



September Board Meeting

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

Tuesday, September 27, 2022
10:30 a.m.

**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 27, 2022
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 August 16, 2022. |
| Tab 2 | Presentation, Discussion and Possible Approval of a Resolution Regarding the Application for and Conversion of Reservation for Allocation of Private Activity Bonds to Mortgage Credit Certificates and Containing Other Matters Incident and Related Thereto (2020 and 2021 carryforward and 2022 annual allocation). |
| Tab 3 | Presentation, Discussion and Possible Approval of a Resolution authorizing the issuance of Texas State Affordable Housing Corporation Multifamily Housing Revenue Bonds (Bluff View Apartments), Series 2022A and Series 2022B, an Indenture of Trust, a Loan Agreement, a Bond Purchase 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 bonds; and other provisions in connection therewith. |

- Tab 4 Presentation, Discussion and Possible Approval of the Guidelines, Scoring Criteria and Targeted Housing Needs for the Allocation of Qualified Residential Rental Project Tax Exempt Bonds under the Multifamily Housing Private Activity Bond Program Request for Proposals and the 501(c)(3) Bond Program Policies for Calendar Year 2023.
- Tab 5 Presentation, Discussion and Possible Approval to Publish for Public Comment, the Texas Foundations Fund: Disaster Recovery Guidelines.
- Tab 6 Presentation and Discussion of the Texas State Affordable Housing Corporation's Fiscal Year 2022 and 2023 Strategic Plans.

CLOSED MEETING:

Consultation with legal counsel on legal matters – Texas Government Code § 551.071

Deliberation regarding purchase, exchange, lease, or value of real property – Texas Government Code § 551.072

Deliberation regarding prospective gift or donation to the state or Texas State Affordable Housing Corporation – Texas Government Code § 551.073

Personnel Matters – Texas Government Code § 551.074

Implementation of security personnel or devices – Texas Government Code § 551.076

Other matters authorized under the Texas Government Code

ACTION ITEMS IN OPEN MEETING:

Action in Open Meeting on Items Discussed in Closed Executive Session

ANNOUNCEMENTS AND CLOSING COMMENTS

ADJOURN

A Board member of the Corporation may participate in a Board meeting by video conference pursuant to Section 551.127 of the Texas Government Code. A quorum of the Board will meet at the Texas State Affordable Housing Corporation's headquarters located at 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.

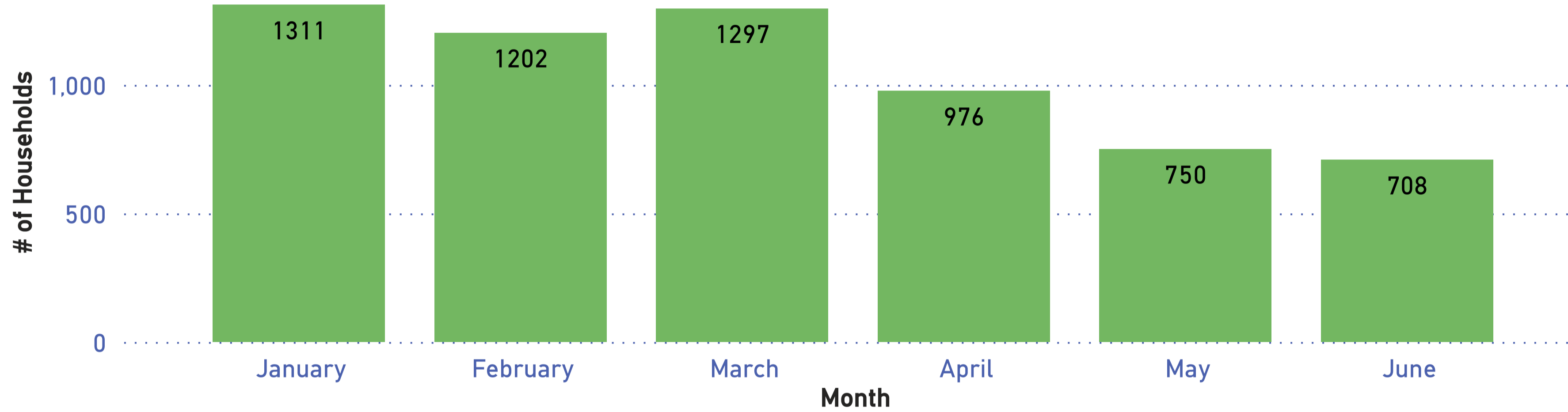
Section 46.035 of the Texas Penal Code prohibits handgun licensees from carrying their handguns at government meetings such as this one. This prohibition applies to both concealed carry and open carry by handgun licensees. Handgun licensees are required by law to refrain from carrying their handguns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

President's Report

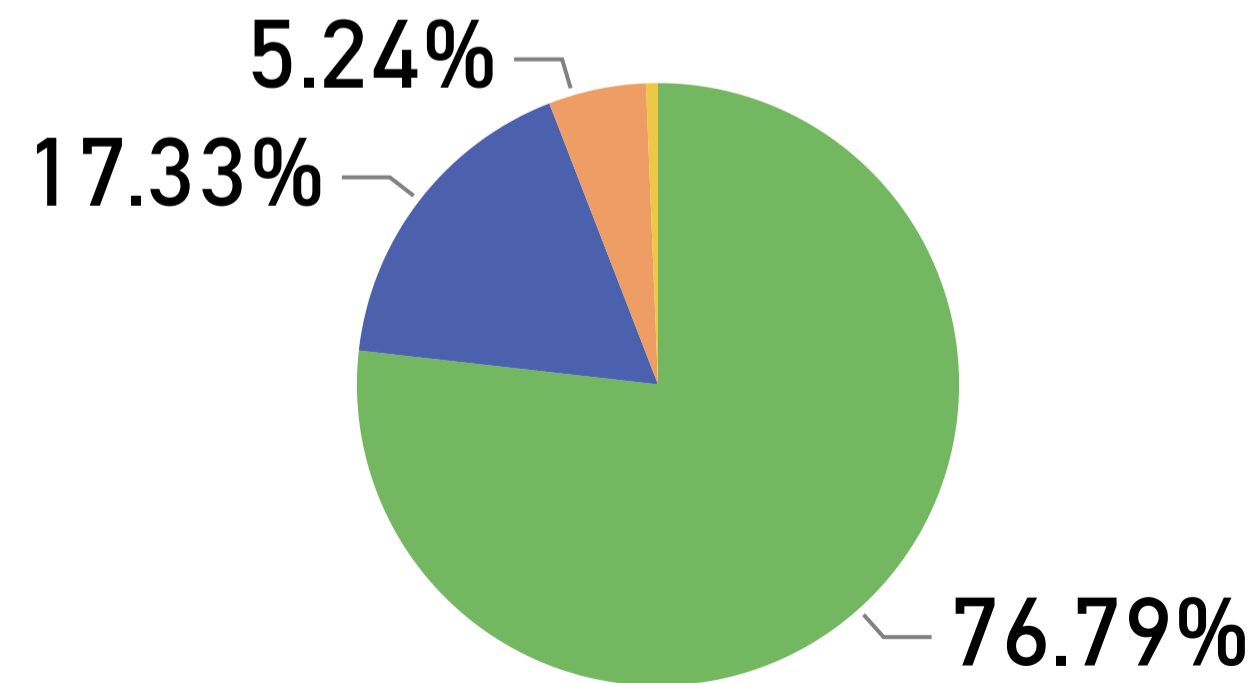
Tab A
Homeownership Finance Report

of Households by Month



Loan Type

- FHA - Purchase
- Conv. - Purch.
- VA - Purchase
- USDA-RHS Purch.



67.96K
Average Annual Income

234K
Average of Loan Amount

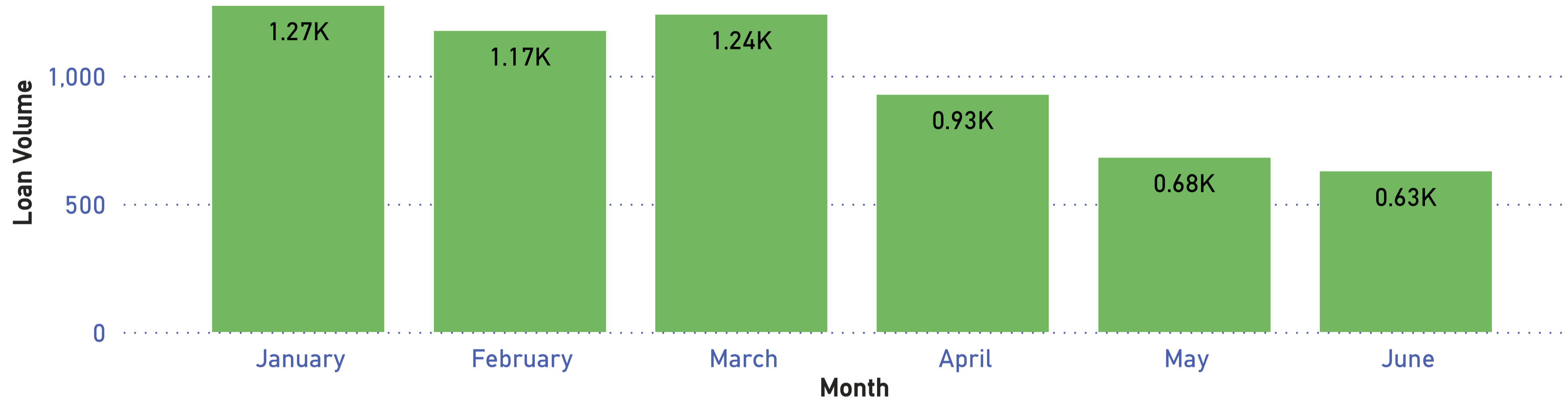
5.07%
Average Interest Rate

690
Average Credit Score

6244
Households Served

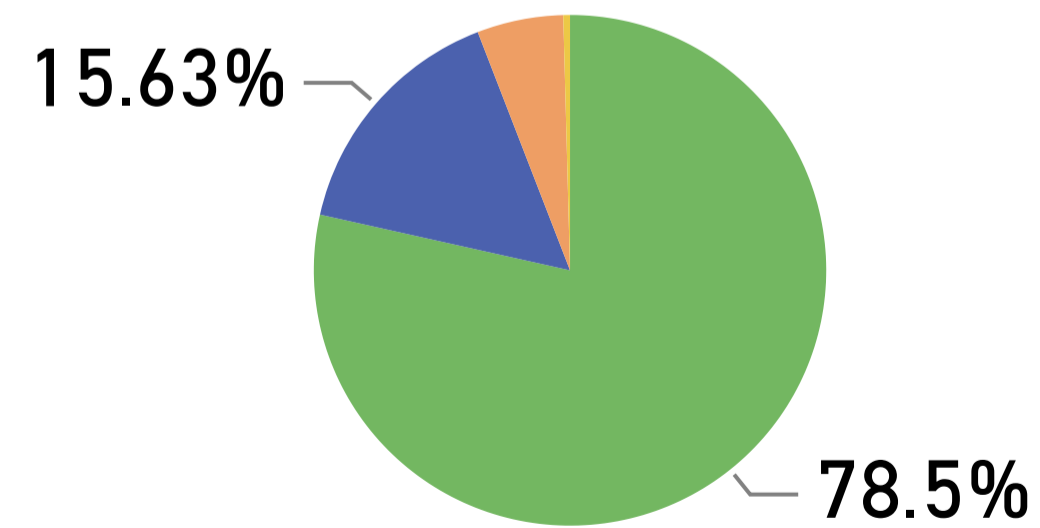
2
Average Household Size

Loan Volume by Month



Loan Type

- FHA - Purch...
- Conv. - Purch.
- VA - Purchase
- USDA-RHS ...



