total net position		<u>172,080,235</u>
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Total liabilities and net position	\$	<u><u>222,146,985</u></u>
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Texas State Affordable Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position (unaudited) For the 11 Months Ending July 31, 2021

Operating Revenues:	
Interest and investment income	\$ 2,437,724
Net increase (decrease) in fair value of investments	(2,051,167)
Single family income	94,264,999
Asset oversight and compliance fees	307,538
Rental program income	570,882
Multifamily income	441,713
Land bank income	61,776
Public support:	
Federal & state grants	795,863
Contributions	171,413
Other operating revenue	41,887
Total operating revenues	<u>\$ 97,042,628</u>
Operating Expenses:	
Interest expense on bonds and notes payable	\$ 1,344,559
Program and loan administration	637,021
Texas Foundation Fund Grants	916,000
Salaries, wages and payroll related costs	3,235,509
Professional fees and services	435,836
Depreciation and amortization	555,159
Office and equipment rental and maintenance	91,213
Travel and meals	14,733
Other operating expenses	605,642
Total operating expenses	<u>7,835,672</u>
Net income	89,206,956
Total net position, beginning	<u>82,873,279</u>
Total net position, ending	<u>\$ 172,080,235</u>

Tab 1

Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on July 21, 2021.

**TEXAS STATE AFFORDABLE HOUSING CORPORATION
BOARD MEETING**

**The Governing Board of the Texas State Affordable Housing Corporation (TSAHC)
met both ONLINE and IN-PERSON:**

**July 21, 2021,
10:30 a.m.**

Summary of Minutes

Call to Order

Roll Call

Certification of Quorum

The Board Meeting of the Texas State Affordable Housing Corporation (the “Corporation”) was called to order by Bill Dietz, Chair, at 10:31 a.m., on July 21, 2021, at the offices of Texas State Affordable Housing Corporation, 6701 Shirley Avenue, Austin, TX 78752. Roll Call certified that a quorum was present.

Members Present both in-person and remotely via teleconferencing:

Bill Dietz, Chair, in-person

Valerie Cardenas, Vice Chair, in-person

Courtney Johnson-Rose, Member, online

Andy Williams, Member, in-person

Lemuel Williams, Member, in-person

Guests Present both in-person and remotely via teleconferencing:

Blake Roberts, PFM, in-person

David Jones, CSG Advisors, on-line

Thomas Lastrapes, PFM, on-line

W. Routt Thornhill, Coats Rose, in-person

President’s Report

David Long

See page 5 in the official transcript.

Tab 1 Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on June 9, 2021.

Mr. Lemuel Williams made a motion to approve the minutes of the Board meeting held on June 9, 2021.

Ms. Valerie 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 10 in the official transcript.

Tab 2 Presentation, Discussion and Possible Approval of a Resolution authorizing the restructurings of two series of Texas State Affordable Housing Corporation Single Family Mortgage Revenue Bonds, designated as 2011 Series B / 2009 Series B Bonds, through the Redemption of the related series of Bonds, and all matters related thereto.

Presented by David Long, President and David Jones, CSG Advisor

Ms. Rose made a motion to approve a Resolution authorizing the restructurings of two series of Texas State Affordable Housing Corporation Single Family Mortgage Revenue Bonds, designated as 2011 Series B / 2009 Series B Bonds, through the Redemption of the related series of Bonds, and all matters related thereto.

Mr. Andy Williams 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 3 Presentation, Discussion and Possible Approval of a Resolution authorizing the issuance of Texas State Affordable Housing Corporation Multifamily Tax-Exempt Mortgage-backed Bonds (M-TEBS) (Gardens of Balch Springs Apartments) Series 2021, an Indenture of Trust, a Financing Agreement, a Bond Purchase Agreement, an Asset Oversight, Compliance and Security Agreement, a Regulatory Agreement, a Preliminary Official Statement and a Final Official Statement; authorizing the execution of documents and instruments necessary or convenient to carry out the issuance of the bonds; and other provisions in connection therewith.

Presented by David Danenfelzer, Senior Director, Development Finance

Ms. Valerie Cardenas made a motion to approve a Resolution authorizing the issuance of Texas State Affordable Housing Corporation Multifamily Tax-Exempt Mortgage-backed Bonds (M-TEBS) (Gardens of Balch Springs Apartments) Series 2021, an Indenture of Trust, a Financing Agreement, a Bond Purchase Agreement, an Asset Oversight, Compliance and Security Agreement, a Regulatory Agreement, a Preliminary Official Statement and a Final Official Statement; authorizing the execution of documents and instruments necessary or convenient to carry out the issuance of the bonds; and other provisions in connection therewith.

Ms. Rose seconded the motion. Mr. Dietz asked for public comment and none was given. A vote was taken. Mr. Andy Williams abstained. The motion passed.

See page 19 in the official transcript.

Tab 4 Presentation, Discussion and Possible Approval of a Resolution authorizing the issuance of Texas State Affordable Housing Corporation Multifamily Housing Revenue Note (Riverstation) Series 2021, a Funding Loan Agreement, a Project 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 Note; and other provisions in connection therewith.

Presented by David Danenfelzer, Senior Director, Development Finance

Mr. Andy Williams made a motion to approve a Resolution authorizing the issuance of Texas State Affordable Housing Corporation Multifamily Housing Revenue Note (Riverstation) Series 2021, a Funding Loan Agreement, a Project 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 Note; and other provisions in connection therewith. 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 25 in the official transcript.