\$8,502

Average DPA Awarded

\$50,305,871

Total DPA Awarded

68.52K

Average Annual Income

234K

Average Loan Amount

1387M

Total Loan Volume

5917

Households Served

5.10%

Average Interest Rate

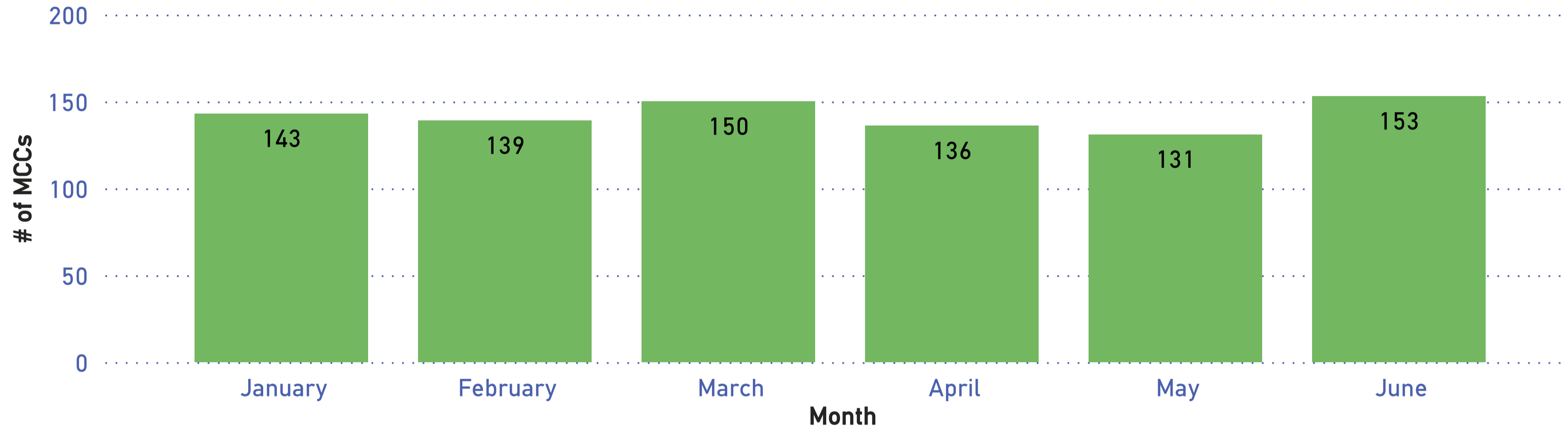
689

Average Credit Score

2

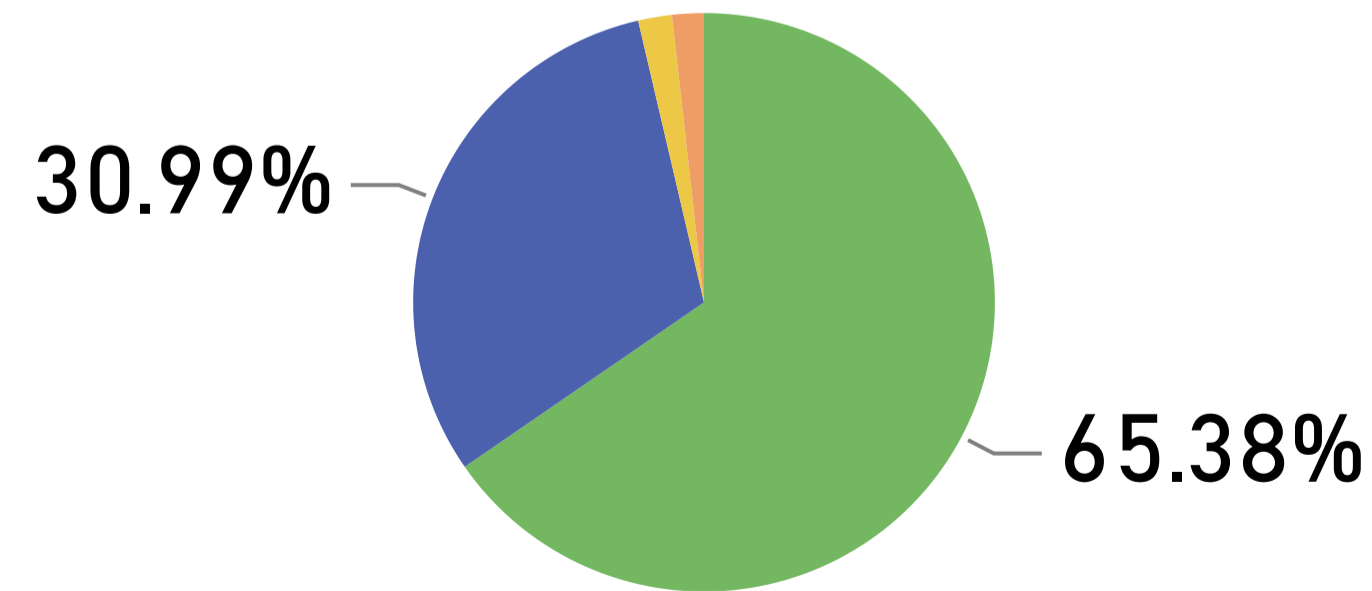
Average Household Size

of MCCs by Month



Loan Type

- FHA - Purchase
- Conv. - Purch.
- USDA-RHS Purch.
- VA - Purchase



60.85K

Average Annual Income

230K

Average of Loan Amount

4.87%

Average Interest Rate

699

Average Credit Score

852

Issued MCCs

2

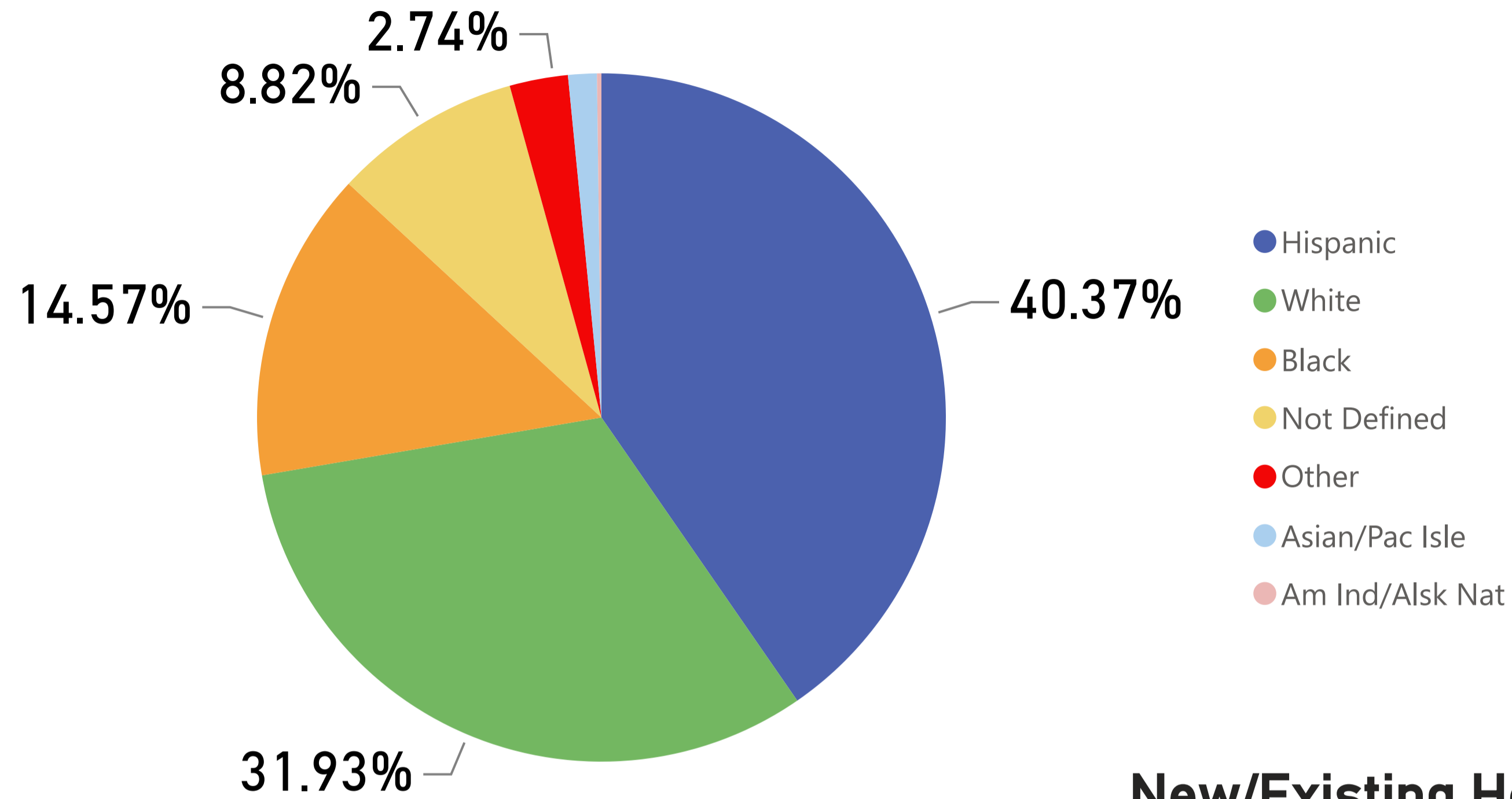
Average Household Size

Professions

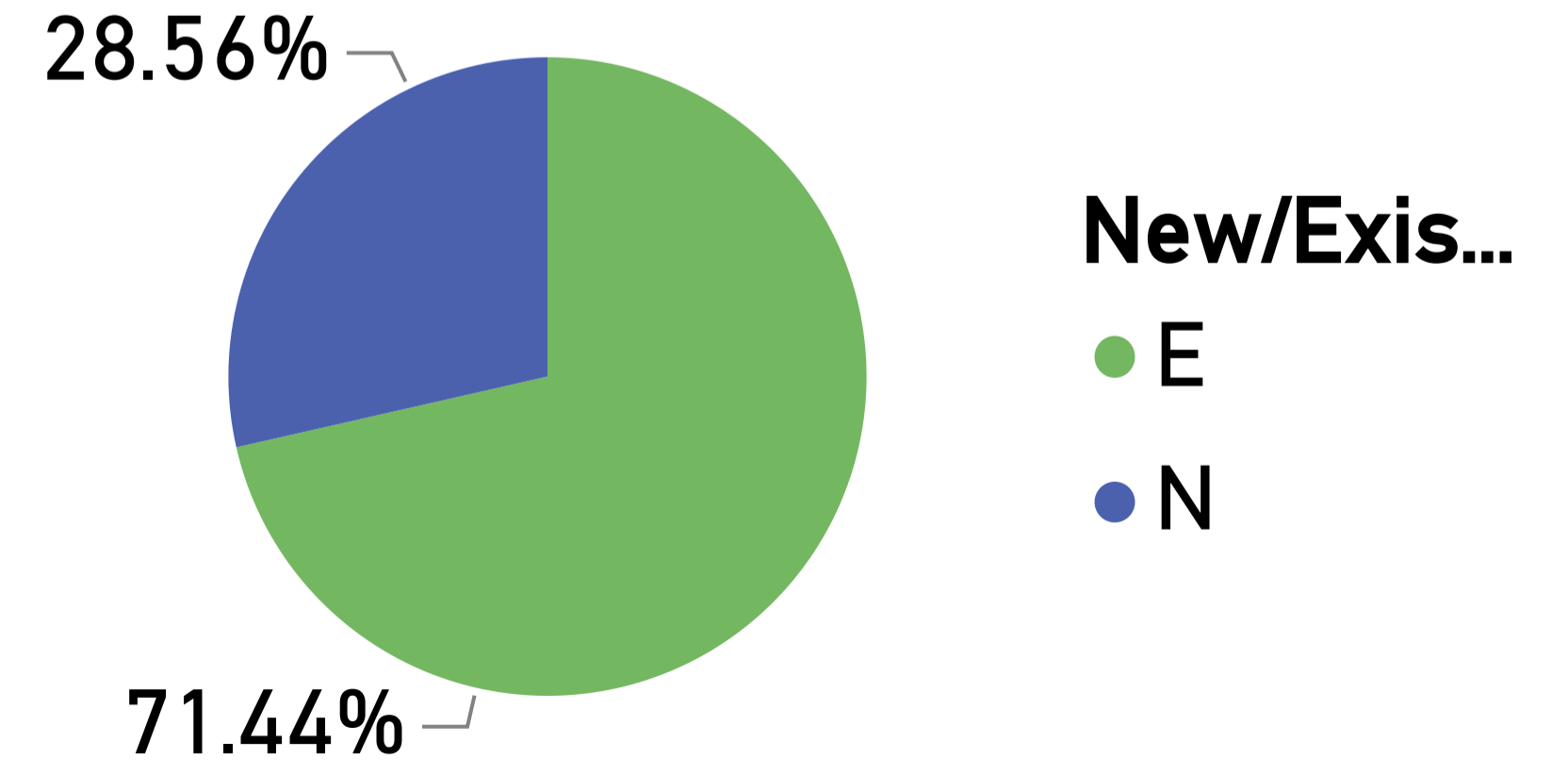
Occupation % of Total

Occupation	% of Total
Other	85.58%
Teacher	5.72%
Veteran	2.68%
Active Military	1.21%
Peace Officer	0.99%
Prof Nurse Fac	0.83%
Fire Fighter	0.73%
Corrections Off	0.66%
Public Sec Off	0.29%
Allied Hlth Fac	0.28%
Sch Counselor	0.28%
Teacher Aide	0.27%
EMS Personnel	0.27%
County Jailer	0.13%
School Nurse	0.06%
Sch Librarian	0.02%
Total	100.00%

Household Ethnicity



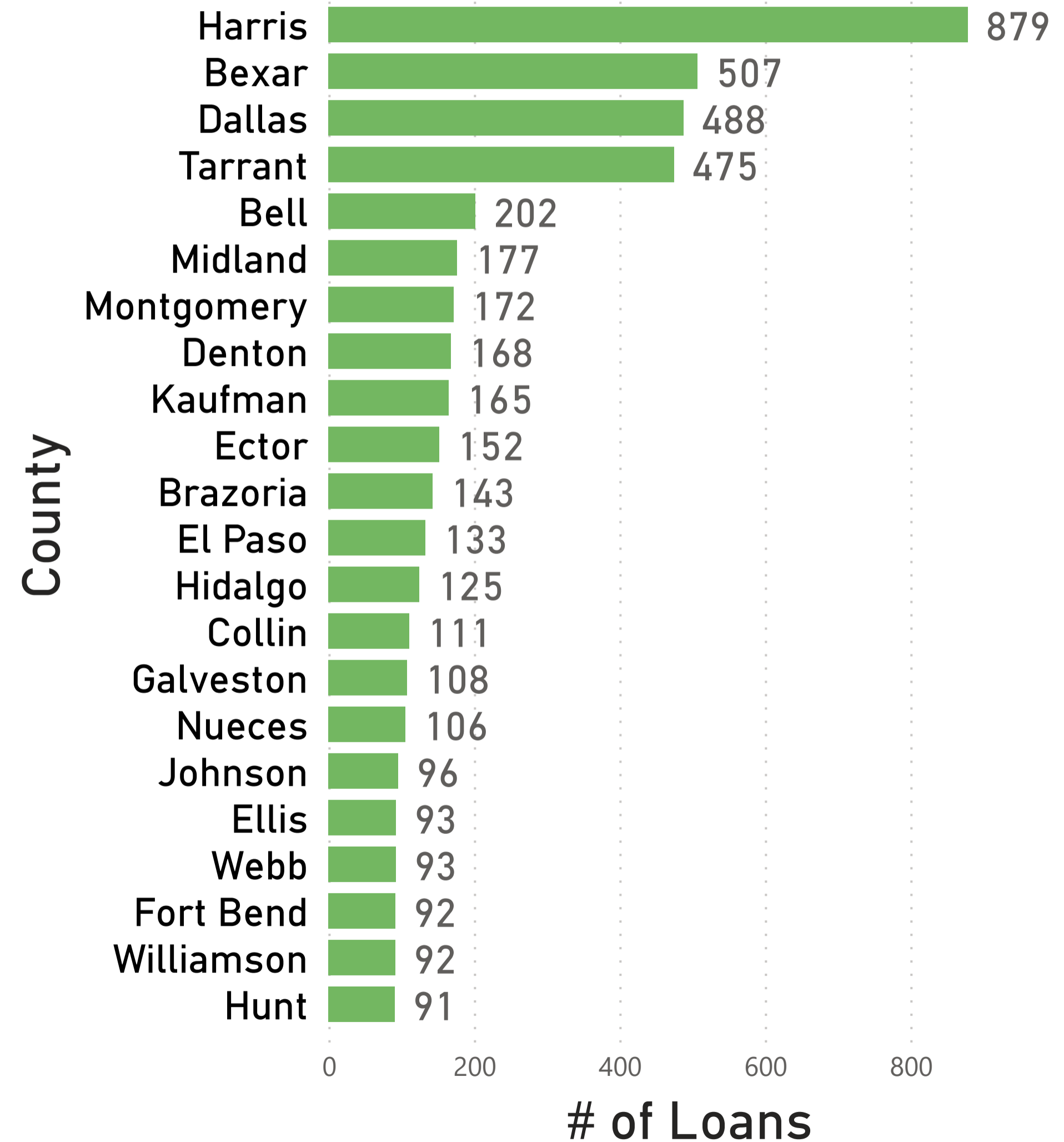
New/Existing Home



Top Lenders

Top Lenders	# of Loans
Fairway Independent Mortgage Corporation	482
Everett Financial, dba Supreme Lending	441
Gateway Mortgage, a division of Gateway	372
Amcap Mortgage, LTD	263
DHI Mortgage Company, Ltd.	234
PrimeLending	230
SFMC, LP dba Service First Mortgage Comp	204
Cardinal Financial Company	178
loanDepot.com LLC	172
Guild Mortgage Corporation	157
Guaranteed Rate	145
CMG Mortgage, Inc. dba CMG Financial	131
American Pacific Mortgage Corporation	128
Security National Mortgage Company	120
KBHS Home Loan, LLC	115
Academy Mortgage Corporation	105
T2 Financial dba Revolution Mortgage	91
Thrive Mortgage, LLC	88
Ark-La-Tex Financial (Benchmark Mtg.)	83
Movement Mortgage, LLC	78
Pulte Mortgage LLC	75
Lennar Mortgage, LLC	71
Total	3963

Top Originating Counties



Tab B
Development Finance Report

Texas State Affordable Housing Corporation

Development Finance Programs Report
September 2022

Affordable Communities of Texas Program (ACT)

Home building is well underway in Onalaska and Greenville. Staff are coordinating dates this month to conduct construction inspections and is vetting housing applications for income eligible buyers. 1418 Navidad, in San Antonio, is nearing construction completion. Staff is reviewing a potential home buyer for eligibility. We will be working with the marketing team to hold another home buyer/bank key ceremony once a sale contract is signed, and a closing date is set.

The Park at 14th in Plano has made progress with HUD financing and has submitted all documentation to the HUD lender for a HUD 221(d)(4) loan with a closing goal of January 2023 and a construction start in February.

Staff continues to seek new property acquisitions within our target areas and is exploring new home offerings available through the National Community Stabilization Trust, including a potential acquisition in Laredo.

Here is a summary of the past month's portfolio activity:

Program	Portfolio as of August 1, 2022	Transferred	Sold	Portfolio as of September 1, 2022	Current Portfolio Value
ACT Land Bank	16			16	\$433,381.60
ACT Land Trust	1			1	\$650,000.00
Totals	17			17	\$1,083,381.60

Our current pipeline report:

- 2 properties listed for sale
- 7 homes under construction
- 2 properties leased to Local Partner
- 3 properties in predevelopment
- 3 properties searching for a Local Partner

Texas Housing Impact Fund

This past month, staff closed and funded the Dallas Stemmons AHP Loan (\$375,000) in full. The project is approximately 99% construction complete and is in lease-up phase.

Our revolving lines of credit for homeownership with CDCB and Legacy CDC were active as well. CDCB added two properties to their revolving line of credit with recent home sales complete. Legacy CDC also added two properties to their revolving line of credit with housing construction underway.

In September, staff initiated outreach to the 2022 LIHTC 9% awardees targeting projects located in Capital Magnet Fund (CMF) eligible census tracts. Our goal is to generate an additional \$3 to \$5 million in new short-term loans to help developers acquire land or existing rental properties targeting very-low-income households.

Texas State Affordable Housing Corporation

Development Finance Programs Report
September 2022

Multifamily Bond Program

At this month's board meeting, staff will recommend for board approval the Guidelines, Scoring Criteria and Targeted Housing Needs for the Allocation of Qualified Residential Rental Project Tax Exempt Bond under the Multifamily Housing Private Activity Bond Program Request for Proposals and the 501(c)(3) Bond Program Policies for Calendar Year 2023. A full write-up and draft policies are included in the board book.

The Marketplace at Liberty Crossing transaction closed on September 14th. All permits are in hand and site clearing and grading will begin immediately. The project has a 24-month construction phase.

Tab C
Quarterly Compliance &
Resident Services Reports

Quarterly Compliance Status for TSAHC

As of the 2nd Quarter Ending June 30, 2022

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	100.0%	99.7%	100.0%
Remaining units at 80% AMI	100.0%	100.0%	100.0%
Total Affordable Units (40% Required)	100.0%	100.0%	100.0%
	Commonwealth	Cesar Chavez Foundation	
	White Rock (San Antonio)	Villa Rodriguez (San Antonio)	
20% of units at 50% AMI	20.5%	22.0%	
75% of units at 80% AMI	79.5%	75.4%	
Total Affordable Units (75% Required)	79.5%	75.4%	
	Odyssey Properties	DHI Woodside	Midland Leased Housing
	Marshall Meadows (San Antonio)	Woodside Village (Palestine)	Ventura at Tradewinds
40% of units at 60% AMI	54.0%	98.9%	95.1%
Total Affordable Units (40% Required)	54.0%	98.9%	95.1%
	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%	100.0%	
Total Affordable Units (100% Required)	100%	100.0%	
	Palladium Glenn Heights LD	Texas Housing Foundation	EC Marshall, LLC
	Palladium Glenn Heights (Glenn Heig Gateway Northwest (Georgetown))		Marshall Apartments
40% of units at 60% AMI	92.6%		100%
Total Affordable Units (40% Required)	92.6%		100%
	THF Palladium Midland		
	Palladium Midland (Midland)		
40% of units at 60% AMI	78.4%		
78% of units at 80% AMI	78.4%		
Total Affordable Units (78% Required)	78.4%		
	Steele		
	Peoples El Shaddai (Dallas)	St James Manor (Dallas)	Brooks Manor (West Columbia)
5% of units at 30% AMI	20.0%	18.0%	8%
40% of units at 60% AMI	100.0%	100.0%	100%
Total Affordable Units (40% Required)	100.0%	100.0%	100%
	Steele		
	Pythian Manor (Dallas)		
5% of units at 30% AMI	11.8%		
40% of units at 60% AMI	100.0%		
Total Affordable Units (40% Required)	100.0%		
	LRC Shady Oaks Manor		
	Shady Oaks Manor (Ft. Worth)		
20% of units at 50% AMI	100.0%		
20% of units at 50% AMI	100.0%		
Total Affordable Units (40% Required)	100.0%		

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%	100.0%
Total Affordable Units (100% Required)	100.0%	97.7%	100.0%
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%	95.8%
Total Affordable Units (100% Required)	100.0%	97.2%	95.8%
Los Naranjos (Alton) Oak Haven (Donna) Raintree Apartments (Alamo)			
40% of units at 60% AMI	96.7%	100.0%	100.0%
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!		Apartments of Las Palmas
	Walnut Creek (Austin)	AHA! At Briarcliff (Austin)	Las Palmas Villa
40% of units at 60% AMI	100.0%	100.0%	100.0%
Total Affordable Units (40% Required)	100.0%	100.0%	100.0%
Envolve Community Mgmt	Green Development Company		Dallas Leased Housing
	Fawn Ridge	Pine Terrace	Riverstation
40% of units at 60% AMI	89.2%	42.4%	85.6%
Total Affordable Units (40% Required)	89.2%	42.4%	85.6%
THF Midland Leased Housing			
	Scharbauer Flats (Midland)		
40% of units at 60% AMI	0.0%		
Total Affordable Units (40% Required)	N/A - New construction		

Notes: Scharbauer Flats is new construction development that is scheduled to commence leasing units in July 2022.

TSAHC - Quarterly Resident Services Summary

As of the 2nd Quarter Ending June 30, 2022

DALCOR

	Pine Club (Beaumont)	Ridgewood (Huntsville)	Saddlewood Club (Bryan)	
Number of Services Required	6	6	6	
Number of Services Provided	12	12	16	
	Tealwood Club (Wichita Falls)	Willowgreen (Houston)	Woodglen Park I & II (Dallas)	
Number of Services Required	6	6	6	
Number of Services Provided	14	17	15	
	AHA!	Cesar Chavez Foundation	GESC	Texas Housing Foundation
	AHA! At Briarcliff Apartments (Austin)	Aguila Oaks (San Antonio)	Rita Blanca (Dalhart)	Palladium Midland (Midland)
Number of Services Required	5 consistently throughout year	6	5	6
Number of Services Provided	4	10	8	14
	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	8	16	6	15
	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	8	10	4
	LH Walnut Creek Austin LP	DHI Woodside Associates, LLC	THF Midland Leased Housing	THF Midland Leased Housing
	Walnut Creek (Austin)	Woodside Village (Palestine)	Scharbauer Flats	Ventura at Tradewinds (Midland)
Number of Services Required	12	6	12	12
Number of Services Provided	18	6	N/A - New Construction	16
	White Rock	EC Fawn Ridge	Apartment Las Palmas	EC Marshall LLC
	White Rock Apts	Fawn Ridge Apartments	Las Palmas Villas	Marshall Apartments
Number of Services Required	0	6	6	6
Number of Services Provided	20	7	N/A - New Construction	1
	LPM Pine Terrace LP	Dallas Leased Housing Associates XI, LLP	LRC Shady Oaks Manor, LLC	
	Pine Terrace Apartments	Riverstation	Shady Oaks Manor	
Number of Services Required	12	6	6	
Number of Services Provided	N/A - Acquisition/Rehab	12	5	

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	14	15	12	14
	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	12	14	12	14
	River Park (Lampasas)	Salem Village (Victoria)	Sierra Vista (El Paso)	Spring Terrace (Amarillo)
Number of Services Required	5	5	5	5
Number of Services Provided	12	13	14	13
	Win-Lin Village (Amarillo)			
Number of Services Required	5			
Number of Services Provided	12			

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	15	13	14	14
	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	14	12	14	14
	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	14	16	13
	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	15	13	16	14
	Villa Vallarta (Rio Grande City)	Vista Verde (Cotulla)	Willowick Apartments (Gainesville)	Windmill Apartments (Giddings)
Number of Services Required	12	12	12	12
Number of Services Provided	12	15	13	12
	Windwood (Kingsland)			
Number of Services Required	12			
Number of Services Provided	14			

Notes: The following properties are did not meet their resident service requirements and were issued a Notice of Non-Compliance: Peoples El Shaddai, Saint James Manor, Pythian Manor and Shady Oaks Manor. These properties are being closely monitored. The following properties recently started offering services or are scheduled to start in the next calendar quarter due to construction or rehab activities: Las Palmas Villas, Marshall Apartments, Scharbauer Flats and Pine Terrace. Lastly, AHA at Briarcliff was notified that they need at least one more consistent service throughout the year to maintain compliance.

April Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks Apartments	After School Program	We transitioned back to in person after school program. We require a	Cesar Chavez Foundation	0	4/2/2022	1
	On-Site Library Use	The library services were available to residents. Residents were able to	Cesar Chavez Foundation	14	4/2/2022	1
	Computer Literacy	A free online computer training was offered through Goodwill of San	Cesar Chavez Foundation	0	4/2/2022	1
AHA! At Briarcliff Apartments	Notary	Notary Services provided during business hours	AHA	0	4/30/2022	1
Brooks Manor	Resident Service	Library Book Club April 15 and 29th	Brooks Staff	0	4/29/2022	1
	Resident Service	Food Pantry	Place of Grace	22	4/28/2022	1
	Resident Service	Social Networking April 4, 11, 18 and 25th	Brooks Staff	6	4/25/2022	1
Brush Country Cottages	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	1	4/1/2022	1
	Free Transportation	Free and available to all residents during business hours. Must schedu	Hamilton Valley Management	1	4/1/2022	1
	Book Club	Monthly book club for residents to discuss the book they are reading.	HVM and BBC	9	4/16/2022	1
	Onsite Library	Free and available to all residents during business hours.	Hamilton Valley Management	1	4/1/2022	1
	Business Center	Free and available to all residents during business hours. Services incl	Hamilton Valley Management	2	4/1/2022	1
	Community Garden	Free and available to all residents 24/7.	Hamilton Valley Management	3	4/1/2022	1
Chaparral Village	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	4/4/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	4/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	4/11/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	4/21/2022	1
	Direct Support	Clothing Assistance	Community Attic, Mission Odessa, S	1	4/29/2022	1
Chula Vista	Book Club	Residents gather and discuss the book they are reading.	Hamilton Valley Management	7	4/21/2022	1
	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	3	4/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	1	4/1/2022	1
	Business Center	Free and available to all residents during business hours. Services incl	Hamilton Valley Management	1	4/1/2022	1
Cielo Lindo Apartments	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	9	4/1/2022	1
	Notary	Free and available to all residents during business hours.	Hamilton Valley Management	2	4/1/2022	1
	Business Center	Free and available to all residents during business hours. Services incl	Hamilton Valley Management	2	4/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	1	4/1/2022	1
	Community Garden	Free and available to all residents 24/7.	Texas AgriLife	3	4/1/2022	1
	Health Screening	Free covid screening for all residents.	Innovative GX	6	4/25/2022	1
Cove Village	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/4/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/11/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/21/2022	1
	Direct Support	Food Assistance	Refuge Ministries, 5 Loaves & 2 Fish	1	4/29/2022	1
El Nido Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	4/4/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	4/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	4/12/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	4/21/2022	1
Fawn Ridge Apartments	Emergency Preparedness	Emergency Preparedness	Holly Steinke	14	4/12/2022	1
	Neighborhood Watch	Neighborhood watch-crime prevention	Holly Steinke	25	4/12/2022	1
Garden Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	4/4/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	4/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	4/11/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	4/25/2022	1
Gateway Northwest	Personal Development	Book Club	Self	0	4/7/2022	1
	Financial Skills	Financial Planning	Self	0	4/19/2022	1
High Plains Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/4/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/12/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/21/2022	1
Jose Antonio Escajeda Apartm	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	4/4/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	4/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	4/11/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	4/25/2022	1
La Estancia	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	6	4/1/2022	1
	Onsite Library	Free and available to all residents during business hours.	Hamilton Valley Management	2	4/1/2022	1
	Business Center	Free and available to all residents during business hours. Services incl	Hamilton Valley Management	4	4/1/2022	1
	Health Screening	Blood pressure checks and program on controlling blood pressure.	HHC	11	4/7/2022	1
	Personal Insurance Worksh	Humana came and did a presentation on the insurance they can provi	Humana	12	4/16/2002	1

April Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
La Posada Apartments	Food Pantry	Free and available for all residents during business hours.	Hamilton Valley Management	3	4/1/2022	1
	On site Library	Free and available for all residents during business hours.	Hamilton Valley Management	2	4/1/2022	1
	Notary	Free and available for all residents during business hours.	Hamilton Valley Management	2	4/1/2022	1
	Business Center	Free and available for all residents during business hours. Services include	Hamilton Valley Management	2	4/1/2022	1
	Community Garden	Free and available for all residents 24/7.	Texas AgriLife	5	4/1/2022	1
La Reina Apartments	Food Pantry	Free and available to residents during business hours. Pantry includes	Hamilton Valley Management	6	4/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	3	4/1/2022	1
	Business Center	Free and available to residents during business hours. Services include	Hamilton Valley Management	4	4/1/2022	1
	Crime Watch	An officer came and did a crime watch and safety presentation for the	Sheriff's Office	15	4/6/2022	1
La Sombra	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	13	4/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include	Hamilton Valley Management	14	4/1/2022	1
	Community Garden	Free and available to all residents 24/7.	Texas AgriLife	6	4/1/2022	1
	Health Screening	Free covid screening for all residents available twice a month.	Innovative Labs	9	4/20/2022	1
Las Palmas Apartments	Notary	Free and available for all residents during business hours.	Hamilton Valley Management	1	4/1/2022	1
	On site Library	Free and available for all residents during business hours.	Hamilton Valley Management	1	4/1/2022	1
	Business Center	Free and available for all residents during business hours. Services include	Hamilton Valley Management	1	4/1/2022	1
	Book Club	Resident led book club- they meet weekly to discuss their book.	Hamilton Valley Management	8	4/4/2022	1
Las Palmas Villas	N/A	Due to rehab through out the property resident service had been put on hold.				
Leuty Avenue Apartments	On Site Library	Free and available to residents during business hours.	Hamilton Valley Management	2	4/1/2022	1
	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	4	4/1/2022	1
	Business Center	Free and available to residents during business hours. Services include	Hamilton Valley Management	3	4/1/2022	1
	Crime Watch Meeting	Meeting on keeping yourself and the community safe.	Justin PD	5	4/26/2022	1
Los Ebanos Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	4/4/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	4/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	4/11/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	4/21/2022	1
Los Naranjos Apartments	Health and Nutrition	Program on health and the importance of physical activity at every age	Texas AgriLife	11	4/13/2022	1
	Caring for the Disabled	Program on how to care for the disabled by Alex Ramirez from Mi Jard	Mi Jardin	10	4/20/2022	1
	Notary	Free and available to residents on property.	Hamilton Valley Management	1	4/1/2022	1
	Food Pantry	Free and available to residents on property.	Hamilton Valley Management	5	4/1/2022	1
	Onsite Library	Free and available to residents on property.	Hamilton Valley Management	4	4/1/2022	1
	Business Center	Free and available to residents on property. Services include copying,	Hamilton Valley Management	5	4/1/2022	1
Marshall Apartments	NA	No services in April due to club room being rehab.		0	4/30/2022	0
Marshall Meadows	Resident Services	Student Tutoring offered for all student residents every Wednesday A	Vesta	0	4/6/2022	1
	Resident Services	Resident Services offered to all residents every Friday April 8th,15th, 2	Vesta	0	4/8/2022	1
Oak Haven Apartments	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	6	4/1/2022	1
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	1	4/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	1	4/1/2022	1
	Business Center	Free and available to residents during business hours. Services include	Hamilton Valley Management	4	4/1/2022	1
	Community Garden	Free and available to residents 24/7.	AgriLife	6	4/1/2022	1
Palladium Glenn Heights	Business center	Computer access an printer for resident use	Palladium Glenn Heights	4	4/1/2022	1
	Food Pantry	Perishable food items for residents in need to avoid hunger	Palladium Glenn Heights	3	4/1/2022	1
	Notary Service	Notarize legal documents	Palladium Glenn Heights	1	4/1/2022	1
	Homework Hour	Assist children with homework as needed	Palladium Glenn Heights	3	4/1/2022	1
	Crime watch meeting	Provide residents with local crime stats in the area	Palladium Glenn Heights	2	4/1/2022	1
Palladium Midland	Food Pantry	Residents can come during office hours if they are in need of food, to	Office Staff	5	4/8/2022	1
	Tax Preparation Courses	Giving advice and help with Tax Preparation	Susan Ramos	3	4/13/2022	1
	Crime Watch	Discuss what has been going on in the property with the residents. All	Office Staff	6	4/14/2022	1
	Book Club	We meet and watch a short video, journal, and have a short discussio	Dr. Lavonda Johnson Lee	6	4/20/2022	1
	Fitness and Exercises Classes	Instructor demonstrates how to use fitness equipment and provides v	Leydis Rico	5	4/28/2022	1
Peoples El Shaddai	Community Services	Neighborhood Crime Watch meeting	Office Santiago	0	4/15/2022	1
Peppertree Acres Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	4/4/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	4/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	4/12/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	4/21/2022	1

April Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Pine Club	Valet Trash Service	Provide free valet trash service to all residents	Pine Club Staff	232	4/1/2022	1
	Fax/ Copy	Provide free fax and copy service to all applicants and residents	Pine Club Staff	2	4/1/2022	1
	Notary	Provide free notary service to all applicants and residents	Tia Ayala	11	4/1/2022	1
Pythian Manor	Resident Service	Bingo	Pythian Staff	11	4/1/2022	1
	Resident Service	Food box delivery	North	32	4/12/2022	1
Raintree Apartments	Food Pantry	Free and available for all residents during business hours.	Hamilton Valley Management	6	4/1/2022	1
	On site Library	Free and available for all residents during business hours.	Hamilton Valley Management	1	4/1/2022	1
	Business Center	Free and available for all residents during business hours. Services inc	Hamilton Valley Management	2	4/1/2022	1
	Community Garden	Free and available for all residents 24/7.	Texas AgriLife	2	4/1/2022	1
Ridgewood	Fax/ Copy	Provide free fax and copy service to all residents and applicants	Ridgewood Staff	5	4/1/2022	1
	Notary	Provide free notary service to all residents and applicants	Lee Ann Rodgers	1	4/1/2022	1
	Resident Social	Birthday celebration for April	Ridgewood Staff	12	4/1/2022	1
	Food Pantry	Free food pantry open to all residents	Ridgewood Staff	1	4/1/2022	1
Rita Blanca	Library	Library - 2/3 residents are allowed into office at a time, to select dona	Marti Harris	2	4/1/2022	1
	Hygiene Pantry	Hygiene Pantry- Delivery of hygiene products.	Marti Harris	27	4/4/2022	1
River Park Village	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/4/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/11/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/21/2022	1
Riverstation Apartments	Adult Development	Ten Warning Signs of Alzheimer's -1	GNP	0	4/5/2022	1
	Adult Development	Buying a HOME - 1	GNP	0	4/25/2022	1
	Adult Development	Affordable Home Programs - 1	GNP	0	4/25/2022	1
	Computer Lab/Training	Computer Basics - 3	GNP	0	4/11/2022	1
	Family Development	The Importance of Cultural Diversity & Inclusion - 1	GNP	0	4/8/2022	1
	Health Screening/Mobile I	Blood Pressure Checks - 1	GNP	0	4/15/2022	1
Saddlewood Club	Fax/ Copy	Provide free fax and copy service to all residents and applicants	Saddlewood Staff	0	4/1/2022	1
	Notary	Provide free notary service to all residents and applicants	Lee Ann Rodgers	3	4/1/2022	1
	Resident Social	Sos Block Party (Christian festival)	SOS Ministries	18	4/8/2022	1
	Food Pantry	Provide free open food pantry to all residents	Saddlewood Staff	7	4/1/2022	1
	Transportation	Provide free bus tickets to all residents	Saddlewood Staff	6	4/1/2022	1
	Education	Parenting Classes	Project Unity	15	4/9/2022	1
	Safety	Crime Meeting	Saddlewood Staff	7	4/19/2022	1
Salem Village	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	4/4/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	4/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	4/11/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	4/21/2022	1
	Children Services	Tutoring	Mid Coast Family Services	8	4/5/2022	1
Saint James Manor	Health	COVID Vaccination clinic	DCHHS	0	4/29/2022	1
	Children's Services	Peaches and Pears meals for children Monday - Friday	Peaches and Pears Inc	30	4/30/2022	1
Seagraves Garden Apartments	Food Pantry	Free and available for all residents during business hours.	Hamilton Valley Management	2	4/1/2022	1
	Business Center	Free and available for all residents during business hours. Services inc	Hamilton Valley Management	1	4/1/2022	1
	Community Garden	Free and available for all residents24/7.	Seminole Garden Club	3	4/1/2022	1
	Exercise Class	Weekly exercise is held for all residents at 10:30am.	Hamilton Valley Management	2	4/4/2022	1
	Health Screening	Residents can get their blood pressure and other vital signs checked.	Interim Home Health	2	4/13/2022	1
Shady Oaks	Fire Safety	Easter Fire Safety	Fire Academy	14	4/14/2022	1
Sierra Vista	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	4/4/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	4/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	4/12/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	4/21/2022	1
	Direct Support	Job Search Assistance	Texas workforce Solutions- WF SOL	1	4/20/2022	1
Silver Trail	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	6	4/1/2022	1
	Business Center	Free and available to all residents during business hours. Services inclu	Hamilton Valley Management	1	4/1/2022	1
	Health and Nutrition	Texas AgriLife presented a Mindful Wellness program for our resident	Texas AgriLife	6	4/12/2022	1
	Onsite Library	Free and available to all residents during business hours.	Hamilton Valley Management	2	4/1/2022	1

April Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Spring Terrace	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/4/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/12/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/21/2022	1
	Direct Support	Volunteering Referrals	RHAC	1	4/27/2022	1
	Children Services	Kids Club	Mission Amarillo	7	4/5/2022	1
Tealwood Club	Notary	Provide free notary service to all residents and applicants	Renatta Graham	0	4/1/2022	1
	Safety	Crime Watch Meeting	Tealwood Staff	3	4/18/2022	1
	Fitness	First Step- walking program	Carlee Madrid	3	4/22/2022	1
	Workforce	Workforce meeting	TWC	3	4/29/2022	1
	Food Pantry	Free food pantry open to all residents	Tealwood Staff	1	4/1/2022	1
The Village Apartments	Notary	Free and available to all residents during business hours.	Hamilton Valley Management	1	4/1/2022	1
	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	6	4/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	3	4/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include	Hamilton Valley Management	17	4/1/2022	1
	Book Club	On Tuesdays residents gather to discuss books.	Hamilton Valley Management	4	4/5/2022	1
	Exercise Class	Every Wednesday residents can workout together.	Texas AgriLife	8	4/6/2022	1
The Willows	Direct Support Financial	Case Manager Provided Direct Support Financial:	MLF	2	4/5/2022	1
	Direct Support Medical	Case Manager Provided Direct Support Medical:	MLF	4	4/6/2022	1
	Direct Support Other	Case Manager Provided Direct Support Other:	MLF	3	4/4/2022	1
	Counseling Services	Case Manager Provided Counseling Services:	MLF	7	4/11/2022	1
	Care & Training of Disabled	Case Manager Provided Care & Training of Disabled:	MLF	4	4/18/2022	1
	Home Deliveries	Case Manager Provided Home Deliveries:	MLF	2	4/26/2022	1
Valley View Apartments	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	6	4/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	1	4/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include	Hamilton Valley Management	3	4/1/2022	1
	Community Garden	Free and available to all residents 24/7. Education courses are provided	Texas AgriLife	8	4/1/2022	1
Ventura at Tradewinds	Administration	Admin - 1	GNP	0	4/1/2022	1
	Adult Development	Scholarship Opportunities - 1	GNP	0	4/4/2022	1
	Arts & Crafts	Themed Arts & Crafts - 1	GNP	1	4/4/2022	1
	Arts & Crafts	Book Club - 2	GNP	0	4/4/2022	1
	Fire Safety Class	Fire Safety Class - 1	GNP	0	4/27/2022	1
	Fitness & Exercise Class	Everyday Exercise Activities - 2	GNP	0	4/20/2022	1
	Tax Preparation Course	Understanding Taxes - 1	GNP	0	4/13/2022	1
Villa Vallarta	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	3	4/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	2	4/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include	Hamilton Valley Management	1	4/1/2022	1
	Notary	Free and available to all residents during business hours.	Hamilton Valley Management	1	4/1/2022	1
Vista Verde	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	10	4/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	2	4/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include	Hamilton Valley Management	5	4/1/2022	1
	Community Garden	Free and available to all residents 24/7 with accompanying education	Texas AgriLife	2	4/1/2022	1
	Exercise Class	Offered weekly with South Texas Rural Wellness	South Texas Rural Wellness	3	4/5/2022	1
Walnut Creek Apartments	Art and Craft	Seasonal Arts & Crafts	Debra Slaughter-Spring Decorations	18	4/2/2022	1
	Character Building	Team Building: Collaborative Communication	Debra Slaughter	20	4/19/2022	1
	Family Development	TAAHP Scholarship Program	Debra Slaughter	23	4/19/2022	1
	Financial Planning/Credit C	My Own Budget	Debra Slaughter	24	4/5/2022	1
	GNP Fruit of Labor	Nutritional Class	David McCollough, Residents, Amar	4	4/19/2022	1
	Parenting Classes	Daily Routines	Debra Slaughter	21	4/21/2022	1
	Social Service Referrals	Food Pantry	Austin City Wide 2, Divine Help Min	23	4/14/2022	1
White Rock Apartments	Budgeting	Money Matters	365 Learn TV	8	4/30/2022	1
	Environmental Education	Green Living	365 Learn TV	11	4/30/2022	1
	Education/Tutoring	Education Scholastic Tutoring	365 Learn TV	19	4/30/2022	1
	Health	Health and Fitness	365 Learn TV	6	4/30/2022	1
	Library Assistant	Provide books and magazines and adult coloring books to help relieve	White Rock Library Assistant	9	4/30/2022	1
	Business Center	Business center available to residents during business hours	White Rock Business Center	10	4/30/2022	1

April Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Willow Green	Fax/ Copy	Provide free fax and copy service to all residents and applicants	Willow Green Staff	9	4/1/2022	1
	Notary	Provide free notary service to all residents and applicants	Jackie Rodas	0	4/1/2022	1
	Food Pantry	Provide free food pantry to all residents	Willow Green Staff	2	4/1/2022	1
	Fitness	Zumba work out class	Willow Green Staff	1	4/14/2022	1
	Workforce/Job Training	Interview Skills Workshop	Willow Green Staff	1	4/29/2022	1
	Safety	Crime Meeting	Willow Green Staff	1	4/21/2022	1
Willowick Apartments	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	5	4/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	2	4/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include	Hamilton Valley Management	2	4/1/2022	1
	Exercise Class	Residents began the Texercise program through Health and Human se	Texercise/HHS	4	4/29/2022	1
Windmill Apartments	Notary	Free and available to residents during business hours.	Hamilton Valley Management	0	4/1/2022	1
	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	4	4/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	2	4/1/2022	1
	Business Center	Free and available to residents during business hours. Services include	Hamilton Valley Management	2	4/1/2022	1
Windwood	Meal Service	Free and available for all residents on week days for lunch delivery.	HCCAA	5	4/1/2022	1
	Food Pantry	Free and available for all residents during business hours.	Hamilton Valley Management	25	4/1/2022	1
	Business Center	Free and available for all residents during business hours. Services include	Hamilton Valley Management	6	4/1/2022	1
	Health and Nutrition Course	Health talk for the residents about eating well and staying active as th	Encompass	8	4/29/2022	1
Win-Lin Village Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/4/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/11/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	4/25/2022	1
Woodglen Park I & II	Fax/Copy	Provide free fax and copy service to all residents and applicants	Woodglen Staff	9	4/1/2022	1
	Notary	Provide free notary service to all residents and applicants	Primera Sanchez	0	4/1/2022	1
	Safety	Crime Watch Meeting	Dallas Police Dept	7	4/19/2022	1
	Food Pantry	Provide free open food pantry to all residents	Woodglen Apts	1	4/1/2022	1
Woodside Village	Heating Safety	Had a discussion on Being warm and safe during the winter, with hand	Woodside Village Apartments	6	4/14/2022	1
	Candle Safety	Discussed candle safety, with handouts as well as refreshments, and v	Woodside Village Apartments	5	4/29/2022	1

May Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks Apartments	After School Program	The after school program was temporarily closed due to COVID-19. Reoccur	Cesar Chavez Foundation	0	5/2/2022	2
	On-Site Library Use	The library services were available to residents. Residents were able to access	Cesar Chavez Foundation	19	5/2/2022	1
	Parenting Class	A Parenting Skills Workshop hosted at Si Se Puede Learning Center was offered	Cesar Chavez Foundation	7	5/13/2022	1
AHA! At Briarcliff Apartments	Notary	Notary Services available on site	AHA	0	5/1/2022	1
Brooks Manor	Resident Service	Notary	Community Manager	0	5/31/2022	1
	Resident Service	Food Pantry	Place of Grace	19	5/31/2022	1
	Resident Service	Library Book Club	Community Manager	0	5/31/2022	1
	Resident Service	Chore Away	Maintenance	15	5/31/2022	1
	Resident Service	Walking Club	Community Manager	0	5/31/2022	1
	Resident Service	Community garden	Community Manager	4	5/20/2022	1
Brush Country Cottages	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	Free Transportation	Free and available to residents during business hours- must schedule ahead of	Hamilton Valley Management	1	5/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	Business Center	Free and available to residents during business hours. Services include faxing,	Hamilton Valley Management	1	5/1/2022	1
	Community Garden	Free and available to residents 24/7.	Hamilton Valley Management	2	5/1/2022	1
Chaparral Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	5/2/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	5/3/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	5/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	5/9/2022	1
Chula Vista	Low Cost Healthy Cooking	Class on healthy meals that won't break the bank and the residents get to sample	Hamilton Valley Management	7	5/26/2022	1
	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	8	5/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	2	5/1/2022	1
	Business Center	Free and available to residents during business hours. Services include copyin	Hamilton Valley Management	1	5/1/2022	1
	Community Garden	Free and available to residents 24/7.	Hamilton Valley Management	1	5/1/2022	1
Cielo Lindo Apartments	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	6	5/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	2	5/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include cop	Hamilton Valley Management	3	5/1/2022	1
	Community Garden	Free and available to all residents 24/7.	Texas AgriLife	3	5/1/2022	1
Cove Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/2/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/3/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/9/2022	1
	Direct Support	Vocational Programs	RHAC	1	5/16/2022	1
El Nido	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	5/2/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	5/3/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	5/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	5/9/2022	1
Fawn Ridge Apartments	Emergency Preparedness	Emergency Preparedness	Holly Steinke	14	5/12/2022	1
	Neighborhood Watch	Neighborhood Watch-Crime Prevention	Holly Steinke	25	5/12/2022	1
	Apartment Safety	Apartment Safety tips	Holly Steinke	25	5/12/2022	1
	Financial Counseling	Financial/Credit Counseling by Woodforest Bank	Elizabeth & Mandy	6	5/24/2022	1
Garden Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	5/2/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	5/3/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	5/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	5/9/2022	1
	Direct Support	Job Search Assistance	Rainbow, Workforce Solutions, Good	1	5/20/2022	1
Gateway Northwest	Personal Development	Book Club	Self	3	5/5/2022	1
	Personal Development	Medical/Health Services	Self	3	5/17/2022	1
High Plains	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/2/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/3/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/9/2022	1
Jose Antonio Escajeda	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	5/2/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	5/3/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	5/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	5/9/2022	1
	Direct Support	GED Program	RHAC	1	5/26/2022	1

May Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
La Estancia	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	7	5/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	Business Center	Free and available to residents during business hours. Services include copyin	Hamilton Valley Management	5	5/1/2022	1
	Health and Nutrition Course	Texas AgriLife is doing their program- Step Up- Scale Down with the residents	Texas AgriLife	8	5/5/2022	1
	Diabetes Class	Texas AgriLife is doing a program called, Cooking Well with Diabetes for the r	Texas AgriLife	13	5/12/2022	1
La Posada Apartments	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	2	5/1/2022	1
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	2	5/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	Business Center	Free and available to residents during business hours. Services include faxing,	Hamilton Valley Management	2	5/1/2022	1
	Community Garden	Free and available to residents 24/7.	Texas AgriLife	6	5/1/2022	1
La Reina Apartments	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	3	5/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include faxi	Hamilton Valley Management	4	5/1/2022	1
	Personal Insurance Workshop	Workshop on different types and levels of insurance- what you need at what	Corina Salazar	8	5/4/2022	1
	Health and Nutrition Course	Course on staying active and healthy as you age.	El Jardin	10	5/18/2022	1
La Sombra	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	9	5/1/2022	1
	Notary	Free and available to all residents during business hours.	Hamilton Valley Management	2	5/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include cop	Hamilton Valley Management	12	5/1/2022	1
	Community Garden	Free and available to all residents 24/7.	Texas AgriLife and HVM	6	5/1/2022	1
	Personal Finance	Program through Hidalgo County to educate residents on how to better manag	Hidalgo County	1	5/16/2022	1
	Health Screening	Free covid testing and screening for residents.	Innovative GX	6	5/11/2022	1
Las Palmas Apartments	Notary	Free and available to residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	Business Center	Free and available to residents during business hours. Services include copyin	Hamilton Valley Management	1	5/1/2022	1
	Book Club	Residents meet to discuss the books they are reading every two weeks.	Hamilton Valley Management	6	5/9/2022	1
Las Palmas Villas	N/A	Las Palmas is still under rehab and the clubhouse/social services room is not e	N/A	0	5/1/2022	0
Leuty Avenue Apartments	Notary	Free and available to residents during business hours.	Hamilton Valley Management	0	5/1/2022	1
	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	Business Center	Free and available to residents during business hours. Services include faxing,	Hamilton Valley Management	2	5/1/2022	1
	Community Garden	Free and available to residents 24/7.	Hamilton Valley Management	1	5/1/2022	1
Los Ebanos	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	5/2/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	5/3/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	5/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	5/9/2022	1
Los Naranjo's Apartments	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	9	5/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	8	5/1/2022	1
	Business Center	Free and available to residents during business hours. Services include copyin	Hamilton Valley Management	8	5/1/2022	1
	Health Screening	Blood pressure and glucose screening for all residents.	Corina Salazar	7	5/17/2022	1
Marshall Apartments	N/A	No services in April due to club room being rehab.	N/A	0	5/31/2022	0
Marshall Meadows	Resident Services	Student Tutoring offered for all student residents every other Wednesday	Vesta	56	5/10/2022	3
Oak Haven Apartments	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	6	5/1/2022	1
	Notary	Free and available to all residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include sca	Hamilton Valley Management	4	5/1/2022	1
	Community Garden	Free and available to all residents 24/7.	Texas AgriLife	4	5/1/2022	1
	Personal Finance	Hidalgo County educated residents on better finance and saving habits.	Hidalgo county	1	5/11/2022	1
	Health Screening	Free covid tests and screening for all residents.	Innovative GX	2	5/18/2022	1
Palladium Glenn Heights	Business Center	computer room for resident	Carestream/office	11	5/1/2022	1
	Exercise Room	Fitness Center For Resident Use	Carestream/ office	10	5/1/2022	1
	Food Pantry	Available To Resident In Need Every Friday	Cares Team/Office	2	5/1/2022	1
	Notary Service	Notarize Legal Document	Cares Team/ Office	1	5/1/2022	1
	Tutoring	Tutor child 101 In specific topic	Cares Team	0	5/1/2022	1

May Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Palladium Midland	Food Pantry	Residents can come in during office hours if they are in need of food, toiletries	Office Staff	4	5/6/2022	1
	Safety Meeting	Household cleaners that should not be mixed	Office Staff	4	5/10/2022	1
	Fire Safety Class	The proper way to Use an Extinguisher. How to read the extinguisher tag. Check	State Fire and Safety	25	5/12/2022	1
	Crime Watch	Discuss what has been going on in the property with the residents. Allowing r	Officer Doroteo Ruoarguijo	7	5/16/2022	1
	Book Club	We meet and watch a short video, journal, and have a short discussion. Then	Dr. Lavonda Johnson Lee	5	5/25/2022	1
Peoples El Shaddai	Children's services	Youth Empowerment Program	Dallas Creed	24	5/5/2022	1
	Resident Service	Crime Watch	Officer Santiago	0	5/19/2022	1
	Health Services	Dallas County Health Pop Up COVID Vaccination Clinic, HIV/STD testing	DHHS	20	5/19/2022	1
Peppertree Acres	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	5/2/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	5/3/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	5/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	5/9/2022	1
	Direct Support	Food Assistance Referrals	Funky Town Fridge, Meadow ridge	2	5/31/2022	1
Pine Club	Valet Trash Service	Provide valet trash service to all residents	Pine Club Staff	232	5/1/2022	1
	Fax/ Copy	Provide Free Fax and Copy service to all residents and applicants	Pine Club Staff	0	5/1/2022	1
	Notary	Provide free notary service to all applicants and residents	Tia Meeker	10	5/1/2022	1
	Resident Social	Resident Meeting re: Environment Impact- meeting was held on 3 separate d	Pine Club Staff	28	5/24/2022	1
	Food Pantry	Provide free open food pantry to all residents	Pine Club	1	5/1/2022	1
Pine Terrace Apartments	N/A	Residence were given flyers because property is currently under rehab	N/A	0		0
Pythian Manor	Resident Service	Food bank box distribution	North TX food bank	33	5/10/2022	1
Raintree Apartments	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	5	5/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	3	5/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include cop	Hamilton Valley Management	4	5/1/2022	1
	Community Garden	Free and available to all residents 24/7.	Texas AgriLife	2	5/1/2022	1
Ridgewood	Valet Trash Service	Provide valet trash service to all residents	Ridgewood Staff	232	5/1/2022	1
	Fax/Copy	Provide free fax and copy service to all applicants and residents	Ridgewood Staff	3	5/1/2022	1
	Notary	Provide free notary service to all residents and applicants	Lee Ann Rodgers	1	5/1/2022	1
	Food Pantry	Provide free open food pantry to all residents 6 days a week	Ridgewood Staff	0	5/1/2022	1
Rita Blanca	Library	2/3-n Residents allowed into office at a time to select a donated book.	Marti Harris	2	5/2/2022	1
	Hygiene Pantry	Hygiene Pantry- Delivery of Hygiene products.	Marti Harris	27	5/9/2022	1
River Park Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/2/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/3/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/9/2022	1
	Direct Support	Legal Assistance Referrals	Texas Advocacy Project Inc., South	1	5/17/2022	1
Riverstation Apartments	Adult Development	Senior Fun Fit Chair Fitness	GNP	0	5/12/2022	1
	Adult Development	Home Buyer Assistance Programs	GNP	0	5/27/2022	1
	Computer Lab/Training	Computer Basics	GNP	0	5/23/2022	1
	Coordination with Social S	Health & Human Services	GNP	0	5/11/2022	1
	Health and Screening /Mol	Blood Pressure Checks	GNP	0	5/25/2022	1
Saddlewood Club	Valet Trash Service	Provide valet trash service to all residents	Saddlewood Staff	232	5/1/2022	1
	Fax/ Copy	Provide free fax and copy service to all applicants and residents	Saddlewood Staff	0	5/1/2022	1
	Notary	Provide free notary service to all applicants and residents	Lee Ann Rodgers	3	5/1/2022	1
	Food Pantry	Provide free open pantry to all residents	Saddlewood Staff	4	5/1/2022	1
	Transportation	Provide free bus tickets to all residents	Saddlewood Staff	0	5/1/2022	1
Saint James Manor	Resident Service	Back 2 Giving - free food, drinks, hygiene products, cleaning supplies, diapers	Destiny Giving Hand	50	5/14/2022	1
	Resident Service	Crime Watch	Officer Santiago	0	5/24/2022	1
	Children's service	Peaches and Pears after school free meal program. Monday-Friday serves 20	Peaches and Pears	20	5/31/2022	2
Salem Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	5/2/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	5/3/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	5/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	5/9/2022	1
	Children Services	Tutoring	Mid-Coast Family Services	10	5/2/2022	1

May Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Seagraves Garden Apartment	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	3	5/1/2022	1
	Business Center	Free and available to residents during business hours. Services include copyin	Hamilton Valley Management	2	5/1/2022	1
	Free Transportation	Free and available to residents during business hours to pick up vouchers to	TRAXX	1	5/1/2022	1
	Health Screening	Blood pressure and glucose checks free for any resident who attended.	Area Agency on Aging	3	5/11/2022	1
Shady Oaks Manor	Tutoring	Learning English	Cristina Rodriguez	5	5/4/2022	1
	Counseling	Counseling	Lori Caram	15	5/21/2022	1
Sierra Vista	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	5/2/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	5/3/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	5/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	5/9/2022	1
	Direct Support	Rent Assistance Referrals	Texas Health and Human Services C	1	5/19/2022	1
Silver Trail	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	4	5/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	3	5/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include cop	Hamilton Valley Management	4	5/1/2022	1
	Health Screening	Blood pressure checks for residents.	HCP	8	5/24/2022	1
	Health and Nutrition	Mindful Wellness Program by Texas AgriLife - program on taking care of your	Texas AgriLife	12	5/10/2022	1
Spring Terrace	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/2/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/3/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/9/2022	1
Tealwood Club	Notary	Provide free notary service to all residents and applicants	Renatta Graham	0	5/1/2022	1
	Fax/ Copy	Provide free fax and copy service to all residents and applicants	Tealwood	4	5/1/2022	1
	Transportation	Provide free bus tickets to all residents	Tealwood	2	5/1/2022	1
	Food Pantry	Provide free open food pantry to all residents 6 days week	Tealwood	0	5/1/2022	1
	Book Club	Book Club Meet to discuss chapter	Tealwood	2	5/27/2022	1
The Village Apartments	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	4	5/1/2022	1
	Book Club	Every Tuesday and Thursday residents gather to discuss the book they are rea	Hamilton Valley Management	4	5/3/2022	1
	Exercise Class	Sit and Be Fit program every Wednesday	Texercise	14	5/4/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	2	5/1/2022	1
	Health and Nutrition	Health and nutrition presentation on staying healthy as you age- every Wedn	Texas AgriLife	14	5/4/2022	1
The Willows	Direct Support Financial	1. 5/10 Review SSA letter re. etiquette to work€ & Aethra help, a€ man JN	MLF	3	5/10/2022	1
	Direct Support Other	1. 5/9 maint. req. for woman ZS	MLF	4	5/9/2022	1
	Medical and Health Service	1. 5/10 give reminder re. application for rep. payee to man w/TBI FH	MLF	4	5/10/2022	1
	Transportation Services	1. 5/9 take woman to bank ZS	MLF	3	5/9/2022	1
	Vocational Development	distance	MLF	6	5/9/2022	1
	Cultural Outings		MLF	1	5/11/2022	1
Valley View Apartments	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	7	5/1/2022	1
	Notary	Free and available to all residents during business hours.	Hamilton Valley Management	0	5/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include cop	Hamilton Valley Management	2	5/1/2022	1
	Community Garden	Free and available to all residents 24/7.	Texas AgriLife	4	5/1/2022	1
	Onsite Library	Free and available to all residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
Ventura at Tradewinds	Arts & Crafts	Themed Arts & Crafts 05/02/22 and Creative Writing 05/11/22	GNP	8	5/2/2022	1
	Character Building	Antibullying: Treat Everyone with Respect	GNP	4	5/9/2022	1
	Adult Development	Area Resource Connection	GNP	2	5/25/2022	1
	Fire Safety Class	Fire Safety	GNP	3	5/11/2022	1
	Fitness Exercise Class	Everyday Exercise Activities	GNP	3	5/9/2022	1
Villa Vallarta	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	3	5/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	3	5/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include faxi	Hamilton Valley Management	4	5/1/2022	1
	Free Transportation	Free transportation to a cultural event- free and available to all residents as a	Hamilton Valley Management	3	5/5/2022	1
Vista Verde	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	10	5/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	3	5/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include cop	Hamilton Valley Management	3	5/1/2022	1
	Community Garden	Free and available to all residents 24/7.	Hamilton Valley Management	3	5/1/2022	1
	Free Transportation	SWARTS passes free and available to all residents during business hours.	SWARTS	1	5/1/2022	1

May Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Walnut Creek Apts	Art and Craft	Arts and Craft	GNP	7	5/3/2022	1
	Character Building	Team building: Internet/Social Media Dangers, Online Safety	GNP	10	5/19/2022	1
	Drug Awareness Workshop	Alcohol Risks and Effects	GNP	6	5/3/2022	1
	Family Development	TAAHP Scholarship Program	GNP	5	5/24/2022	1
	Social Service & Referrals	Food Pantry	GNP	26	5/17/2022	1
White Rock Apts	Budgeting	Money matters	365 Learn TV	14	5/31/2022	1
	Environmental Education	Green Living	365 Learn TV	10	5/31/2022	1
	Education/Tutoring	Education Scholastic Tutoring	365 Learn TV	11	5/31/2022	1
	Health	Health and Fitness	365 Learn TV	17	5/31/2022	1
	Technology	Technology	365 Learn TV	4	5/31/2022	1
	Library Assistant	Provide books and magazines and adult coloring books to help relieve stress.	White Rock Library Assistant	10	5/31/2022	1
	Parenting	Parenting	365 Learn TV	17	5/31/2022	1
	Business Center	Business center available for residents during business hours	White Rock Business Center	19	5/31/2022	1
Willow Green	Valet Trash Service	Provide free valet trash service to all residents	Willow Green Staff	336	5/1/2022	1
	Fax/ Copy	Provide free fax and copy service to all residents and applicants	Willow Green Staff	5	5/1/2022	1
	Notary	Provide free fax and copy service to all residents and applicants	Jackie Rodas	0	5/1/2022	1
	Education	After School Tutoring daily	Cy Fair Hope	50	5/1/2022	1
	Food Pantry	Provide free open food pantry to all residents	Willow Green Staff	1	5/1/2022	1
	Fitness	Walk for Life	Willow Green	1	5/1/2022	1
Willowick Apartments	Notary	Free and available to all residents during business hours.	Hamilton Valley Management	3	5/1/2022	1
	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	3	5/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include faxing	Hamilton Valley Management	2	5/1/2022	1
	Health and Nutrition	Texas AgriLife is presenting one of the programs promoting health and nutrition	Texas AgriLife	5	5/10/2022	1
Windmill Apartments	Notary	Free and available to residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	3	5/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	1	5/1/2022	1
	Business Center	Free and available to residents during business hours. Services include faxing	Hamilton Valley Management	1	5/1/2022	1
Windwood	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	31	5/1/2022	1
	Personal Insurance Workshop	Personal insurance workshop offered by Wilcox funeral home about the impact of funeral home	Wilcox Funeral	6	5/24/2022	1
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	4	5/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	5	5/1/2022	1
	Business Center	Free and available to residents during business hours. Services include faxing	Hamilton Valley Management	4	5/1/2022	1
	Health and Nutrition	Encompass and Resilient Health care both came and did Health and nutrition	Encompass and Resilient Healthcare	12	5/31/2022	1
Win-Lin Village Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/2/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/3/2022	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/5/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/9/2022	1
Woodglen Park I & II	Valet Trash Service	Provide valet trash service to all residents	Woodglen	232	5/1/2022	1
	Fax/ Copy	Provide free fax and copy service to all residents and applicants	Woodglen	8	5/1/2022	1
	Notary	Provide free notary service to all residents and applicants	Primera Sanchez	0	5/1/2022	1
	Food Pantry	Provide free open food pantry to all residents 6 days per week.	Woodglen	0	5/1/2022	1
	Transportation	Provide free bus passes to all residents	Woodglen	2	5/1/2022	1
	Nutrition	Provide free lunches to all children	Nutrition Transitions	30	5/2/2022	1
Woodside Village	What Parents Should Know	Breakfast on the Go; What Parents Should Know About The Flu	Woodside Village	11	5/10/2022	1
	Child Safety	Art and Crafts and Refreshments	Woodside Village	5	5/26/2022	1

June Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks Apartments	After School Program	There is no summer program. Our after school program has been complete	Cesar Chavez Foundation	0	6/1/2022	1
	On-Site Library Use	The library services were available to residents. Residents were able to access	Cesar Chavez Foundation	8	6/1/2022	1
	Student Lunch Distribution	Alternative services were provided to assist residents in need. Meals were provided	Cesar Chavez Foundation	58	6/4/2022	1
AHA! At Briarcliff Apartments	Notary	Kristen Davis is available to notarize documents	AHA	1	6/5/2022	1
	Vaccines and boosters	AHA! again partnered with Amerigroup and Vax Together Austin to provide	Vax Together Austin	35	6/9/2022	1
Brooks Manor	Resident Service	Community Pot luck Luncheon	Community Manager	17	6/9/2022	1
Brush Country Cottages	Free Transportation	Free and available to residents during business hours- must be scheduled with	Brush Country Cottages	1	6/1/2022	1
	Exercise Class	Weekly walking class on property for all residents.	Hamilton Valley Management	2	6/1/2022	1
	Book Club	Monthly book club to discuss book they are reading.	BBC	7	6/1/2022	1
	On site Library	Free and available to residents during business hours	Hamilton Valley Management	1	6/1/2022	1
Chaparral Village	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	6/2/2022	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	6/6/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	6/7/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	6/9/2022	1
	Direct Support	Rent Assistance	Texas Department of Housing and Community Development	1	6/17/2022	1
Chula Vista	Crime Watch	Crime watch and safety presentation for residents.	San Diego PD	9	6/23/2022	1
	Low Budget Healthy Cooking	Class on cooking healthy food on a budget.	Hamilton Valley Management	9	6/23/2022	1
	Food Pantry	Free and available to residents during business hours	Hamilton Valley Management	4	6/1/2022	1
	On site Library	Free and available to residents during business hours	Hamilton Valley Management	1	6/1/2022	1
	Business Center	Free and available to residents during business hours. Services include copying	Hamilton Valley Management	1	6/1/2022	1
Cielo Lindo Apartments	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	4	6/1/2022	1
	Health Screening	Free covid testing available on property for all residents.	Innovative Labs	5	6/8/2022	1
	Business Center	Free and available to all residents during business hours. Services include copying	Hamilton Valley Management	2	6/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	4	6/1/2022	1
Cove Village	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/2/2022	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/6/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/7/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/9/2022	1
	Direct Support	Food Assistance	Refuge Ministries, 5 Loaves & 2 Fishes	1	6/8/2022	1
El Nido Apartments	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	6/2/2022	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	6/6/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	6/7/2022	1
	Direct Support	Food Assistance	Borderland Rainbow Center, Kelly Me	4	6/28/2022	1
Fawn Ridge Apartments	Financial Counseling	Entrepreneurship Class	Woodforest Bank - Elizabeth	6	6/15/2022	1
Garden Apartments	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	6/2/2022	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	6/6/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	6/7/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	6/9/2022	1
	Direct Support	GED Program	RHAC	1	6/8/2022	1
Gateway Northwest	Personal Development	Book Club	Self	2	6/21/2022	1
	Personal Development	Counseling	Self	0	6/21/2022	1
High Plains Apartments	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/2/2022	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/6/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/7/2022	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/30/2022	1
Jose Antonio Escajeda Apartments	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	6/2/2022	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	6/6/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	6/7/2022	1
	Direct Support	Counseling Services	Project Bravo, Pinnacle Social Services,	1	6/29/2022	1
	Direct Support	ESL	RHAC	12	6/29/2022	1
La Estancia	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	3	6/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include copying	Hamilton Valley Management	4	6/1/2022	1
	Health and Nutrition	Continued with Texas AgriLife's Step Up Scale Down class on the importance	Texas AgriLife	5	6/2/2022	1
	Health Screening	Checked blood pressure for the residents.	APC HHC	10	6/15/2022	1
La Posada Apartments	Food Pantry	Free and available to residents during business hours	Hamilton Valley Management	1	6/1/2022	1
	On site Library	Free and available to residents during business hours	Hamilton Valley Management	1	6/1/2022	1
	Notary	Free and available to residents during business hours	Hamilton Valley Management	2	6/1/2022	1
	Business Center	Free and available to residents during business hours. Services include copying	Hamilton Valley Management	3	6/1/2022	1

June Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
La Reina Apartments	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	3	6/1/2022	1
	Business Center	Free and available to residents during business hours. Services include copy	Hamilton Valley Management	15	6/1/2022	1
	Health Screening	Free covid testing for all residents on property.	Innovative Labs	2	6/8/2022	1
	Crime Watch Meeting	Partnering with local police department residents work to keep community	La Villa Police	2	6/1/2022	1
La Sombra	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	5	6/1/2022	1
	Business Center	Free and available to residents during business hours. Services include copy	Hamilton Valley Management	14	6/1/2022	1
	Community Garden	Free and available to residents 24/7.	Texas AgriLife and Hamilton Valley M	5	6/1/2022	1
	Personal Finance	Program on budgeting household finances.	Hidalgo County	2	6/1/2022	1
Las Palmas Apartments	Notary	Free and available to all residents during business hours.	Hamilton Valley Management	1	6/1/2022	1
	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	1	6/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	1	6/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include co	Hamilton Valley Management	1	6/1/2022	1
	Book Club	Met 3 times in June to discuss books they are reading.	Hamilton Valley Management	4	6/13/2022	1
Las Palmas Villas	N/A	Las Palmas is still under rehab and the clubhouse/social services room is not expected to be completed until May 2		0		0
Leuty Avenue Apartments	On Site Library	Free and available to residents during business hours	Hamilton Valley Management	3	6/1/2022	1
	Notary	Free and available to residents during business hours	Hamilton Valley Management	0	6/1/2022	1
	Food Pantry	Free and available to residents during business hours	Hamilton Valley Management	2	6/1/2022	1
	Business Center	Free and available to residents during business hours. Services include copy	Hamilton Valley Management	2	6/1/2022	1
Los Ebanos Apartments	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	65	6/2/2022	1
	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	65	6/6/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	65	6/7/2022	1
	Direct Support	Utility Assistance	TANF, Mary Mother of The Church, C	1	6/28/2022	1
Los Naranjo's Apartments	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	5	6/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	4	6/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include co	Hamilton Valley Management	4	6/1/2022	1
	Fire Safety	Alton Fire Department came and did a fire safety presentation for the reside	Alton FD	10	6/29/2022	1
Marshall Apartments	Family Services	Family Services	Jessica Post	9	6/6/2022	1
Marshall Meadows	Resident Services	Free Meals and Milk week for all residents 06/27/2022 - 07/01/2022 10am-1	Vesta	86	6/10/2022	3
Oak Haven Apartments	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	2	6/1/2022	1
	Business Center	Free and available to residents during business hours. Services include copy	Hamilton Valley Management	2	6/1/2022	1
	Community Garden	Free and available to residents 24/7.	Texas AgriLife/HVM	8	6/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	1	6/1/2022	1
Palladium Glenn Heights	Business Center	Computer Room for Resident Use	Cares Team/Office	6	6/1/2022	1
	Food Pantry	Available to Resident in Need Weekly	Cares Team/Office	1	6/1/2022	1
	Notary Service	Notarize Legal Documents	Cares Team/Office	1	6/1/2022	1
	Crime Watch Meeting	Provide Residents with Local Crime Stats in the Area	Courtesy Officer, Management and C	0	6/1/2022	1
	Free Lunch Program	Provided by P.L.A.Y.S. Organization	Millicent Starks	36		1
Palladium Midland	Book Club	We meet and watch a short video, journal, and a short discussion on person	Dr. Lavonda Johnson Lee	5	6/6/2022	1
	Food Pantry	Residents can come during office hours if they are in need of food, toiletries	Office Staff	4	6/10/2022	1
	Fitness and Exercise	A handout on the benefits of exercise and a 30-minute chair exercise routi	Leydis Rico	6	6/14/2022	1
	Crime Watch	Discuss what has been going on in the property with the residents. Allowin	Officer Lopez	10	6/21/2022	1
Peoples El Shaddai	Youth Services	Youth Empowerment. Conflict, Anger and Self Esteem Every Thursday May 5	Dallas Creed	16	6/2/2022	1
	Youth Services	Daily Lunch Program June - August	City Square	20	6/30/2022	2
Peppertree Acres Apartments	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	148	6/2/2022	1
	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	148	6/6/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	148	6/7/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	148	6/9/2022	1
	Direct Support	Food Assistance	Funky Town Fridge, Meadow ridge Co	2	6/9/2022	1
Pine Club	Valet Trash Service	Provide valet trash service to all residents	Pine Club Staff	232	6/1/2022	1
	Fax/ Copy	Provide free fax and copy service to all applicants and residents	Pine Club Staff	0	6/1/2022	1
	Notary	Provide free notary service to all applicants and residents	Tia Ayala	0	6/1/2022	1
	Food Pantry	Provide free food pantry to all residents	Pine Club Staff	0	6/1/2022	1
Pine Terrace Apartments	N/A	New Property	Pine Terrace	0	6/1/2022	0
Pythian Manor	Resident Service	Food Bank	North TX food bank	35	6/14/2022	1

June Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Raintree Apartments	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	4	6/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	2	6/1/2022	1
	Notary	Free and available to residents during business hours.	Hamilton Valley Management	1	6/1/2022	1
	Business Center	Free and available to residents during business hours. Services include copy	Hamilton Valley Management	3	6/1/2022	1
	Community Garden	Free and available to residents 24/7.	Texas AgriLife	1	6/1/2022	1
Ridgewood	Fax/ Copy	N/A	Ridgewood	0	6/1/2022	1
	Notary	N/A	Ridgewood	0	6/1/2022	1
	Food Pantry	N/A	Ridgewood	0	6/1/2022	1
Rita Blanca	Library	Library- 2/3 residents enter office at a time to select a donated book.	Marti Harris	2	6/1/2022	1
	Hygiene Pantry	Hygiene Pantry- Deliver Hygiene products.	Marti Harris	26	6/8/2022	1
	Library	Library- 2/3 residents enter office at a time to select a donated book.	Marti Harris	3	6/13/2022	1
	Library	Library- 2/3 residents are allowed to enter office at a time to select a donate	Marti Harris	2	6/27/2022	1
River Park Village	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	6/2/2022	1
	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	6/6/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	6/7/2022	1
Riverstation Apartments	Computer Lab/Training		GNP	0	6/21/2022	1
Saddlewood Club	Valet Trash Service	Provide valet trash service to all residents	Saddlewood Staff	232	6/1/2022	1
	Fax/ Copy	Provide free fax and copy service to all residents and applicants	Saddlewood Staff	1	6/1/2022	1
	Notary	Provide free fax and copy service to all residents and applicants	Lee Ann Rodgers	3	6/1/2022	1
	Food Pantry	Provide free open food pantry to all residents	Saddlewood Staff	9	6/1/2022	1
Salem Village	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	105	6/2/2022	1
	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	105	6/6/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	105	6/7/2022	1
Saint James Manor	Resident Service	Monday - Friday lunch provided for minors 20-30 children served per day	City Square	30	6/30/2022	1
	Resident Service	Crime Watch	Officer Santiago	0	6/16/2022	1
Seagraves Garden Apartments	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	1	6/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	1	6/1/2022	1
	Business Center	Free and available to residents during business hours. Services include copy	Hamilton Valley Management	1	6/1/2022	1
	Community Garden	Free and available to residents 24/7.	Texas AgriLife	1	6/1/2022	1
Shady Oaks Manor	Crime Stoppers	Making your community safer	Sergio Martinez NW NPO	10	6/7/2022	1
	Seminar	Medicare Questions and Answers	Jana Shelton - Empower Brokerage	4	6/22/2022	1
Sierra Vista	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	106	6/2/2022	1
	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	106	6/6/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	106	6/7/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	106	6/9/2022	1
Silver Trail	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	2	6/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	3	6/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include co	Hamilton Valley Management	2	6/1/2022	1
	Health and Nutrition Course	Continued the mindful wellness program through Texas AgriLife.	Texas AgriLife	8	6/7/2022	1
Spring Terrace	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	6/2/2022	1
	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	6/6/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	6/7/2022	1
Tealwood Club	Fax/ Copy	Provide free fax and copy service to all applicants and residents	Tealwood Staff	3	6/1/2022	1
	Notary	Provide free notary service to all applicants and residents	Carlee Madrid	0	6/1/2022	1
	Food Pantry	Provide free open food pantry to all residents 6 days a week	Tealwood	1	6/1/2022	1
	Education	Book Club	Tealwood Staff	9	6/24/2022	1
The Village Apartments	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	6	6/1/2022	1
	Book Club	Offered weekly to residents to discuss the book they are reading	Hamilton Valley Management	7	6/7/2022	1
	Exercise Class	Offered weekly to residents	Texercise	15	6/8/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	3	6/1/2022	1
	Health Screening	Dr. Conley (the Foot Doctor) comes and does health screenings on the reside	Foot Doctor	14	6/1/2022	1
The Willows	Direct Support Financial	1. 6/1 pay rent for man RR	MLF	3	6/1/2022	1
	Direct Support Other	1. 5/31 go to corner store for man JN	MLF	3	6/2/2022	1
	Home Deliveries	1. 6/6 M.O.W. man DB	MLF	2	6/6/2022	1
	Medical and Health Service	1. 6/20 give reminder re. application for rep. payee to man w/TBI FH	MLF	4	6/20/2022	1

June Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Valley View Apartments	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	7	6/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	1	6/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include co	Hamilton Valley Management	1	6/1/2022	1
	Community Garden	Free and available to all residents 24/7.	Texas AgriLife	2	6/1/2022	1
	Health and Nutrition	Texas AgriLife did a healthy carbohydrate class every Wednesday on proper	Texas AgriLife	2	6/1/2022	1
Ventura at Tradewinds	Arts & Crafts	Themed Arts & Crafts Creative Writing	GNP	0	6/8/2022	1
	Adult Development	Online Career Options	GNP	2	6/22/2022	1
	Fitness Exercise Class	Everyday Exercise Class	GNP	0	6/6/2022	1
	Health Fair	Health Information Seminar	GNP	0	6/15/2022	1
Villa Vallarta	Notary	Free and available to all residents during business hours.	Hamilton Valley Management	1	6/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include co	Hamilton Valley Management	4	6/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	2	6/1/2022	1
	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	1	6/1/2022	1
Vista Verde	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	11	6/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	2	6/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include co	Hamilton Valley Management	1	6/1/2022	1
	Community Garden	Free and available to all residents 24/7 to utilize.	Hamilton Valley Management	10	6/1/2022	1
	Free Transportation	SWART tickets free and available to all residents to pick up during business h	SWART	1	6/1/2022	1
Walnut Creek Apartments	My Own Financial Planning	My Own Budget	Portfolio Resident Service	15	6/2/2022	1
	Drug Awareness Workshop	Alcohol Risk and Effects	Portfolio Resident Service	22	6/7/2022	1
	Arts and Crafts	Arts and Crafts- Book Club	Portfolio Resident Service	5	6/7/2022	1
	Stretching Exercises	Fitness and Exercise class	Portfolio Resident Service	18	6/14/2022	1
	Exploring Careers	Job Skills/Training	Portfolio Resident Service	10	6/21/2022	1
	Program Coordination	Food Pantry	Portfolio Resident Service	22	6/21/2022	1
White Rock Apartments	Budgeting	Money matters	365 Learn TV	12	6/30/2022	1
	Environmental Education	Green living	365 Learn TV	13	6/30/2022	1
	Education/Tutoring	Education scholastic tutoring	365 Learn TV	23	6/30/2022	1
	Health	Health and fitness	365 Learn TV	20	6/30/2022	1
	Fitness	24 hour fitness center available for residents and their guests	White Rock Fitness Center	41	6/30/2022	1
	Library Assistant	Provide books and magazines and adult coloring books to help relieve stress	White Rock Library Assistant	9	6/30/2022	1
Willow Green	Valet Trash Service	Provide valet trash for all residents	Willow Green Staff	336	6/1/2022	1
	Fax/ Copy	Provide free fax and copy service to all residents and applicants	Willow Green Staff	5	6/1/2022	1
	Notary	Provide free notary service to all residents and applicants	Jackie Rodas	3	6/1/2022	1
	Food Pantry	Provide free open food pantry to all residents	Willow Green Staff	1	6/1/2022	1
	Education	Summer School tutoring	Cy-Fair Hope	25	6/1/2022	1
Willowick Apartments	Food Pantry	Free and available to all residents during business hours.	Hamilton Valley Management	4	6/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	2	6/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include co	Hamilton Valley Management	4	6/1/2022	1
	Free Lunch Program	Offered Monday -Friday for kids on property- 0-18 years of age.	Intrinsic Foundation	16	6/1/2022	1
Windmill Apartments	Notary	Free and available to residents during business hours.	Hamilton Valley Management	1	6/1/2022	1
	Food Pantry	Free and available to residents during business hours.	Hamilton Valley Management	2	6/1/2022	1
	On site Library	Free and available to residents during business hours.	Hamilton Valley Management	3	6/1/2022	1
	Business Center	Free and available to residents during business hours. Services include copyi	Hamilton Valley Management	4	6/1/2022	1
Windwood	Health and Nutrition	Health program on the importance of hydration- especially when it is so hot	Encompass	9	6/24/2022	1
	Notary	Free and available to all residents during business hours.	Hamilton Valley Management	4	6/1/2022	1
	On site Library	Free and available to all residents during business hours.	Hamilton Valley Management	3	6/1/2022	1
	Business Center	Free and available to all residents during business hours. Services include co	Hamilton Valley Management	4	6/1/2022	1
Win-Lin Village Apartments	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	6/2/2022	1
	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	6/6/2022	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	6/7/2022	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	6/9/2022	1
Woodglen Park I & II	Valet Trash Service	Provide valet trash service to all residents	Woodglen Staff	232	6/1/2022	1
	Fax/ Copy	Provide free fax and copy service to all applicants and residents	Woodglen Staff	8	6/1/2022	1
	Notary	Provide free notary service to all applicants and residents	Primera Sanchez	0	6/1/2022	1
	Food Pantry	Provide free food pantry to all residents	Woodglen	1	6/1/2022	1

June Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
	Transportation	Provide free bus passes to all residents	Woodglen	1	6/1/2022	1
Woodside Village	Health and Safety	5 Ways to Reduce Cooling Cost	Woodside Village	5	6/9/2022	1
	Health and Safety	Heat Illness Prevention	Woodside Village	9	6/23/2022	1

Tab D
Quarterly Fundraising Report

**Texas State Affordable Housing Corporation
2022 Quarterly Fundraising Report
September 15, 2022**

2022 Homeownership and Home Buyer Education Initiatives			
Funder	Amount	Status	Notes
Individual Donations	\$25,959	Received	Received between July 2021 and September 2022 to support the 2022 Housing Connection workshops for housing counselors
PNC	\$5,000	Pending	Requested in September 2022 to support the 2022 Housing Connection workshops for housing counselors
Wells Fargo/Local Initiatives Support Corporation	\$10,000	Received	Received in April 2022 to support efforts to increase homeownership among households of color in the Houston metro area
Wells Fargo/Local Initiatives Support Corporation	\$1,000,000	Awarded	Awarded in September 2022 to support a mortgage/down payment assistance pilot program as part of a collaborative effort to increase homeownership among BIPOC households in the Houston area
Total Awarded/Received	\$1,035,959		

Total Requests Pending	\$5,000
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2022 Permanent Supportive Housing Institute			
Funder	Amount	Status	Notes
JPMorgan Chase	\$10,000	Received	Initially awarded for 2021 Institute, but reallocated to 2022 Institute due to fundraising surplus
Texas Capital Bank	\$50,000	Received	Received in April 2022 to support 2022 PSH Institute
Insperty	\$5,000	Received	Received in April 2022 to support 2022 PSH Institute
Frost Bank	\$5,000	Received	Received in April 2022 to support 2022 PSH Institute
JPMorgan Chase	\$30,000	Received	Received in July 2022 to support 2022 PSH Institute
Dominium	\$10,000	Received	Received in August 2022 to support 2022 PSH Institute
Regions Bank	\$5,000	Received	Received in August 2022 to support 2022 PSH Institute
City of Austin	\$55,000	Pending	Requested in July 2022 to support 2022 PSH Institute

Total Awarded/Received	\$115,000
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Total Requests Pending	\$55,000
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TSAHC Grant Making Programs (Texas Foundations Fund, new TxDOT Initiative)			
Funder	Amount	Status	Notes
PNC	\$15,000	Pending	Requested in September 2022 to support Texas Foundations Fund grantees serving Hood and Burnet Counties
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. TSAHC is currently awaiting a contract from TxDOT to move forward and was notified in March 2022 that the contract process is still on hold.

Total Requests Pending/Under Discussion	\$27,015,000
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Texas Housing Impact Fund			
Funder	Amount	Status	Notes
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
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	Partially Received	Awarded in September 2021 support affordable housing projects financed by TSAHC's Texas Housing Impact Fund in Central Texas
Wells Fargo	\$45,000	Awarded	Awarded in September 2022 to support TSAHC's Affordable Housing Program (AHP) deferred forgivable loan to the Cady Lofts development

Total Received/Awarded	\$10,753,736

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

Total Received	\$500,000
Summary	
Total Received/Awarded	\$12,404,695
Total Pending/Under Discussion	\$27,075,000

Tab E
Monthly Financial Reports

Texas State Affordable Housing Corporation

Statement of Net Position (unaudited)

As of July 31, 2022

Assets

Current assets:

Cash and cash equivalents	\$ 3,398,522
Pooled investments	3,934,642
Restricted assets:	
Cash and cash equivalents	6,263,852
Accrued interest	39,920
Investments, at fair value	8,551,774
Accounts receivable and accrued revenue	118,969
Accrued interest receivable	66,327
Loans receivable, current portion	67,779
Notes receivable, current portion	4,593,964
Downpayment assistance, current portion	490,870
Prepaid expenses	<u>292,885</u>

Total current assets	<u>27,819,504</u>
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Noncurrent assets:

Loans receivable	220,591
Notes receivable, net of allowance for loss \$444,856	219,462,155
Investments, at fair market value	39,168,352
Mortgage servicing rights, net of accumulated amortization of \$2,621,030	107,031
Capital assets, net of accumulated depreciation of \$815,659	5,809,254
Owned real estate, federal & other programs, net of amortization of \$1,810,613	12,893,492
Restricted investments held by bond trustee, at fair market value	<u>19,390,686</u>

Total noncurrent assets	<u>297,051,561</u>
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Total assets	<u>\$ 324,871,065</u>
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(continued)

Texas State Affordable Housing Corporation

Statement of Net Position (unaudited)

As of July 31, 2022

Liabilities

Current liabilities:

Accounts payable and accrued expenses	\$	443,592
Notes payable, current portion		61,431
Custodial reserve funds		238,021
Other current liabilities		234,845
Payable from restricted assets held by bond trustee:		
Revenue bonds payable, current portion		600,000
Accrued interest on revenue bonds		339,173

Total current liabilities 1,917,062

Noncurrent liabilities:

Notes payable		2,078,561
Revenue bonds payable		18,561,048
Unearned revenue		1,648,337

Total noncurrent liabilities 22,287,946

Total liabilities 24,205,008

Deferred Inflows of Resources

Deferred revenue 134,882

Total deferred inflows of resources 134,882

Net Position

Invested in capital assets		5,809,254
Restricted for:		
Debt service		1,741,852
Other purposes		4,705,185
Unrestricted		288,274,884

Total net position 300,531,175

Total liabilities and net position \$ 324,871,065

Texas State Affordable Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position (unaudited) For the 11 Months Ending July 31, 2022

Operating Revenues:	
Interest and investment income	\$ 1,814,666
Net increase (decrease) in fair value of investments	(2,371,397)
Single family income	99,910,823
Asset oversight and compliance fees	350,198
Rental program income	645,597
Multifamily income	642,592
Land bank income	60,604
Public support:	
Federal & state grants	1,302,942
Contributions	169,710
Other operating revenue	97,207
Total operating revenues	\$ <u>102,622,942</u>
Operating Expenses:	
Interest expense on bonds and notes payable	\$ 338,933
Program and loan administration	173,593
Texas Foundation Fund & Misc Grants	710,000
Salaries, wages and payroll related costs	4,268,273
Professional fees and services	462,027
Depreciation and amortization	649,226
Office expense and maintenance	124,262
Travel and meals	72,076
Other operating expenses	586,512
Total operating expenses	<u>7,384,902</u>
Net income	95,238,040
Total net position, beginning	<u>205,293,135</u>
Total net position, ending	\$ <u><u>300,531,175</u></u>

Tab 1

Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on August 16, 2022.

**TEXAS STATE AFFORDABLE HOUSING CORPORATION
BOARD MEETING**

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

**August 16, 2022
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 Valerie Cardenas, Vice Chair, at 10:31 a.m., on August 16, 2022, 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:

Valerie Cardenas, Vice Chair
Lemuel Williams, Member
Courtney Johnson-Rose, Member
Andy Williams, Member

Guests Present:

Blake Roberts, PFM
Jennifer Hicks, True Case Consulting
Leah Baker, Project Transitions
Matthew Albertson, Project Transitions
Routt Thornhill, Coats Rose

President’s Report

David Long, President

Tab 1 Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on July 19, 2022.

Mr. Andy Williams made a motion to approve the minutes of the Board meeting held July 19, 2022. Mr. Lemuel Williams seconded the motion. Ms. Cardenas asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 15 in the official transcript.

Tab 2 Presentation and Discussion of Homeownership Programs Monthly Board Reports.

Presented by Joniel LeVecque, Director, Homeownership Programs and Sarah Ellinor, Senior Manager, Homeownership Programs

No action required.

See page 16 in the official transcript.

Tab 3 Presentation, Discussion and Possible Approval of a Resolution authorizing the issuance of Texas State Affordable Housing Corporation Multifamily Housing Revenue Bonds (La Vista de Lopez Apartments) Series 2022, a Trust Indenture, a Loan 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

Mr. Lemuel Williams made a motion to approve the Resolution authorizing the issuance of Texas State Affordable Housing Corporation Multifamily Housing Revenue Bonds (La Vista de Lopez Apartments) Series 2022, a Trust Indenture, a Loan 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. Mr. Andy Williams seconded the motion. Ms. Cardenas asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 27 in the official transcript.

Tab 4 Presentation, discussion and possible approval of a resolution approving a Texas Housing Impact Fund construction loan to Project Transitions, Inc. in an amount not to exceed \$3,000,000 for the Burnet Place Apartments.

Presented by Cassandra Ramirez, Development Finance Manager

Mr. Lemuel Williams made a motion to approve the Resolution approving a Texas Housing Impact Fund construction loan to Project Transitions, Inc. in an amount not to exceed \$3,000,000 for the Burnet Place Apartments. Mr. Andy Williams seconded the motion. Ms. Cardenas asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 40 in the official transcript.

Tab 5 Presentation, Discussion and Possible Approval of the Fiscal Year 2023 Annual Operating Budget.

Presented by Melinda Smith, Chief Financial Officer

Ms. Rose made a motion to approve the Fiscal Year 2023 Annual Operating Budget. Mr. Lemuel Williams seconded the motion. Ms. Cardenas asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 45 in the official transcript.

Tab 6 Presentation, Discussion and Possible Approval of the Fiscal Year 2023 Audit Committee Guidelines.

Presented by Melinda Smith, Chief Financial Officer

Ms. Rose made a motion to approve the Fiscal Year 2023 Audit Committee Guidelines. Mr. Lem Williams seconded the motion. Ms. Cardenas asked for public comment and none was given. A vote was taken, and the motion passed unanimously.

See page 51 in the official transcript.

Announcements and Closing Comments

Mr. Long and Board Members tentatively scheduled the next Board Meeting for September 20, 2022, at 10:30 am.

Adjournment

Ms. Cardenas adjourned the meeting at 11:21 pm.

Respectfully submitted by _____
Rebecca DeLeon, Corporate Secretary

Tab 2

Presentation, Discussion and Possible Approval of a Resolution Regarding the Application for and Conversion of Reservation for Allocation of Private Activity Bonds to Mortgage Credit Certificates and Containing Other Matters Incident and Related Thereto (2020 and 2021 carryforward and 2022 annual allocation).

MINUTES AND CERTIFICATION

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

I, the undersigned officer of the Texas State Affordable Housing Corporation (the "Corporation"), do hereby certify as follows:

1. The Board of Directors (the "Board") of the Corporation convened on September 27, 2022 at the designated meeting place in Austin, Texas, and the roll was called of the duly constituted members of the Board, to wit:

<u>Name</u>	<u>Office</u>
William H. Dietz	Chairperson
Valerie Vargas Cardenas	Vice Chairperson
Courtney Johnson-Rose	Director
Lemuel Williams	Director
Andy Williams	Director

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

RESOLUTION NO. 22-_____

TEXAS STATE AFFORDABLE HOUSING CORPORATION

Resolution Regarding the Application for and Conversion of Reservation for Allocation of Private Activity Bonds to Mortgage Credit Certificates and Containing Other Matters Incident and Related Thereto (2020 and 2021 carryforward and 2022 annual allocation)

was duly introduced for the consideration of the Board. It was duly moved and seconded that said Resolution be adopted; and said motion was adopted by the following vote:

_____ AYES _____ NOES _____ ABSTENTIONS

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that said Resolution has been duly recorded in the Board's minutes of said meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the Board's minutes of said meeting pertaining to the adoption of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that said Resolution would be introduced and considered for adoption at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose.

SIGNED this September 27, 2022.

President, Texas State Affordable Housing
Corporation

RESOLUTION NO. 22-_____

TEXAS STATE AFFORDABLE HOUSING CORPORATION

Resolution Regarding the Application for and Conversion of Reservation for Allocation of Private Activity Bonds to Mortgage Credit Certificates and Containing Other Matters Incident and Related Thereto (2020 and 2021 carryforward and 2022 annual allocation)

WHEREAS, the Texas State Affordable Housing Corporation (the "Issuer") has heretofore received certificates of reservation relating to 2020 and 2021 volume allocation for qualified mortgage bonds totaling \$452,344,595 and the Issuer elected a carryforward of the aforesaid volume allocation (the "2020/2021 Carryforward Allocation") in accordance with applicable federal and state law;

WHEREAS, the Issuer has heretofore received a certificate of reservation relating to 2022 annual volume allocation for qualified mortgage bonds in the amount of \$104,750,371 (the "2022 Annual Allocation");

WHEREAS, the 2020/2021 Carryforward Allocation may be used in connection with any of the qualified mortgage bond or mortgage credit certificate programs the Issuer is authorized to provide;

WHEREAS, the Board of Directors of the Issuer desires to submit an Application for Allocation of Private Activity Bonds (the "Application") to apply to the Texas Bond Review Board for a reservation of all of the 2020/2021 Carryforward Allocation and convert all of the 2020/2021 Carryforward Allocation and the 2022 Annual Allocation to mortgage credit certificates;

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

Section 1. That any officer of the Corporation is authorized and directed to execute and deliver to the Texas Bond Review Board the Application and any related certificates or documents to apply for the \$452,344,595 of 2020/2021 Carryforward Allocation for qualified mortgage bonds to be converted to mortgage credit certificates.

Section 2. That the Corporation hereby elects to convert \$557,094,966 of allocation for qualified mortgage bonds (consisting of \$452,344,595 of 2020/2021 Carryforward Allocation and \$104,750,371 of the 2022 Annual Allocation) to volume allocation for mortgage credit certificates.

Section 3. That any officer of the Corporation is authorized and directed to execute and deliver any certificates and documents relating to the mortgage credit certificates and to take other actions deemed necessary or appropriate to implement a mortgage credit certificate program.

Section 4. That the publication of the notice required in connection with mortgage credit certificates is hereby in all things ratified and confirmed.

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

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

PASSED, APPROVED AND EFFECTIVE this September 27, 2022.

TEXAS STATE AFFORDABLE HOUSING
CORPORATION

Tab 3

Presentation, Discussion and Possible Approval of a Resolution authorizing the issuance of Texas State Affordable Housing Corporation Multifamily Housing Revenue Bonds (Bluff View Apartments), Series 2022A and Series 2022B, an Indenture of Trust, a Loan Agreement, a Bond Purchase 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 bonds; and other provisions in connection therewith.

RESOLUTION NO. 22-_____

TEXAS STATE AFFORDABLE HOUSING CORPORATION

RESOLUTION authorizing the issuance of Texas State Affordable Housing Corporation Multifamily Housing Revenue Bonds (Bluff View Apartments), Series 2022A and Series 2022B, an Indenture of Trust, a Loan Agreement, a Bond Purchase 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 bonds; and other provisions in connection therewith

WHEREAS, Texas State Affordable Housing Corporation (the "Issuer") has been duly created and organized pursuant to and in accordance with the provisions of the Texas Non-Profit Corporation Act, Article 1396-1.01 et seq. Vernon's Annotated Texas Civil Statutes, as amended and under the authority of Subchapter Y of Chapter 2306, Texas Government Code, as amended (the "Act"), for the public purpose, among other things, of promoting the public health, safety and welfare through the provision of adequate, safe and sanitary housing primarily for individuals and families of low, very low and extremely low income; and

WHEREAS, the Act authorizes the Issuer to (a) make loans to provide financing for multifamily residential rental housing in the State of Texas (the "State") intended to be occupied by persons and families of low, very low and extremely low income; (b) issue its bonds or other obligations, including notes, for the purpose, among others, of obtaining funds to make loans for multifamily developments, to establish any necessary reserve funds and to pay administrative and other costs incurred in connection with the issuance of such bonds; (c) pledge all or any part of the revenues, receipts or resources of the Issuer, including the revenues and receipts to be received by the Issuer from such loans, and to mortgage, pledge or grant security interests in such loans or other property of the Issuer in order to secure the payment of the principal or redemption price of and interest on such bonds; and (d) make, enter into, and enforce contracts, agreements, leases, indentures, mortgages, deeds, deeds of trust, security agreements, pledge agreements, credit agreements and other instruments with any person on terms the Issuer determines to be acceptable; and

WHEREAS, the Issuer has determined to provide a loan to Roers Boerne Apartments Owner LLC, a Minnesota limited liability company (the "Borrower"), for the purpose of acquiring, constructing and equipping a multifamily residential development to be located in the City of Boerne, Texas and to be known as the Bluff View Apartments (the "Project") to be rented to persons of low and moderate income and paying certain costs of issuance of the Bonds, as evidenced by that certain Loan Agreement (the "Agreement") by and between the Issuer and the Borrower and in connection therewith the Borrower has agreed to assume certain of the obligations set forth in the Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") by and among the Issuer, BOKF, NA, as trustee (the "Trustee") and the Borrower; and

WHEREAS, the Issuer now proposes to issue its bonds styled "Texas State Affordable Housing Corporation Multifamily Housing Revenue Bonds (Bluff View Apartments), Series 2022A" (the "Series 2022A Bonds") and "Texas State Affordable Housing Corporation Multifamily Housing Revenue Bonds (Bluff View Apartments), Series 2022B" (the "2022B Bonds" and, together with the Series 2022A Bonds, collectively, the "Bonds") pursuant to this Resolution and an Indenture of Trust (the "Indenture") between the Issuer and the Trustee; and

PASSED, APPROVED AND EFFECTIVE this September ~~20~~27, 2022.

TEXAS STATE AFFORDABLE HOUSING
CORPORATION

President

Texas State Affordable Housing Corporation

Multifamily Private Activity Bond Project Summary

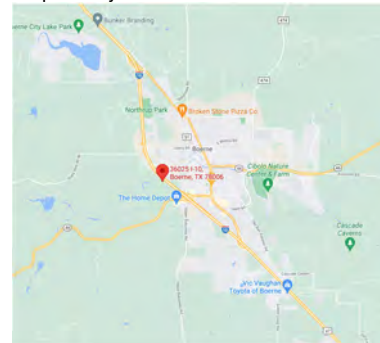
Agenda:

Presentation, Discussion and Possible Approval of a Resolution authorizing the issuance of Texas State Affordable Housing Corporation Multifamily Housing Revenue Bonds (Bluff View Apartments), Series 2022A and Series 2022B, an Indenture of Trust, a Loan Agreement, a Bond Purchase 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 bonds; and other provisions in connection therewith.

Summary:

TSAHC received an application from Roers, LLC (Developer) on April 4, 2021 proposing the construction of a 192-unit affordable apartment community located in Boerne, Texas to be called Bluff View. All 192-units will be reserved for low-income households.

Map of Project Area



Public Benefit:

Bluff View Apartments will create 192-units of affordable rental housing targeted to families earning 60% or less than the area median income. The project qualifies under TSAHC's Rural and Smaller Urban markets targeted housing needs. Boerne, Texas has an estimated population of 15,891 persons and is not adjacent to or share a boundary with an urbanized area.

Financial Summary:

Bluff View Apartments has a total budget of approximately \$56.6million. The proposed financing includes tax-exempt bonds and 4% housing tax credits. Approximately \$2.9 million will be used for property acquisition costs, with total construction costs of \$35.5 million or \$185,000 per unit. Financing costs, soft costs, developer fees and reserve accounts for the remaining \$18.2 million in total costs.

The bonds will be issued in two series. A primary series of \$30 million will have a term of 18 years and amortized over 43 years. The secondary series of approximately \$5 million will be paid out of cash flows and fully repaid at refinancing or sale of the property in year 18. The bonds will be issued through a private placement agreement with Red Stone. Tax credit equity is anticipated to provide \$17.9 million and deferred developer fees in the amount of \$3.6 million out the project's financial sources.

Market Conditions:

The community of Boerne is located along Interstate 10, approximately 35-miles northwest of San Antonio. It has seen steady population growth since the 2010 census, growing from 10,000 to over 15,800 persons in the past ten years. Unemployment rates for the County are lower at 3.4% than the state as a

Texas State Affordable Housing Corporation

Multifamily Private Activity Bond Project Summary

whole (4.7%). The local economy relies heavily on educational services (i.e., schools), construction, finance and insurance industries.

Since the project targets families, staff focused its market assessment on jobs, education and community services. The property is located in the Boerne ISD footprint and will be served by Fabra Elementary and Boerne Middle School North. The site also has excellent access to professional medical services and clinics.

Developer Summary:

Roers is a Minnesota based privately held company focused on the development of residential properties across a wide geographic footprint. Since 2012 the company has completed more than 5,000 units of housing, totaling more than \$800 million in construction activity. They have properties in 6 states and employ over 90 staff. The company is led by Kent and Brian Roers, and Jeff Koch. TSAHC's main contact will be Logan Schmidt, who has completed other developments with TSAHC while working at his previous employer.

Staff has reviewed the Development team's compliance history in Texas and in other states and found no issues of non-compliance.

Recommendation:

Staff recommends approval of the Resolution authorizing the issuance of Texas State Affordable Housing Corporation Multifamily Housing Revenue Bonds (Bluff View Apartments), Series 2022A and Series 2022B, an Indenture of Trust, a Loan Agreement, a Bond Purchase 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 bonds; and other provisions in connection therewith.

Bluff View - Underwriting - Project Summary

Project Summary

Applicant Roers Companies
 Project Name Bluff View Apartments

Location

Address 36025 I-10 City Boerne
 County: Kendall State Texas 78006
 Census Tract: 48529970302

Bonds

Max. Par Amount: \$ 35,000,000 Bond Type: PAB
 Term of Bonds: 18 Allocation Year: 2022

Perm Funding Souces

	Amount	% of Total
Redstone Series A (TSAHC bonds)	\$ 30,000,000	53.04%
	\$ -	0.00%
HTC Equity	\$ 17,989,874	31.81%
Redstone Series B cash flow (TSAHC Bonds)	\$ 5,000,000	8.84%
Deferred Developer Fee	\$ 3,566,304	6.31%
Totals	\$ 56,556,178	100%

* not included in total

Market Summary

	City	County	State	Census Tract
Population:	15,891	43,769	28,260,856	4,146
Median Age:	39	41	35	52
Diversity Index:	n/a	40	-	-
% Hispanic:	27%	24%	39%	16%
% Persons with Disability:	13%	13%	11%	14%
% Households that Rent:	45%	26%	38%	13%
Median Rents:	1,260	1,196	1,045	1,146
% Renters Who are Cost Burdened:	48%	37%	44%	43%
Median Home Price:	\$ 286,300	\$ 348,600	\$ 172,500	\$ 329,800
Median Household Income:	\$ 87,798	\$ 101,793	\$ 73,349	\$ 105,887
Unemployment:	0.00%	4.60%	7.20%	0.00%
Persons w/o Insurance:	11.57%	9.73%	17.24%	9.60%
Medically Underserved Area:	No	-	-	-
% Attending Public Schools:	87.49%	87.08%	93.09%	67.50%
Graduation Rate (Boerne ISD)	95%			
CRA Eligible Census Tract:	No			
# of LI Projects and Units:	4	437		

Bluff View - Underwriting - Summary Sources and Uses

Summary of Sources and Uses

Applicant Roers Companies
Project Name Bluff View Apartments
Number of Units 192

Sources	Amount	Amount Per Unit	Percentage of Total
Redstone Series A (TSAHC bonds)	\$ 30,000,000	\$ 156,250	53%
	\$ -	\$ -	0%
HTC Equity	\$ 17,989,874	\$ 93,697	32%
Redstone Series B cash flow (TSAHC Bonds)	\$ 5,000,000	\$ 26,042	9%
Deferred Developer Fee	\$ 3,566,304	\$ 18,575	6%
Total Sources	\$ 56,556,178	\$ 294,563.43	100%

Uses	Amount	Amount Per Unit	Percentage of Total
Acquisition	\$ 2,875,000	\$ 14,973.96	5%
Off-Site Construction	\$ -	\$ -	0%
On-Site Work	\$ 5,989,604	\$ 31,195.85	11%
Site Amenities	\$ -	\$ -	0%
Building Costs	\$ 23,484,080	\$ 122,312.92	42%
Other Const/Contingency	\$ 6,056,316	\$ 31,543.31	11%
Soft Costs	\$ 4,494,691	\$ 23,409.85	8%
Financing Costs	\$ 5,721,528	\$ 29,799.63	10%
Developer Fees	\$ 6,378,000	\$ 33,218.75	11%
Reserve Accounts	\$ 1,556,959	\$ 8,109.16	3%
Total Uses	\$ 56,556,178	\$ 294,563.43	100%

(Gap) / Reserve	\$ -
Percent of Developer Fee Deferred	55.92%

Bluff View - Underwriting - Operating Proforma

Operating Proforma

Applicant Roers Companies
 Project Name Bluff View Apartments

Number of Units	192	Affordable Units	216	Min. Set Aside	87
Set Aside election	40% @ 60% AMI	Affordable %	113%	Accessible Unit Min.	10

Residential Income

Unit Type	Unit Sq. Ft.	Net Sq. Ft.	# units	Rent	Mo. Income	Inflator	Rent Limiter
1/1	752	31,584	42	\$ 1,185	\$ 49,770	1.02	60% AMI
2/2	900	64,800	72	\$ 1,407	\$ 101,304	1.02	60% AMI
3/2	1095	85,410	78	\$ 1,617	\$ 126,126	1.02	60% AMI
Subtotals:					\$ 277,200		