Tab 5 Presentation, Discussion and Possible Approval of a motion to resubmit Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board for the Sandpiper Cove Apartments Project.

Presented by David Danenfelzer, Senior Director, Development Finance

Public Comment:

Miranda Sprague
Loia Wilkerson
Donald Ball
Ray Richardson
Bobken Simonians
Kimberly Brown
Ericka Bowman
David Wheaton

Ms. Rose made a motion to resubmit Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board for the Sandpiper Cove Apartments Project. Ms. Cardenas seconded the motion. Mr. Dietz asked for public comment and public comment was given. A vote was taken, and the motion passed with 3 votes in favor and 2 against.

See page 29 in the official transcript.

Tab 6 Review, Discussion and Possible Approval of the Annual Performance Review of the President of the Corporation and related actions.

The Board met in closed Executive Session to discuss personnel matters, as covered under Texas Government Code 551.074.

Ms. Cardenas made a motion to revisit this item until the following Board Meeting. Mr. Lemuel Williams seconded the motion. Mr. Dietz asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 98 in the official transcript.

Announcements and Closing Comments

Mr. Long and Board Members tentatively scheduled the next Board Meeting for September 15, 2021, at 10:30am.

Adjournment

Mr. Dietz adjourned the meeting at 1:14pm.

Respectfully submitted by _____
Rebecca DeLeon, Corporate Secretary

Tab 2

Presentation, Discussion and Possible Approval of the Annual Operating Budget
for the Fiscal Year Ending August 31, 2022.

Texas State Affordable Housing Corporation
Operating Budget
Fiscal Year 2022

	2021	2021	2022
	Budget	Actual	Budget
Revenues			
Single Family	\$ 7,759,000	21,556,535	19,692,000
Lending Program Revenue	1,951,000	4,838,211	6,251,000
Multifamily Program Revenue	695,000	758,879	1,203,000
Rental Program Income	618,000	623,286	1,237,000
Federal & State Grants	2,549,000	788,096	1,036,000
Grants, Donations & Other Awards	550,000	240,521	385,000
Land Bank Revenue	185,000	138,730	195,000
Servicing Revenue, Net of Subservicer Fees	116,000	99,928	96,000
Investment Revenue	750,000	1,093,306	1,535,000
	\$ 15,173,000	30,137,491	31,630,000
Expenditures			
Texas Housing Impact Fund	\$ 2,935,000	5,000,524	9,975,000
Affordable Communities of Texas	1,025,000	175,614	7,700,000
Other Program Expenditures	5,525,270	8,536,584	4,310,000
Salaries & Payroll Related Expenditures	3,500,000	3,571,440	4,300,000
Grants	600,000	916,000	1,825,000
Principal & Interest on Notes Payable	155,000	1,850,618	1,748,000
Professional Services	530,000	462,747	636,000
Marketing	149,000	102,137	180,000
Insurance	186,000	216,780	257,000
Travel & Meals	113,000	18,113	118,000
Furniture, Equipment, & Software	77,000	59,882	56,000
Building Maintenance	101,000	42,605	54,000
Professional Dues, Conferences & Training	46,000	33,548	56,000
Sponsorships	20,000	20,765	20,000
Communication	22,000	28,100	28,000
Bank Fees & Charges	15,000	17,608	19,000
Publications, Subscriptions & Other Office Exp	30,000	28,226	15,000
Freight, Delivery, & Postage	12,000	8,500	12,000
Printing & Office Supplies	9,000	6,486	5,000
	\$ 15,050,270	21,096,277	31,314,000
Net Income	\$ 122,730	9,041,214	316,000

Tab 3

Presentation, Discussion and Possible Approval of the Audit Committee Guidelines.

TEXAS STATE AFFORDABLE HOUSING CORPORATION FISCAL YEAR 2022 AUDIT COMMITTEE GUIDELINES

These guidelines are intended to define the purposes, membership, and responsibilities of the Audit Committee of the Texas State Affordable Housing Corporation (“the Corporation”).

I. PURPOSES

The Audit Committee is appointed by the Board of Directors to assist the Board in fulfilling its oversight responsibilities. The Audit Committee’s primary duties and responsibilities are to:

1. Monitor the integrity of the Corporation’s budgeting process, financial reporting process and systems of internal controls regarding finance, accounting, legal and ethics compliance.
2. Monitor the independence and performance of the Corporation’s independent financial auditors who shall report directly to the Audit Committee.
3. Facilitate communication among the independent auditors, management, the CFO, and the Board of Directors.
4. Monitor compliance by the Corporation and its directors, officers and employees with applicable laws, regulations, contracts, agreements, and grants and the Corporation’s code of ethics and conflict of interest policies.
5. Establish procedures for the receipt, retention and treatment of financial matters complaints and the confidential anonymous submission by employees regarding questionable accounting, fraud, or abuse.
6. Report on its activities to the Board of Directors.

The Audit Committee has the authority to conduct any investigation appropriate to fulfilling its responsibilities and it has direct access to the independent auditors as well as anyone at the Corporation. The Audit Committee has the ability to retain, at the Corporation’s expense, special legal, accounting, or other consultants or experts it deems necessary in the performance of its duties. However, it is not the duty or responsibility of the Audit Committee or its members to conduct auditing or accounting review procedures, and each member of the Audit Committee shall be entitled to rely on (i) the integrity of those persons and organizations within and outside the Corporation from which it receives information and (ii) the accuracy of the financial and other information provided to the Audit Committee by such persons or organizations.

II. COMPOSITON AND MEETINGS

The Audit Committee shall be comprised of four members, as determined by the Board of Directors, two of whom shall be directors of the Corporation. Any other board member will be eligible to serve as an alternate member of the Audit Committee and will serve if one of the other member Board directors is absent from the meeting. The Corporation's President and Chief Financial Officer will serve as Ad Hoc members of the Committee. The two-member board directors shall be free from any relationship that would interfere with the exercise of his or her independent judgment. All members of the Audit Committee shall have a basic understanding of finance and accounting and be able to read and understand fundamental financial statements, and at least one member of the Audit Committee shall have accounting or related financial management expertise.

Audit Committee members shall be appointed on recommendation by the full Board of Directors. If a Chair of the Audit Committee is not designated or present, the members of the Audit Committee may designate a Chair by majority vote of the Audit Committee.

A quorum for a meeting of the Audit Committee shall consist of at least three committee members, two of which must be Board members.

Audit Committee members will be reimbursed for travel and other actual and reasonable expenses incurred in the conduct of official Audit Committee business. No member of the Audit Committee may accept any additional consulting, advisory or other compensatory fee from the Corporation or other organization.

The Audit Committee shall meet a minimum of two times annually or more frequently if circumstances dictate.

III. RESPONSIBILITIES AND DUTIES

To carry out its purposes, the Audit Committee shall have the following duties and responsibilities:

Review Procedures

1. Review and assess the adequacy of these guidelines at least annually and submit any proposed changes to the Board of Directors for approval.
2. Review and approve the Corporation's proposed fiscal year operating budget and any amendments thereto for submission to the Board of Directors for approval.
3. Review and approve the audited financial statements and any amendments thereto for submission to the Board of Directors for approval. The review

should include discussion with management and independent auditors of significant issues regarding accounting and auditing principles, practices, and judgments.

4. In consultation with management, the CFO, and independent auditors, consider the integrity of the company's financial reporting processes and controls. Discuss significant financial and non-financial risk exposures and the steps management has taken to monitor, control, and report such exposures. Review significant findings prepared by the independent auditors together with management's responses.
5. Consider and approve, if appropriate, major changes to the Corporation's accounting principles as suggested by the independent auditors, management or CFO and any items required to be communicated by the independent auditors in accordance with Statement on Auditing Standards No. 115.

Independent Auditors

1. The independent auditors are ultimately accountable to the Audit Committee and the Board of Directors. The Audit Committee shall approve the appointment of auditors, review their independence, qualifications, and performance, and approve any discharge of auditors when circumstances warrant.
2. On an annual basis, the Audit Committee should review and discuss with the independent auditors all significant relationships they have with the Corporation that could impair the auditors' independence.
3. Prior to releasing the audit report, discuss the results of the audit with the independent auditors. Discuss certain matters required to be communicated to the Audit Committee in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Governmental Auditing Standards, issued by the Comptroller General of the United States and any other standards required by applicable federal or state law or regulation.
4. Review with the independent auditor any management letter provided by the auditor and the Corporation's response to that letter.

While the Audit Committee has the responsibilities and powers set forth in these guidelines, it is not the duty of the Audit Committee to plan or conduct audits or to determine that the Corporation's financial statements are complete and accurate and are in accordance with generally accepted accounting principles. This is the responsibility of management and the independent auditor. Nor is it the duty of the Audit Committee to conduct investigations, to resolve disagreements, if any, between management and the independent auditor or to assure compliance with laws and regulations.

Tab 4

Presentation, Discussion and Possible Approval of the Fiscal Year 2022
Investment Policy.

RESOLUTION NO. 21-__
TEXAS STATE AFFORDABLE HOUSING CORPORATION

**RESOLUTION TO APPROVE THE CORPORATION'S FISCAL
YEAR 2022 INVESTMENT POLICY**

WHEREAS, the Texas State Affordable Housing Corporation (“the Corporation”) has been duly created pursuant to the provisions of the Texas Business Organizations Code, as amended, Chapter 22 Non-Profit Corporations and under the authority of Subchapter Y, Chapter 2306 Texas Government Code, as amended (“the Act”), and the investment funds and bond proceeds of the Corporation are currently governed by the Investment Policy of the Corporation, adopted on May 12, 2021 (the “Current Investment Policy”); and

WHEREAS, the Corporation desires to approve the Fiscal Year 2022 Investment Policy of the Corporation, to be adopted on September 15, 2021 (the “Revised Investment Policy”), to make certain modifications to the Current Investment Policy;

WHEREAS, there has been presented to the Corporation and its counsel the proposed form of the Revised Investment Policy attached hereto as Exhibit A and which comprises a part of this Resolution:

WHEREAS, the Corporation finds the form of the Revised Investment Policy to be satisfactory and proper and hereby determines to proceed with the execution of such document and the taking of such other actions as may be necessary and appropriate in connection therewith; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Texas State Affordable Housing Corporation:

Section 1. Approval, Execution and Delivery of the Revised Investment Policy. That the Revised Investment Policy in the form presented to the Board of Directors at the meeting at which this Resolution was considered and attached hereto as Exhibit A is hereby approved.