Other income: \$ 15.00 \$ 2,880 1.02

Potential gross income

Residential vacancy loss

7.50%

Effective Gross Residential Income

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
\$	597,240	609,185	621,368	633,796	646,472	713,757	788,045
\$	-	-	-	-	-	-	-
\$	1,215,648	1,239,961	1,264,760	1,290,055	1,315,856	1,452,812	1,604,022
\$	-	-	-	-	-	-	-
\$	1,513,512	1,543,782	1,574,658	1,606,151	1,638,274	1,808,787	1,997,047
\$	-	-	-	-	-	-	-
\$	-	-	-	-	-	-	-
\$	-	-	-	-	-	-	-
\$	34,560.00	35,251	35,956	36,675	37,409	41,302	45,601
\$	3,360,960	3,428,179	3,496,743	3,566,678	3,638,011	4,016,658	4,434,715
\$	(252,072)	(257,113)	(262,256)	(267,501)	(272,851)	(301,249)	(332,604)
\$	3,108,888	3,171,066	3,234,487	3,299,177	3,365,160	3,715,409	4,102,112

Operating Expenses

	TSAHC est.	Borrower Yr 1	% EGI	Variance	Per Unit	Inflator
General & Administrative	\$ 89,472	\$ 99,463	3.20	11%	\$ 518	1.03
Management Fee	\$ 82,560	\$ 92,903	2.99	13%	\$ 484	1.03
Payroll and Related	\$ 256,896	\$ 256,899	8.26	0%	\$ 1,338	1.03
Maintenance & Repair	\$ 147,456	\$ 147,444	4.74	0%	\$ 768	1.03
Utilities	\$ 202,368	\$ 208,152	6.70	3%	\$ 1,084	1.03
Insurance	\$ 84,672	\$ 84,710	2.72	0%	\$ 441	1.03
Taxes	\$ 151,104	\$ 171,161	5.51	13%	\$ 891	1.03
Operating Debt Service Reserves			0.00	#DIV/0!	\$ -	1.03
Replacement reserves	\$ 54,000	\$ 48,000	1.54	-11%	\$ 250	1.03
HTC/HOME Compliance Fees	\$ 6,578	\$ 7,680	0.25	17%	\$ 40	1.03
Bond Compliance Fees	\$ 8,640	\$ 8,640	0.28	0%	\$ 45	1.03
Other (specify):	tenant services \$ 21,600	\$ 31,560	1.02	46%	\$ 164	1.03
Total Operating Expenses	\$ 1,105,346	\$ 1,156,612		4.64%	\$ 6,024.02	

state avg \$ 5,439.00 per unit

Operating Expenses as a percentage of Effective Gross Income

\$	99,463	\$ 102,447	\$ 105,520	\$ 108,686	\$ 111,946	\$ 129,777	\$ 150,447
\$	92,903	\$ 95,690	\$ 98,561	\$ 101,518	\$ 104,563	\$ 121,217	\$ 140,524
\$	256,899	\$ 264,606	\$ 272,544	\$ 280,720	\$ 289,142	\$ 335,195	\$ 388,583
\$	147,444	\$ 151,867	\$ 156,423	\$ 161,116	\$ 165,950	\$ 192,381	\$ 223,022
\$	208,152	\$ 214,397	\$ 220,828	\$ 227,453	\$ 234,277	\$ 271,591	\$ 314,849
\$	84,710	\$ 87,251	\$ 89,869	\$ 92,565	\$ 95,342	\$ 110,527	\$ 128,131
\$	171,161	\$ 176,296	\$ 181,585	\$ 187,032	\$ 192,643	\$ 223,326	\$ 258,896
\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$	48,000	\$ 49,440	\$ 50,923	\$ -	\$ -	\$ -	\$ -
\$	7,680	\$ 7,910	\$ 8,148	\$ 8,392	\$ 8,644	\$ 10,021	\$ 11,617
\$	8,640	\$ 8,899	\$ 9,166	\$ 9,441	\$ 9,724	\$ 11,273	\$ 13,069
\$	31,560	\$ 32,507	\$ 33,482	\$ 34,486	\$ 35,521	\$ 41,179	\$ 47,737
\$	1,156,612	\$ 1,191,310	\$ 1,227,050	\$ 1,211,410	\$ 1,247,753	\$ 1,446,487	\$ 1,676,875
\$	6,024	\$ 6,205	\$ 6,391	\$ 6,309	\$ 6,499	\$ 7,534	\$ 8,734
	37.2%	37.6%	37.9%	36.7%	37.1%	38.9%	40.9%

NET OPERATING INCOME

\$	1,952,276	\$ 1,979,755	\$ 2,007,437	\$ 2,087,767	\$ 2,117,408	\$ 2,268,922	\$ 2,425,237
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Bluff View - Underwriting - Operating Proforma

NET OPERATING INCOME

\$	1,952,276	\$	1,979,755	\$	2,007,437	\$	2,087,767	\$	2,117,408	\$	2,268,922	\$	2,425,237
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PRIMARY DEBT SERVICE

	Principal	Rate	Amort	Term
Redstone Series A (TSAHC bonds)	\$ 30,000,000	4.25%	43	18

Total Primary Debt \$ 30,000,000

TSAHC Issuer Fee \$ 30,000

Net Cashflow After Primary Debt

DSCR Primary Debt

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
\$	1,520,274	\$ 1,520,274	\$ 1,520,274	\$ 1,520,274	\$ 1,520,274	\$ 1,520,274	\$ 1,520,274
\$	1,520,274	\$ 1,520,274	\$ 1,520,274	\$ 1,520,274	\$ 1,520,274	\$ 1,520,274	\$ 1,520,274

\$	30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
\$	402,002	\$ 429,482	\$ 457,164	\$ 537,493	\$ 567,134	\$ 718,648	\$ 874,963
	1.26	1.28	1.29	1.35	1.37	1.46	1.56

SOFT SUBORDINATE DEBT & EQUITY

HTC Equity	\$ 17,989,874			
Redstone Series B cash flow (TSAHC Bond)	\$ 5,000,000			
Deferred Developer Fee	\$ 3,566,304			

Total Secondary Debt \$ 26,556,178

Net Cash Flow of Secondary Debts

\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$	402,002	\$ 429,482	\$ 457,164	\$ 537,493	\$ 567,134	\$ 718,648	\$ 874,963

Tab 4

Presentation, Discussion and Possible Approval of the Guidelines, Scoring Criteria and Targeted Housing Needs for the Allocation of Qualified Residential Rental Project Tax Exempt Bonds under the Multifamily Housing Private Activity Bond Program Request for Proposals and the 501(c)(3) Bond Program Policies for Calendar Year 2023.

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The Texas State Affordable Housing Corporation (the “Corporation”) has approved these policies and request for proposals (“RFP”) for its multifamily tax-exempt bond programs for calendar year ~~2022~~2023. These policies and RFP are updated annually to inform the public of the Corporation’s process and guidelines for selecting residential rental properties to be financed with tax-exempt bonds, or similar obligations (the “bonds”) issued by the Corporation. All submissions must be submitted for review of threshold and scoring criteria at least 35 days prior to any presentation to the Corporation’s Board of Directors (the “Board” or “Directors”) for an Inducement Resolution.

1. Introduction.

- a. The Corporation is a public nonprofit corporation that primarily serves the housing needs of low, very low and extremely low-income Texans and other underserved populations who do not have comparable housing options through conventional financial channels. The Corporation accepts applications from developers (“Developers”) to acquire and rehabilitate, or construct new affordable residential rental developments (“Developments”). Pursuant to §§2306.554, 564 and 565 of the Texas Government Code, the Corporation is authorized to issue qualified 501(c)(3) bonds and to direct the Texas Bond Review Board (the “TBRB”) on the issuance of the portion of the state’s private activity bonds ceiling set aside for the Corporation under §1372.0231(a) of the Texas Government Code. The Corporation’s available volume cap for private activity bonds is 10% of the State’s available volume cap for residential rental private activity bonds. For ~~2022~~2023, the amount is estimated to be approximately \$85 million. This volume cap is available for reservation until August 14, ~~2022~~2023. Thereafter, the Corporation will be able to apply to reserve any additional available volume cap through the TBRB. There are no deadlines or sizing limitations on the amount of qualified 501(c)(3) bonds that the Corporation may issue.
- b. These policies and RFP have been adopted by the Corporation’s Board based on a review of the state’s strategic housing needs, the demonstration of local community support, and solicitation from local and regional housing organizations, pursuant to §2306.565 of the Texas Government Code. This RFP defines the methodology that staff will use to review applications and creates the criteria for scoring and ranking applications.
- c. This RFP will be extended month-to-month until such time as the Corporation chooses to close the RFP to further submissions, based on the amount of funds awarded or induced by the Board. A notice that the RFP has closed will be posted to the Corporation’s website, and written notice will be provided to any Developers who submit an application prior to the release of the closing notice. The Corporation reserves the right to re-open the RFP at any time.
- d. Contact Information. All questions about the RFP and application process can be directed in writing to:

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Development Finance Program
Texas State Affordable Housing Corporation
6701 Shirley Avenue
Austin, Texas 78752
Tel. 512-477-3562
Email: MFBonds@tsahc.org

2. **Targeted Housing Needs.** Pursuant to §2306.565(b) of the Texas Government Code, the Board has identified target areas of housing need within the State of Texas (“Targeted Housing Needs”) for the issuance of qualified residential rental project bonds. The Targeted Housing Needs are based on research conducted by the Corporation, including a review of the State’s strategic housing needs, relevant housing needs assessments and information from local and regional stakeholders. To this end, the Board has adopted the following Targeted Housing Needs. The Corporation will only accept applications in response to this RFP that fulfill at least one of the Targeted Housing Needs.
- a. *At-Risk Preservation and Rehabilitation.* The preservation and rehabilitation of existing affordable rental housing is defined as existing housing in need of significant structural repairs and mechanical systems updates. The housing currently has a recorded regulatory agreement or land use restriction agreement (the “LURA”) placed on it by a public body, or currently has rental rates below market value which make it feasible to convert and preserve as affordable housing. Rehabilitation activities must result in the housing units being brought up to current energy efficiency, housing quality, local building code and accessibility standards. Developments may include temporary tenant relocation expenses, but may not cause the permanent relocation of existing low-income tenants. Public housing developments participating in the U.S. Department of Housing and Urban Development’s Rental Assistance Demonstration program are eligible under this section;
 - b. *Rural and Smaller Urban Markets.* The Corporation is dedicated to expanding access to rental housing in rural and smaller urban markets that are not generally targeted for housing expansion. Rural rental housing Developments must be located within an area that is: (a) outside the boundaries of a primary metropolitan statistical area (PMSA) or metropolitan statistical area (MSA); or (b) within the boundaries of a PMSA or MSA, if the area has a population of 20,000 or less and does not share a boundary with an urban area. Smaller Urban Markets rental housing Developments must be located within a city of less than 150,000 persons; but not within or adjacent to a PMSA or MSA of more than 500,000 persons;
 - c. *Senior and Service Enriched Housing Developments.* Senior and Service Enriched Housing Developments must meet at least one of the following definitions in order to qualify under this Targeted Housing Need category.

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- i. A proposed Development that meets the requirements of the federal Fair Housing Act and: a) is intended for, and solely occupied by, individuals 62 years of age or older; or b) is intended and operated for occupancy by at least one individual 55 years of age or older per unit, where at least 80% of the total housing units are occupied by at least one individual who is 55 years of age or older; and where the owner publishes and adheres to policies and procedures which demonstrate an intent by the owner and manager to provide housing for individuals 55 years of age or older. (See 42 U.S.C. Section 3607(b));
 - ii. A proposed Development that provides for integrated, affordable and accessible housing that offers the opportunity to link residents with on-site or off-site services and supports that foster independence for individuals with disabilities and persons who are elderly. Such Developments should also show a clear effort to coordinate housing and health services for residents; or
 - iii. A Development financed in accordance with limitations set by the Internal Revenue Service on Assisted Living Developments, and a) is affordable rental housing combined with minimal on-site medical or supportive services; b) is targeted to persons with disabilities, but with at least 75% of units open to any qualified renter; and c) has at least 10% of its units affordable to persons earning less than 30% of the area median income.
 - d. *Disaster Relief Housing.* The Corporation will consider any eligible multifamily residential rental housing Development, including rehabilitation and new construction, located in any one or more Texas counties identified in a Federal Emergency Management Agency disaster declaration to be eligible for financing under this RFP.
3. **Housing Needs Set-Aside.** To ensure that bonds will be available for specific housing needs, the Corporation has determined that until March 1, ~~2022~~2023, 20% of its annual available volume cap will be reserved for Developments that:
- a. Include at least 50% of housing units located in a qualified Rural or Smaller Urban Market, as described by this policy; or
 - b. Include at least 15% of housing units built to be accessible for persons with mobility impairments and special needs populations as defined by this policy.
4. **Application Submission.** The Corporation will publish an application package to its website. Developers should download and complete the application pursuant to the guidelines for completion included in the application instructions. The Corporation requires a nonrefundable application submission fee of \$2,000 for private activity bonds or \$2,500 for 501(c)(3) bonds.
5. **Application Review and Management.**

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- a. The Corporation will accept applications on an ongoing basis starting on October ~~13, 2021~~ 2022 and until either 1) all of the anticipated private activity bond volume cap for ~~2022~~ 2023 has been allocated to applications with approved inducement allocations, or 2) until May 1, ~~2022~~2023. After May 1, ~~2022~~2023, the Corporation may reopen the acceptance window in order to either 1) accept applications for the State of Texas' annual private activity bond volume collapse or 2) to utilize volume cap freed up from previous applications that were not able to close.
- b. Each application will be provided a submission date (Submission Date) based on the date the complete application and all fees were received by the Corporation.
- c. The Corporation requires at least 35 days to review an application for threshold and scoring criteria, before any presentation to the Board for approval. All applications that have completed the review process and fulfill the Corporation's threshold and scoring criteria will be presented to the Board for consideration of the approval of an inducement resolution ("Inducement Resolution").
- d. The Corporation may delay the presentation of an application to the Board if there are errors, omissions or insufficient documentation that the Corporation deems necessary to complete its review. Once all errors, omissions or insufficient documentation have been corrected, the application will receive a new Submission Date. If an application fails to fulfill the minimum threshold and scoring criteria, the application will be terminated and will not be considered for further review.
- e. Once an Inducement Resolution is approved, Developments must be able to move forward with an application for a reservation of private activity bond volume cap within 90-days. If a Development cannot proceed within this timeline, the Corporation may assign the project a new submission date and place the application at the end of our application pipeline, behind applications submitted after the original submission date.
- f. The Corporation may require a Developer to withdraw and resubmit an application for reservation of private activity bond volume cap, if the Developer is unable to submit their application for 4% housing tax credits within 30-days of the date of issuance of the docket number for their reservation from the Texas Bond Review Board. This requirement allows for better management of the Corporation's pipeline and reduces the need to obtain new docket numbers later in the review and approval process.
- g. The application and all materials submitted to the Corporation constitute public records subject to Tex. Gov't Code, Chapter 552. The application includes a certification acknowledging that the signatory has the authority to release all materials for publication on the Corporation's website and release them in response to a request for public information and make other use of the information as authorized by law. This includes all third-party reports, which may be posted in their entirety on the Corporation's website, as they constitute a part of the Application.

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6. **Threshold Criteria.** All applications submitted to the Corporation must meet the following minimum threshold criteria (“Threshold Criteria”) in order to be considered for an issuance of bonds by the Corporation. Applications that do not meet the criteria listed below will be subject to termination by the Corporation.

a. *Affordability Threshold.*

i. The Corporation seeks to provide housing to a mix of eligible households, including low, very-low and extremely-low income persons. Developers who are successful at receiving an award of private activity bonds shall agree to the following minimum terms and conditions through a Regulatory Agreement. At a minimum, all Developments will be required to meet the following income and rent restrictions:

A. A minimum of twenty percent (20%) of the units in a qualified residential rental development must have gross rents that are restricted to households with incomes no greater than fifty percent (50%) of the area median income (“AMI”), adjusted for family size, or at least forty percent (40%) of the units in the Development must be affordable to persons and families with incomes at or below sixty percent (60%) of the AMI, adjusted for family size.

B. Rent Restrictions. Gross monthly rent charged on an income restricted unit will not exceed 30% of the applicable AMI.

ii. Affordability Requirements shall be maintained for the greater of 15 years or as long as the bonds are outstanding.

b. *Experience Threshold.* Developers must demonstrate sufficient experience in the development, ownership, and/or management of affordable housing. Developers must submit evidence that they have been involved in the development or ownership of the greater of 75 units or 50% of the total proposed Development units. The Corporation may only give credit for projects that are determined to be successful examples of affordable housing development, which includes properties in continuing operation, historically and currently in compliance, and any other factors that the Corporation determines to be relevant.

c. *Construction Threshold.* All Developments, new construction and rehabilitation, must adhere to local building codes and standards. If a Development is planned in an area or community that does not have local building codes, then the most recent and approved version of the International Building Code or International Residential Building Standards must be used. A certification from the Developer’s architect, engineer or other third-party construction supervisor must be submitted prior to closing of the bonds or other obligations to be issued by the Corporation in connection with the financing. For

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Developments requiring rehabilitation of existing housing units, the Corporation will require the submission of a physical conditions inspection report and may conduct an onsite inspection of the property in order to complete its underwriting process. The Corporation may also suggest reasonable changes to the rehabilitation scope of work based on its inspection.

- d. *Compliance Threshold.* All Developments must adhere to the Corporation's Compliance Policies, which can be viewed on the Corporation's website at: www.tsahc.org. Developers and their affiliates will also be evaluated on prior compliance history with the Corporation's and any other state or federal affordable housing program. Developers who have completed projects involving housing tax credits within the State of Texas, must provide evidence that they have passed their most recent Previous Participation review and are considered in Category 1 or 2, pursuant to the Texas Department of Housing and Community Affairs multifamily program rules. The Corporation will require through its application process the submission of compliance information and references in order to evaluate a Developer's compliance history.
- e. *Resident Services Threshold.* The Corporation strives to maintain excellent resident services programs in the properties it finances. To meet this goal and better serve low-income tenants, Developers must maintain a sustained resident services program that provides at least six (6) approved services to tenants per quarter. Developers must ensure a dedicated budget for services, free transportation to services if off-site, and preferably on-site staff to direct services. The six (6) services should be taken from the Corporation's Resident Services Program Guidelines, available on our website at: <https://www.tsahc.org/property-managers/compliance>
- f. *Energy Efficiency Threshold.* All Developments must adhere to the U.S. Department of Energy's Energy Star program standards, unless otherwise exempted by the Corporation. Developments, including either new construction or rehabilitation, shall meet these standards. Developers may obtain additional information regarding these standards directly from the Energy Star website: <http://www.energystar.gov>. This threshold must be certified to by the Developer's architect, consulting engineer, or other third-party energy efficiency consultant, prior to closing and based upon a review of the construction specifications or scope of work provided by the Developer's general contractor. Additional incentives for Green Building methods and energy efficiency are included as scoring items.
- g. *Environmental Review Threshold.* Prior to closing, the Developer is required to conduct a Phase I Environmental Site Assessment. At or prior to the closing of the financing, the Developer will be required to provide an environmental indemnity in the form satisfactory to the Corporation. For properties located in a Flood Plain with 1-percent annual chance of flooding, as identified by the Federal Emergency Management Agency (FEMA), Developers must provide a mitigation plan drafted by the Development's

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engineer. The mitigation plan drafted by the project engineer must be submitted with the initial application and either 1) demonstrate that the project will be built so that all residential and common use buildings are 18 inches or more above the stated flood plain, or 2) that flood risks can be mitigated through automated systems.