Section 2. Execution and Delivery of Other Documents. That the officers of the Corporation are each hereby authorized to consent to, accept, execute and attest such certificates, documents, instruments, letters of instruction, written requests and other papers, whether or not mentioned herein, as may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution.

Section 3. Ratification of Certain Prior Actions. That all prior actions taken by or on behalf of the Corporation in connection with the Revised Investment Policy are hereby authorized, ratified, confirmed and approved.

Section 4. Purposes of Resolution. That the Board of Directors of the Corporation has expressly determined and hereby confirms that the execution of the Revised Investment Policy accomplishes a valid public purpose of the Corporation.

Section 5. Conflicting Prior Actions. That all orders, resolutions, or any actions or parts thereof of the Board of Directors of the Corporation in conflict herewith are hereby expressly repealed to the extent of any such conflict.

Section 6. Effective Date. That this Resolution shall be in full force and effect from and upon its adoption.

APPROVED AND EFFECTIVE this 15th day of September 2021.

TEXAS STATE AFFORDABLE HOUSING
CORPORATION

William Dietz, Jr., Chair
Texas State Affordable Housing Corporation

ATTEST:

Rebecca DeLeon, Secretary
Texas State Affordable Housing Corporation



INVESTMENT POLICY

Fiscal Year 2022

TEXAS STATE AFFORDABLE HOUSING CORPORATION

INVESTMENT POLICY

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TEXAS STATE AFFORDABLE HOUSING CORPORATION

INVESTMENT POLICY

I. POLICY

It is the policy of Texas State Affordable Housing Corporation (the “Corporation”) to invest public funds in a manner which will fulfill, by priority, the following objectives:

- A. Safety of principal.
- B. Sufficient liquidity to meet the Corporation's cash flow needs.
- C. Diversification to reduce market and credit risk.
- D. A market rate of return for the risk assumed; and
- E. Compliance with all applicable state statutes governing the investment of public funds, including (i) the Corporation's enabling legislation, Texas Government Code, Section 2306, Subchapter Y, (ii) the Public Funds Investment Act (the “Act”), Texas Government Code, Section 2256, and (iii) any other applicable law.

II. SCOPE

This Investment Policy (“Policy”) applies to all financial assets of the Corporation, except for any promissory notes payable to the Corporation. A separate portfolio is created for surplus bond funds which are received because of the early redemption of bonds. The long-term nature of these funds requires a distinct portfolio for the purpose of investment. The purpose of the funds is directed solely towards investment income. The fund's investment shall be in full compliance with all applicable state statutes governing the investment of public funds, including (i) the Corporation's enabling legislation, Texas Government Code, Section 2306, Subchapter Y, and (ii) the Public Funds Investment Act (the “Act”), Texas Government Code, Section 2256.

III. PRUDENCE

- A. Prudent Person Standard - Investments shall be made with judgment and care under circumstances then prevailing which persons of prudence, discretion, and intelligence exercise in the management of their own affairs; not for speculation, but for investment, considering the probable safety and liquidity of their capital as well as the probable income to be derived.
- B. The standard of prudence to be used by the Investment Officer shall be the “prudent person” standard and shall be applied in the context of managing an overall portfolio.

Investment Officers (hereinafter defined) acting in accordance with the Policy and written procedures and exercising due diligence shall be relieved of personal liability for an individual security's credit risk or market price changes, provided that deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

IV. OBJECTIVES

The investment portfolio shall be designed with the objective of obtaining reasonable yield throughout budgetary and economic cycles commensurate with the Corporation's investment risk constraints and cash flow needs. A maximum dollar-weighted average maturity (WAM) will be two years which is based on the historic cash flows. The benchmarks for risk in the portfolio shall be the one-year and two-year U.S. Treasury Notes mirroring that WAM. The following are the primary objectives of investment activities in order of priority:

A. Safety of Principal

Preservation and safety of principal is the foremost objective of the investment program. Investments of the Corporation shall be undertaken in a manner that seeks to ensure the preservation of capital. The principal will be protected by limiting credit risk through purchase of high credit quality securities and limiting interest rate risk through a structured portfolio which addresses projected cash flow requirements.

B. Liquidity

Liquidity risk is the risk that funds will not be available to pay liabilities or the inability to sell a security for needed cash. To protect liquidity needs the Corporation will prepare a cash flow analysis to direct investments and limit its maximum final stated maturity to three years for non-surplus funds. The Corporation's investment portfolio shall contain a liquidity buffer to meet all unanticipated cash flow needs. In addition, securities with active secondary or resale markets will be used to meet unanticipated liabilities.

C. Diversification

The Corporation shall diversify its portfolio to eliminate the risk of loss resulting from over-concentration of assets in a specific maturity, a specific issuer, or a specific class of investments. Investment shall always be selected that provide for stability of income and reasonable liquidity.

D. Yield

The Corporation's investment portfolio shall be designed with the objective of attaining a reasonable market yield throughout budgetary and economic cycles,

taking into account the investment risk constraints and cash flow needs of the Corporation. Return on investment is of less importance than the safety and liquidity of the investments. Reasonable yield shall be obtained through competitive bidding on all transactions and comparative analysis of all market alternatives available within the parameters of this Policy.

V. INVESTMENT STRATEGY

- A. The Corporation may commingle its operating funds for maximum investment efficiency and economy of scale. Interest will be distributed as applicable among the funds. The authorized securities, investments or pools utilized for this portfolio will be of the highest credit quality and marketability supporting the Corporation's objectives of safety, liquidity, diversification, and yield.
- B. Securities, when not matched to a specific liability, will be short-term and of a liquid nature to provide adequate cash flow for the Corporation. The portfolio shall be diversified to protect against credit and market risk in any one sector. Diversification requirements can be fully met through use of an authorized pool. The weighted average maturity on the pooled investment group will be no greater than two years. Because the funds are pooled for investment purposes, the portfolio will address the varying needs of all funds in the pooled fund.
- C. Surplus funds of the Corporation may be invested in certain longer-term investments than those authorized for operating funds, as described in this paragraph. The maximum stated maturity ~~(from the date of investment of such surplus funds) of such investments~~ will be thirty (30) years. The permitted longer-term investments are pass-through mortgage-backed securities guaranteed by GNMA (Government National Mortgage Association), FNMA (Federal National Mortgage Association) or FHLMC (Federal Home Loan Mortgage Corporation) and authorized as program investments under the Corporation's bond issues. Investment of surplus funds includes transfers to the Corporation of surplus investments released from a bond trust indenture established to secure bonds of the Corporation.

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VI. DELEGATION OF AUTHORITY AND RESPONSIBILITY

A. Board of Directors

- 1. The Board of Directors of the Corporation (the "Board") shall establish the Corporation's Investment Policy, strategies and objectives, review and adopt the Policy and Strategies in accordance with State law annually, obtain such expert advice and assistance with respect to its actions as is necessary to exercise its responsibilities prudently, and monitor the actions of staff and advisors to ensure compliance with this Policy. It is the Board's intention that this Policy be carried out by those persons who are qualified and competent in their areas of expertise.

The Board shall also review and adopt the list of eligible broker/dealers annually and shall receive and review the quarterly investment report. The Board shall designate the Corporation's Investment Officer(s). Authority granted to a person to invest the Corporation's funds shall remain effective until rescinded by the Board or the termination of the Investment Officer's employment by the Corporation. The Board shall also provide for the training required for Investment Officers.

2. The delegation of authority as provided below in no way diminishes the Board's ultimate responsibility as the funds' fiduciary.
3. Each member of the Board shall attend at least one training session relating to the person's responsibilities under the Act within six months after taking office or assuming duties. Training under this section may be provided by the Texas Higher Education Coordinating Board and include investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, compliance with the Act and compliance with this Policy.

B. Investment Officer(s)

1. The authority to manage the Corporation's investment program is granted to the President. The President may delegate the responsibility for the operation of the investment program to the Chief Financial Officer and Controller as the Corporation's designated "Investment Officers".
2. The Investment Officer shall be responsible for all transactions undertaken and shall establish internal controls to regulate the activities of subordinate officials. Procedures should include reference to safekeeping, delivery vs. payment, investment accounting, repurchase agreements, wire transfer agreements, collateral/depository agreements and banking service contracts. Such procedures may include explicit temporary delegation of authority to persons responsible for investment transactions.
3. The Investment Officer shall establish written procedures for the operation of the investment program consistent with this Policy.
4. The Investment Officer shall attend ten (10) hours of training within twelve (12) months of assuming the position and every two fiscal years thereafter. Training is to include investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with the Act.
5. The Investment Officer may temporarily delegate investment responsibilities to subordinate staff. Subordinate staff members must have a clear understanding of their authority and responsibilities to avoid improper actions.
6. No person may engage in an investment transaction except as provided under the terms of this Policy and the procedures established by the Investment Officer.

VII. ETHICS AND CONFLICT OF INTEREST

- A.** If an Investment Officer of the Corporation has a personal or business relationship with a business organization offering to engage in an investment transaction with the Corporation (as described in Section 2256.005(i) of the Act), the Investment Officer shall file a statement disclosing that personal business interest with the Board and the Texas Ethics Commission.
- B.** An Investment Officer who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the Corporation shall file a statement disclosing that relationship with the Board and the Texas Ethics Commission.

VIII. AUTHORIZED BROKER/DEALERS AND FINANCIAL INSTITUTIONS

- A.** The Corporation shall maintain a list with a minimum of three qualified broker/dealers authorized to engage in investment transactions with the Corporation. This list of qualified broker/dealers shall be reviewed, revised, and adopted at least annually by the Board.
- B.** Broker/dealers shall, at a minimum, provide information as required by the Investment Officer and provide evidence of Financial Industry Regulatory Agency (FINRA) membership. Information on the broker/dealers shall be maintained by the Investment Officer or non-discretionary Investment Adviser. The Corporation shall assure that every Corporation authorized broker/dealer is provided a current copy of the Corporation's Investment Policy.
- C.** Financial institutions used for time and demand deposits do not need the prior approval of the Board. The nature of competition for rates in financial institutions within Texas prohibits foreknowledge of applicable financial institutions. These institutions shall, however, fulfill all remaining requirements for authorization including depository/collateral contracts, as applicable.
- D.** Any business organization (defined as pools and contracted discretionary investment advisers) offering to engage in an investment transaction with the Corporation shall be provided a copy of this Policy for review and certification of that review (PFIA 2256.005(k)). Material changes to the Policy will require re-certification. The Corporation will utilize only a non-discretionary investment adviser to assure that cash-flow is monitored and protected.

A certification for business organizations in a form acceptable to the Corporation shall affirm that the business organization:

1. Has received and reviewed this Policy; and
2. Acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions that are not authorized by this Policy, except to the extent that this authorization is

dependent on an analysis of the makeup of the entire portfolio or requires an interpretation of subjective investment standards.

E. The Investment Officer of the Corporation may not transact any business from a business organization (pool) which has not delivered the signed certification to the Corporation.

F. The brokerage subsidiary of the Corporation's depository banking services bank shall not be used for purchase of securities in order to perfect delivery versus payment (DVP) unless that DVP process can be clearly documented by the firm on all confirmations.

G. No less than every five years, the Corporation shall, through a competitive process chose a banking services institution to serve as its primary depository and a custodian for Corporation owned securities.

IX. AUTHORIZED INVESTMENTS

A. Notwithstanding any grant or program limitations to the contrary, the following are authorized investments of the Corporation:

1. Obligations of the U.S. Government, its agencies and instrumentalities including pass-through mortgage-backed and collateralized mortgage obligations (CMOs). In all but the Surplus Funds:

a. Debentures shall have a stated maturity not to exceed three (3) years and-

b. Pass-through mortgage-backed securities and CMOs shall have a stated maturity (i) not to exceed ten (10) years and (ii) shall pass the Federal Reserve's *bank shock test*.

Surplus funds are authorized to be invested in pass-through mortgage-backed securities with a maximum maturity of 30 years as described in Section V.C. above.

2. Depository Certificates of Deposit issued by any state or national bank doing business in the State of Texas or a credit union doing business in the State of Texas to include the CDARS program as defined by the Act and are:

a. Guaranteed or insured by the Federal Deposit Insurance Corporation (FDIC) or its successor or the National Credit Union Insurance Fund or its successor.

b. Secured by obligations of the US Government, its agencies and instrumentalities as further defined in this Policy; and

c. Have a stated maturity not to exceed one year.

3. **Fully collateralized repurchase agreements** and reverse repurchase agreements which:
- a. Have a defined termination date and are executed under the terms of a written Master Repurchase Agreement.
 - b. Are secured by collateral defined in this Policy and held by an independent safekeeping agent approved by the Corporation.
 - c. Require that the securities being purchased be held in the Corporation's name by an independent custodian approved by the Corporation; and
 - d. Are executed with a primary government securities dealer, as defined by the Federal Reserve.

The term of any reverse security repurchase agreement may not exceed 90 days after the date of the reverse. Money received by the Corporation from the reverse security repurchase agreement may be used to acquire authorized investments, but the maturity date of the investment acquired must not be later than the expiration date of the reverse.

4. **AAA-rated, SEC registered money market mutual funds.**
- a. A money market mutual fund is an authorized investment if the fund:
 - i. Is registered with and regulated by the Securities and Exchange Commission.
 - ii. Has a dollar-weighted average stated maturity of 60 days or fewer; and
 - iii. Includes in its investment objectives the maintenance of a stable net asset value of \$1 for each share.
 - b. The Corporation is not authorized to invest its funds or funds under its control in any money market mutual fund in an amount that exceeds 10 percent of the total assets of the mutual fund.
5. **Commercial Paper.** Commercial paper is an authorized investment if it:
- a. Has a stated maturity of two hundred-seventy (270) days or fewer; and
 - b. Is rated not less than A-1/P-1 or equivalent by at least two nationally recognized credit rating agencies,
6. **Uncollateralized Guaranteed Investment Contracts.** For funds that are pledged under a trust indenture for bonds issued by the Corporation, investment securities

that are permitted under the terms of such trust indenture, including, but not limited to, uncollateralized investment agreements.

7. **Texas Local Government Investment Pools.** Permitted constant dollar investment pools, as defined by the Act, are authorized under this policy if the investment pool:
 - a. Is created to function as a money market mutual fund, marks its portfolio to market daily and strives to maintain a \$1 net asset value.
 - b. If it is rated not less than AAA or V-1 or equivalent rating by at least one nationally recognized rating service.
 8. **State and Municipal Obligations.** Obligations of any state and their subdivisions rated A, or better, by at least one nationally recognized rating agency with a stated maturity not to exceed three years.
 9. **FDIC Insured Brokered Certificate of Deposit Securities. Brokered Certificate of Deposit Securities** from banks in any US state, delivered versus payment to the Corporation's safekeeping depository, not to exceed one year to maturity. Before purchase, the Investment Officer or Investment Adviser must verify the status of the bank on www.fdic.gov to assure that the bank is FDIC insured.
 10. **AAA-Rated. SEC Registered Ultra Short-Term Duration Funds** if the mutual fund has an average weighted maturity of less than two years; and a) if the fund has a duration of one year or more is invested exclusively in obligations approved by this Policy; or b) if the fund has a duration of less than one year the investment portfolio is limited to investment grade securities, excluding asset-backed securities.
- B.** No additional securities or investments are authorized for Corporation use until this Policy has been amended and the amended policy has been adopted by the Board.
- C.** All investment transactions shall require competitive bidding.
- D.** To minimize loss of principal, securities which are downgraded in credit or become unauthorized after purchase should be monitored daily and may be sold prior to maturity after a prudent analysis of market conditions.
- E.** Security swaps may be utilized for improvement in the quality, yield, or target duration in the portfolio but only if analysis proves a positive horizon value for the swap.
- F.** Any investment held prior to changes in this Policy that does not meet the guidelines of this Policy shall be exempted from the requirements of this Policy. The Corporation is not required to liquidate investments that were authorized at the time of purchase (Act Section 2256.017). However, at maturity or liquidation, such monies shall be reinvested only as provided by this Policy.

X. OTHER INVESTMENT POWERS.

In accordance with Section 2256.024(a) of the Act, the investment authority set forth in Section IX of this Policy is in addition to that granted to the Corporation by other applicable law. In accordance with Section 2256.024(b) and (c) of the Act, the Corporation may invest in mortgage pass-through certificates and individual mortgage loans that are originated in connection with authorized housing bond programs of the Corporation, subject to any limitations otherwise set forth in this Policy.

XI. UNAUTHORIZED INVESTMENTS

The following are not authorized investments:

- A. Interest only obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal (IO).
- B. Principal only obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest (PO); and
- C. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years, except as otherwise authorized under this Policy.
- D. Inverse floating collateralized mortgage obligations, the interest rate of which is determined by an index that adjusts opposite to the changes in a market index (Inverses).

XII. DIVERSIFICATION

The Corporation will diversify its investments by security type and institution. With the exception of U.S. Treasury securities, no more than 50% of the Corporation's total investment portfolio will be invested in a single security type or single issuer. General diversification parameters will include:

<u>Type of Obligation</u>	<u>Maximum Percentage of Total Portfolio</u>
U.S. Obligations	80%
Obligations of U.S. Agencies	80%
Certificates of Deposit (total)	60%
Certificates of Deposit (by institution)	15%
Repurchase Agreements	30%
Money Market Mutual Funds	25%
Commercial Paper (total)	30%
Commercial Paper (by issuer)	10%
Local Government Pool	75%
Banking Accounts	80%

XIII. EFFECT OF LOSS OF REQUIRED RATING

An investment that requires a minimum rating under this Policy does not qualify as an authorized investment during the period the investment does not meet or exceed the minimum rating. The Corporation shall take prudent measures that are consistent with its Policy to evaluate possible liquidation of an investment that does not meet or exceed the minimum rating as market conditions dictate (Act Section 2256.021).

The Investment Officer or Investment Adviser shall monitor, on no less than a weekly basis, the credit rating on all authorized investments in the portfolio based upon independent information from a nationally recognized rating agency. If any security falls below the minimum rating required by Policy, the Investment Officer or Investment Adviser shall notify the President of the loss of rating, conditions affecting the rating and possible loss of principal with liquidation options available, within two weeks after the loss of the required rating.

XIV. COLLATERALIZATION

Collateralization will be required on all time and demand accounts above FDIC insurance levels and on repurchase agreements. To anticipate market changes and provide a level of security for all funds, the collateralization margin level will be 102%.

- A.** For time and demand deposits the following securities are authorized as pledged collateral. Preference to be given to pledged securities over letters of credit:
1. Obligations of the United States or its agencies and instrumentalities including mortgage-backed securities meeting the bank test.
 2. Direct obligations of the State of Texas or its agencies and instrumentalities.
 3. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of Texas or the United States or their respective agencies and instrumentalities; and
 4. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.
 5. FHLB Letters of Credit
- B.** For repurchase agreements, obligations of the U.S. Government, its agencies and instrumentalities including mortgage-backed securities are authorized as collateral owned under the transaction. A letter of credit is not authorized for repurchase agreements.

- C. Collateral for time and demand accounts shall always be held in safekeeping by an independent third party with whom the Corporation has a current custodial agreement executed under the terms of FIRREA (time and demand deposits). A clearly marked evidence of pledge or ownership must be supplied to the Corporation and retained. The Corporation shall grant the right of collateral substitution, subject to receiving prior approval from the Investment Officer.
- D. It shall be the contractual liability of the counterparty pledging or selling the securities to monitor and maintain the appropriate 102% margin daily.
- E. The custodian of the collateral shall provide an independent, detailed listing of the collateral on a monthly basis directly to the Corporation.
- F. Any pooled collateral program proposed to the Corporation shall be reviewed by the Investment Officer(s) for risk/reward, but approval of the collateral pool will be by the Board.

XV. SAFEKEEPING AND CUSTODY

All securities owned by the Corporation will be held by an independent third-party custodian approved by the Corporation and under a current custody agreement.

All security transactions will be executed on a Delivery vs. Payment (DVP) basis. This ensures that securities are deposited prior to the release of funds. Securities will be held by an independent third-party custodian and evidenced by safekeeping receipts.

XVI. INTERNAL CONTROLS

A. Internal Controls

The Investment Officer is responsible for establishing and maintaining internal controls to ensure that the assets of the Corporation are protected from loss, theft, or misuse. The internal controls shall address the following points:

1. Control of collusion,
2. Separation of transaction authority from accounting and record keeping.
3. Custodial safekeeping.
4. Clear delegation of authority to subordinate staff members.
5. Written confirmation of all transactions.

In developing controls, the concept of reasonable assurance recognizes that:

1. The cost of control should not exceed the benefits likely to be derived; and
2. The valuation of costs and benefits requires estimates and judgments by management.

B. Compliance Audit

At least once every two years, the Corporation shall arrange for a compliance audit of management controls on investments and adherence to this Policy and the Act.

1. The compliance audit shall be performed by the Corporation's internal auditor or by a private auditor.
2. The results of the audit performed under this section shall be presented to the Board.
3. The Corporation shall report the results of the audit performed under this section to the Office of the State Auditor not later than January 1 of each even-numbered year. The report shall be prepared in a manner as prescribed by the Office of the State Auditor.
4. The Corporation shall also report to the Office of the State Auditor other information the state auditor determines necessary to assess compliance with laws and policies applicable to the Corporation's investment.

C. Wire Transfers

All wire transfers will be transacted under a written agreement and, if possible, require two signoffs. This agreement shall delineate controls, security provisions, and responsibilities of each party.

D. Monitoring FDIC Insurance

The Investment Officer or Investment Adviser shall monitor, on no less than a weekly basis, the status and ownership of all banks issuing brokered CDs owned by the Corporation based upon information from the FDIC. If any bank has been acquired or merged with another bank in which brokered CDs are owned, the

Investment Officer or Investment Adviser shall immediately liquidate any brokered CD which places the Corporation above the FDIC insurance level.

XVII. REPORTING

A. Quarterly Reports

At least quarterly, the Investment Officer shall prepare and present to the Board an investment report, including a summary that provides a clear picture of the status of the current investment portfolio and transactions made over the last quarter. This investment report will be prepared in a manner, which will allow the Board to ascertain whether investment activities during the reporting period have conformed to the Policy. The report must:

1. Describe in detail the investment position on the date of the report.
2. Be prepared jointly by all Investment Officers.
3. Be signed by each Investment Officer.
4. Be prepared in compliance with Generally Accepted Accounting Principles (GAAP) for each fund that states:
 - a. The stated maturity date and call or reset date of each security.
 - b. The book value and market value of each security at the beginning and end of the reporting period by type and market sector.
 - c. Additions and changes in market value during the period.
 - d. Fully accrued interest and total earnings for the reporting period.
 - e. State the fund or pooled group for which each individual investment was acquired; and
5. State the compliance of the investment portfolio as it relates to the investment strategy expressed in this Policy and the Act.

B. Audit Report

An independent auditor shall formally review the investment reports prepared by the Investment Officer under this Policy at least annually and that auditor shall report the result of the review to the Board.

C. Performance Standards

The investment portfolio will be managed in accordance with the parameters specified within this Policy and the cash flow analysis. The maximum dollar weighted average maturity of the portfolio is one year. To measure performance and the level of risk in the portfolio, the benchmarks of the six-month and one-year Treasury Bills for the comparable period will be reported quarterly.

D. Market Value

The Investment Officer will obtain market prices used to calculate market value from independent, recognized published sources or from other qualified professionals.

E. Changes to Public Funds Investment Act

The Investment Officer shall present to the Board a report on changes to the Act no later than 180 days after the last regular session of the legislature.

XVIII. INVESTMENT POLICY ADOPTION

The Investment Policy shall be reviewed and adopted by resolution of the Board at least annually. The Board must approve and adopt any amendments made thereto. The Board shall adopt by written resolution a statement that it has reviewed the investment policies and strategies and note any changes made.

Tab 5

Presentation, Discussion and Possible Approval of the Fiscal Year 2022
Broker Listing.

**Texas State Affordable Housing Corporation
Authorized Broker/Dealer List
Fiscal Year 2022**

The authorized broker/dealer list for Texas State Affordable Housing Corporation is shown below. Each of these firms, and the individual broker/dealer covering the account, has been or will be sent the Investment Policy.

The Corporation's Investment Policy establishes specific criteria for the broker/dealers and requires that the list of broker/dealers be approved annually by the Board. Patterson & Associates maintains the brokerage compliance files for the Corporation.

When any material changes are made to the Investment Policy the new Policy will be sent to each individual broker on the authorized broker/dealer list.

1. Bank of America/Merrill Lynch
2. FHN Financial
3. StoneX Group
4. Mizuho Securities
5. Morgan Stanley
6. Mutual Securities
7. Piper Sandler
8. Raymond James
9. RBC Capital
10. Stifel Nicolaus
11. Wells Fargo
- ~~12.~~ ~~Vining Sparks~~
- ~~13.~~ Cantor Fitzgerald
- ~~14.~~ Incapital
- ~~15.~~ Oppenheimer
- ~~16.~~ ~~TradeWeb~~
- ~~15.~~ Great Pacific Securities
- ~~16.~~ BOK Financial
- ~~17.~~ Siebert Williams Shank & Co.
- ~~18.~~ UBS
- ~~19.~~ Goldman Sachs
- ~~20.~~ Jefferies
- ~~21.~~ JP Morgan
- ~~22.~~ Moreton Capital Markets
- ~~23.~~ Robert W. Baird

Tab 6

Review, Discussion and Possible Approval of the Annual Performance
Review of the President of the Corporation and related actions.