- h. *Relocation Threshold.* All Developments involving the rehabilitation, reconstruction or demolition of existing housing must provide evidence that all tenants, lease holders, property owners and/or residents have been notified at least 30 days prior to the submission of the bond reservation application to the TBRB, that:
 - i. The Developer intends to rehabilitate, reconstruct or demolish existing housing units; and
 - ii. The Developer must ensure that tenants' rights under all federal, state and local housing laws are upheld, including but not limited to extended lease agreements, rental assistance, and relocation assistance.
- i. *Accessibility Threshold.* All Developments must be designed, built and rehabilitated to adhere with the Fair Housing Accessibility Standards, Title II and III of the Americans with Disabilities Act, and §2306.514 of the Texas Government Code. Developers are encouraged to review these guidelines with their architects and/or construction teams prior to application submission. All Developments will be required to obtain a certification from the project architect, engineer or contractor that the final construction plans and/or rehab plan will meet or exceed the above listed federal and state accessibility standards.
- j. *Community Support Threshold.* Developers are required to collect community input on their Development proposals. All letters of support or opposition must be provided to the Corporation, as they are received. Developers must submit with their response to the RFP two (2) of the following documents in order to demonstrate community support for the proposed Development:
 - i. A letter of support from one or more of the following: Mayor; City Manager; City Administrator; Director of the Local Housing Finance Agency; Director of the Local Public Housing Agency; School District Superintendent; or County Judge, in the jurisdiction in which the Development is located;
 - ii. A resolution of support from the City Council, Local School Board or County Commissioner's Court. A resolution fulfilling the requirements for housing tax credits pursuant to section 2306.67021 of the Texas Government Code will be acceptable for this item;
 - iii. A letter of support from an affected neighborhood association, Chamber of Commerce or tenant council of a Development to be acquired;
 - iv. Evidence that a local government (city or county) entity is providing funding for the Development; and/or

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- v. A letter of support from the State Representative or Senator representing the district in which the proposed Development is located.
- k. *Underwriting Threshold.* The Corporation generally applies the same underwriting standards as required by the Texas Department of Housing and Community Affairs (“TDHCA”), to ensure consistency with the low-income housing tax credit underwriting process. The Corporation must receive all third-party reports, including but not limited to property condition assessments, environmental reports, market analysis and appraisals, that are required to be submitted to TDHCA. Additional minimum underwriting standards include:
 - i. All Developments, and each property within a pooled transaction, must maintain a minimum Debt Coverage Ratio (“DCR”) of 1.15 for a period of no less than 15 years as underwritten by the Corporation;
 - ii. The Corporation generally does not permit amortization periods of more than 40 years. The Corporation may consider longer amortization schedules for service enriched and extremely low-income housing developments;
 - iii. The Corporation will include a reserve for replacement expense of not less than \$250 per unit annually for new construction developments and \$300 per unit annually for rehabilitation developments in the operating expenses for each Development. The Corporation may require a higher reserve amount based on information provided in the Property Condition Assessment (the “PCA”);
 - iv. Compliance fees will be included in the estimate of operating expenses and will include, at a minimum, the Corporation’s Asset Oversight and Compliance Fee, as well as any fees required by TDHCA or other financial sources; and
 - v. The Corporation will include other reasonable and documented expenses, including, but not limited to, depreciation, interest expense, lender or syndicator’s asset management fees, or other ongoing partnership fees in its underwriting analysis. Lender or syndicator’s asset management fees or other ongoing partnership fees will not be considered in the calculation of debt coverage.
- l. *Property Tax Exemption.* Developers must certify that they will, or will not, apply for a property tax exemption or payment in lieu of taxes (“PILOT”) agreement to reduce the property taxes due to local taxing entities. If a Developer agrees not to apply for a tax exemption or PILOT agreement, the Corporation will require a restriction to be added to the financing documents that prohibits any future application for exemption. If a Developer states that they will or may apply for a tax exemption or PILOT agreement, the Corporation will require a notification to the local tax appraisal district, school district superintendent and the County Judge where the Development is located that such an exemption or agreement will be requested. Developers will also be required to submit confirmation of any exemptions or final agreements to the Corporation.

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- m. *Readiness to Proceed.* Developers must be able to demonstrate that the proposed Development is ready and able to move forward with the proposed financing. To do so the following documents are required to be submitted with the application.
- i. A letter from the Developer’s counsel stating that there are no known lawsuits or other legal actions against the Developer, Developer’s affiliates or involving the proposed Development site;
 - ii. A copy of the application, letter of intent or term sheet from the proposed bond purchaser, underwriter, or originator. Letters of intent or term sheets from the proposed tax credit equity purchaser must be submitted prior to submission of an application for reservation of private activity bond volume cap
- n. *Public Benefit Threshold for 501(c)(3) Bonds Only.* Pursuant to §2306.563 of the Texas Government Code and this Policy, the Corporation requires that all nonprofit organizations that receive an issuance of qualified 501(c)(3) bonds must invest at least one dollar in projects and services that benefit income-eligible persons for each dollar of property taxes that is not imposed on the Development as a result of a property tax exemption received under §§11.182 and 11.1825 of the Texas Tax Code. Projects and services must benefit income-eligible persons in the county in which the Development supported with the tax exemption is located and must consist of: (1) rent reduction; (2) capital improvement projects; or (3) social, educational, or economic development services, referred to hereafter as qualified public benefits (“QPB”). The Corporation has determined that the following guidelines are reasonable for the calculation and accounting of QPB:
- i. The Corporation shall require the value of any property tax exemption to be included in the operating budget of the Development and escrowed with the Trustee in an account (the “QPB Account”) prior to the repayment of any debt, management fees, performance fee, or any other fees that the Corporation determines relevant. The QPB account may be funded in advance with funds withdrawn for repayment of QPB activities, or may be included on the operating ledger as an account payable with QPB expenditures credited against the balance. On or before January 1st of each calendar year starting after the closing of the bonds, the Developer shall provide to the Corporation an estimate of the value of property tax exemption for that calendar year based on the appraised value provided to the Development by the county tax appraiser where the Development is located. The balance of funds to be escrowed or credited in the QPB Account may be reduced each month in an amount equal to the value of QPB expended by the Development each month. In the event that the QPB Account has a balance of funds existing, or owed as an account payable, if applicable, at the end of the calendar year the Developer or its guarantors shall advance the balance to the appropriate taxing entities on a pro rata basis. The QPB Account imposed by this

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section will be reduced by an amount equal to each dollar that, in lieu of taxes, a Developer pays to a taxing unit for which the Development receives an exemption prior to the end of the calendar year.

- ii. The Corporation has determined that the value of QPBs will be calculated in the following manner:
 - A. The value of rent reductions will be calculated using the difference between the most recent fair market rent (the “FMR”) published by the U.S. Department of Housing and Urban Development (the “HUD”) and the actual rent collected in each lease agreement. This includes rent concessions granted to households upon move-in, but not the absence or forgiveness of deposits. Rent reductions must be accounted for on a monthly basis, documented in each individual lease agreement that receives the benefit, and a notice given to each resident of the annual value of their rent reduction. Units that receive rental assistance payments of any kind are excluded from rent reduction calculations.
 - B. The value of capital improvements will be determined on a case-by-case basis for each Development and be specific to each Development or property within a pooled transaction. Capital improvement costs will not include regular maintenance, general repairs, or make ready costs associated with the daily operations of the Development. The Development may include the cost of rehabilitation to be completed as part of the issuance of new 501(c)(3) bonds or approved capital improvements paid for with proceeds from grants, tax credit equity, bond proceeds, loans or other forms of taxable debt, and may amortize the cost of those capital improvements over a five (5) year period. The repayment of taxable debt for capital improvements pursuant to this section B that actually reduces the equivalent amount of such taxable debt payable will be paid out of escrowed funds or credited against the QPB Account. Capital improvements may not account for more than 75% of the total annual QPB requirement.
 - C. The value of social, educational, or economic development services may be based on (1) the actual dollar amount expended by the Development towards such services at the time such services are provided to residents; (2) the value of volunteer services provided and coordinated by the Developer or its affiliates; and (3) the cost saving provided to tenants through services such as free on-site day care, free after school care and free lunch programs. The Development may only include the cost of services approved by the Corporation and must not include the value or cost of services provided to residents free of cost by third party entities.

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- iii. The Corporation will require each Developer to certify that the Public Benefit Threshold has been met in accordance with this policy, and any future revisions of this policy, in their annual audit, to be filed with the Corporation within 120 days of the beginning of each fiscal year of the Development.
7. **Scoring.** Pursuant to §2306.565(e) of the Texas Government Code, the Corporation’s Board has adopted the following criteria to score and rank applications to the PAB program. The first three scoring criteria are required by state statute. The remaining criteria support the Corporation’s goals to target specific housing needs and underserved areas in the state. Applicants must achieve a minimum score of 50 points.
- a. *Cost Per Unit of Housing.* Applications may receive up to 15 points for proposing housing developments with total residential costs within the following ranges:
 - i. 15 points for:
 - A. Acquisition and rehabilitation costs equal to or less than \$150,000 per unit
 - B. New construction costs equal to or less than \$160,000 per unit; or
 - ii. 8 points for:
 - A. Acquisition and rehabilitation costs equal to or less than \$180,000 per unit
 - B. New construction costs equal to or less than \$190,000 per unit: or
 - iii. 15 Points for rehabilitation costs that exceed \$40,000 per unit in projects that meet the At-Risk Preservation and Rehabilitation Targeted Housing Need.
 - b. *Proposed Rents.* Applications may receive up to 15 points for proposing Developments that ensure a percentage of rents are affordable to very low and extremely low-income households. Developments supported by project based rental contracts may not include units supported by project-based subsidies in the calculation of the following set-aside selections:
 - i. 15 points – at least 5% of units will be reserved for families who earn 30% or less of the area median income without project based rental subsidy; or
 - ii. 10 points – at least 40% of units will be reserved for families who earn 50% or less of the area median income without project based rental subsidy.
 - c. *Income Range for Residents.* The Corporation is interested in promoting mixed income housing as a means to improve the lives of residents and build stronger communities. Applications that propose to ensure the following mixed income guidelines will receive 15 points:

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- i. At least 20% of the total number of housing units will be available to person earning more than 60% of the area median income; or
 - ii. At least 15% of the total number of housing units will be reserved for persons earning between 80% and 120% of the area median income.
- d. *Small and Mid-sized Cities.* Applications will receive 10 points for Developments located in communities with populations less than 150,000 but not located adjacent to a PMSA or MSA with a total population of more than 500,000; or within the boundaries of a PMSA or MSA, if the area has a population of 20,000 or less and does not share a boundary with an urban area.
- e. *At-Risk Preservation.* Applications will receive 10 points for the acquisition and rehabilitation of Developments with current affordable housing rental contracts or land use restrictions. Applicants must demonstrate that the current rental voucher contract or land use restriction agreement (“LURA”) will be extended for at least 15 years from the date of closing.
- f. *Green Building Features.* Applications will receive 10 points for obtaining a certification from a qualified third party that the Development meets either:
- i. The minimum certification requirement of the U.S. Green Building Council’s LEED (“LEED”) program: or
 - ii. The Development achieves an Energy Star score for multifamily developments of 70 or higher.

Applications will receive an additional 5 points (maximum of 15 points for this criterion) for meeting the Gold or Platinum certification standards for the LEED program, or an Energy Star score for multifamily development of 80 or higher. Certification may be based on the proposed construction plans, and the Development must obtain an official certification after completion of construction or rehabilitation.

- g. *Accessible Housing Features.* Applications, including those for rehabilitation developments, will receive 10 points for certifying that the Development will meet the following housing accessibility standards:
- i. All housing units accessible through a ground floor entrance must have at least one no-step entry with a 36” entrance door;
 - ii. All housing and community spaces will be accessible via pathways that meet ADA and Fair Housing accessibility standards;
 - iii. All doorways in ground floor units (including closets, bathrooms, storage areas, etc.) must have doors with at least a 32-inch clear opening;
 - iv. All doors must have lever handles and windows shall have accessible release and opening mechanisms;

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- v. All ground floor units must have at least one ground floor bathroom with an accessible bathtub or roll-in shower, and at least one ground floor bedroom;
 - vi. All electrical outlets, switches and control panels must be no higher than 48 inches and no lower than 15 inches; and
 - vii. All ground floor units must have kitchens that are accessible pursuant to the Fair Housing Accessibility Guidelines.
- h. *Local Public Funding.* Applications will receive 10 points for providing evidence that a commitment of financial support of at least \$250 per unit has been made by a unit of government to the proposed development. The only qualifying units of government will be Counties, Cities, Municipal Utility Districts, and Councils of Government. The Corporation considers fee waivers, grants and loans as financial support.
- i. *Letters of Local Support.* Applications will receive 15 points for submitting at least four letters of support from any combination of the following persons: Mayor; City Manager; County Judge; School District Superintendent; State Representative; or State Senator, whose district includes the Development site.
- j. *Developer Experience.* Applications will receive 5 points for providing evidence that the Developer currently owns, and maintains in compliance, a number of multifamily housing units at least twice the amount proposed in the Application.
- k. *Resident Services.* Applications will receive 10 points for agreeing to provide at least four (4) approved services to tenants on a monthly basis. This scoring criterion is a higher standard than the Corporation's threshold criteria for resident services.
- l. *Competitive Cycles and Tie Breakers.* Applications are accepted on a daily basis and may be scored and ranked with all other applications received by 5pm on the same day. In the event several applications are received on the same day and total requests for volume cap exceed the estimated amount available to the Corporation in 2023, Applications will be prioritized and ranked in the following manner:
- i. First, Applications that meet the Housing Needs Set-Asides of Section 3 of this document will be considered priority 1 projects. All other projects will be labeled as priority 2 projects: then
 - ii. Priority 1 applications will be ranked by score and allocated volume cap based on their ranking. If two or more applications have the same score then the following tie breakers will be used.
 - A. The application with the highest percentage of units serving households at or below 50% of area median income will be given priority, if tied then
 - B. The application with the highest total unit count, if tied then

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- C. The application with the lowest total development costs per unit will be given priority.
- iii. Priority 2 applications will be ranked by score and will only be allocated volume cap if there is enough available. In the event of a tie among Priority 2 applications, the same tie breaker criteria will be used as for Priority 1 applications. Staff may recommend applications be induced to receive a forward commitment of volume cap in the following allocation year (i.e. an application applying for 2023 volume cap would receive 2024 volume cap) only if such reservation will not commit more than 25% of the next year's estimated allocation.
8. **Subsequent Filing Requirements.** Prior to final approval of the bonds or other obligations by the Board or the TBRB, Developers may be required to file such additional documents or statements in support of their Development as may be considered relevant and appropriate by the Corporation, which may include but are not limited to:
- a. Such additional information as requested by the Corporation's Municipal Advisor, Bond Counsel, or Issuer's Counsel;
- b. A draft of any term sheet, official statement, prospectus, or other offering memoranda through the use of which the proposed obligations are to be offered, sold or placed with a lender, purchaser, or investor, which offering, sale or placement materials must contain prominent disclosure substantially to the effect that:
- i. Neither the Corporation nor the State has undertaken to review or has assumed any responsibility for the matters contained therein except solely as to matters relating to the Corporation and to a description of the obligations being offered thereby;
- ii. All findings and determinations by the Corporation and the State, respectively, are and have been made by each for its own internal uses and purposes in performing its duties under the legislation enabling the Corporation and this RFP;
- iii. Notwithstanding its approval of the obligations and the Development, neither the State nor the Corporation endorses or in any manner, directly or indirectly, guarantees or promises to pay such obligations from any source of funds of either entity or guarantees, warrants, or endorses the creditworthiness or credit standing of the Developer or of any Guarantor of such obligations, or in any manner guarantees, warrants, or endorses the investment quality or value of such obligations; and
- iv. Such obligations are payable solely from funds and secured solely by property furnished and to be furnished and provided by the Developer and any Guarantor and are not in any manner payable wholly or partially from any funds or properties otherwise belonging to the Corporation or the State.

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9. Public Hearings and Meetings.

- a. The Corporation's Board, at its own discretion, may require any Developer to attend a meeting to review the Developer's experience, qualifications, and/or the characteristics of a Development.
- b. The Corporation requires the Developer or a representative of the Developer, to attend public hearings where a Development is proposed. If the Development includes multiple sites in several cities, the Corporation will conduct the hearing at a location central to all development sites. All public hearings must be held prior to the final approval of the resolution authorizing the issuance of the requested debt by the Corporation's Board.
- c. With respect to public hearings required by Section 147(f) of the Internal Revenue Code and the related regulation ("TEFRA"), the Corporation will plan and post notice, at the expense of the Developer, of the hearing in the *Texas Register* and on the Corporation's website at least seven (7) days prior to the planned TEFRA hearing. The Corporation will schedule an appropriate date, time and location for TEFRA hearings based on the schedule of publication.
- d. The TEFRA Hearing may not be held (and notice of such Hearing may not be published) prior to the date the Corporation approves the Inducement Resolution; provided, however, that such hearings may be scheduled and posting of the hearing notice may be prepared prior to selection as long as (a) the Corporation's staff determines that such action is appropriate, (b) the hearing and publication of notice do not actually occur until after selection by the Corporation, and (c) the Borrower provides the deposit to the Corporation set forth herein.

10. Awards and Reservation of Volume Cap.

- a. Once the Corporation has approved an Inducement Resolution for a Development, the Corporation and its Bond Counsel will work with the Developer to prepare and time the submission of the application to reserve volume cap (Reservation Application) to the TBRB;
- b. Applications approved for Inducement for the Corporation's ~~2022~~ 2023 allocation of private activity bonds will have until May 1, ~~2022~~ 2023 to notify the Corporation and its Bond Counsel they are prepared to move forward with a Reservation Application. Those not prepared to move forward, will be placed to the back of the list of Inducement Resolutions, and must be prepared to submit a Reservation Application within one year from the date of Inducement or the Corporation, in its sole determination, may terminate the award.
- c. In the event the Corporation has approved Inducement Resolutions in excess of its annual allocation, a Developer may choose to submit their Reservation Application to the TBRB to be considered for allocation on or after August 15, ~~2022~~ 2023, pursuant to Section

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1372.022 of Texas Government Code. The Corporation cannot ensure the availability of private activity bond volume cap on or after August 15, ~~2022~~2023.

- d. The Corporation reserves the right in its sole discretion to modify, suspend or amend this program at any time, with or without further notice to any interested party. All costs incurred in the response or application process are the sole responsibility of the Developer. All decisions of the Corporation are subject to such additional conditions, restrictions and requirements as determined by the Corporation in its sole discretion. In addition, the Corporation's selection of proposed Developments for possible issuance of private activity bond cap is subject to final approval by the TBRB.

11. Bond Review Board Approval.

- a. Bonds or similar obligations issued by the Corporation are subject to approval by the TBRB. TBRB rules provide an optional exemption from the formal approval process for the Corporation's multifamily conduit transactions unless such transactions involve an ad valorem tax reduction or exemption. If no ad valorem tax exemption or reduction is requested with respect to the Development, the formal TBRB approval process may not be required. However, if one or more TBRB members request it, the formal TBRB approval process must be followed. If so, representatives of the Developer are expected to attend the TBRB planning session and the TBRB meeting at which the Development will be considered for approval. Additional information may be requested by TBRB members, and the Developer's cooperation in providing this information is required.
- b. If the formal TBRB approval process is required, the Corporation, with the assistance of its Bond Counsel, will prepare and file the notice of intent and the TBRB Application for the Development. The Corporation will file the notice of intent and the TBRB Application with the TBRB only if it has timely received all required information and documentation for the completion of the TBRB Application from the Developer and/or its consultants.

12. **Fees.** Developers shall be responsible for fees and expenses incurred as a result of bonds or other obligations issued on their behalf (the "Cost of Issuance"). Up to two percent (2%) of the Cost of Issuance may be financed through tax-exempt obligation proceeds and will be considered part of the obligations authorized for issuance by the Corporation, where eligible under the federal tax code. Developers shall commit to pay from other sources any Costs of Issuance not payable from tax-exempt obligation proceeds. The following fees are payable at the times and in the amounts as described below. ALL FEES ARE NONREFUNDABLE, EXCEPT AS OTHERWISE PROVIDED HEREIN.

- a. *Application Fee.* Developers shall submit a nonrefundable fee of \$2,000 for Private Activity Bonds or \$2,500 for 501(c)(3) bonds, made payable to the Corporation, upon submission of the Application.
- b. *Inducement Fee.* Developers shall pay a fee of \$8,000, and an additional \$1,000 for each property for Developments involving more than one (1) site, to cover expenses related to

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public hearings and the Reservation Application to the TBRB, within five (5) business days of the date the Inducement Resolution is approved by the Corporation's Board. Additional reimbursements for expenses related to public hearings and application for private activity bonds may be requested by the Corporation.

- c. *Professional Fee Deposit.* Following the issuance of a reservation for volume cap from the Bond Review Board, Developers shall make a deposit with the Corporation which will be credited against fees and expenses incurred by the Corporation for the services of Bond Counsel, the Municipal Advisor and Issuer's Counsel in connection with the proposed financing. Such deposit shall be \$40,000, which represents a \$25,000 deposit for Bond Counsel fees, a \$5,000 deposit for Financial Advisor's fees, and a \$10,000 deposit for Issuer's Counsel fees (collectively, the "Professional Fee Deposit"). If the accrued fees and expenses of Bond Counsel, the Municipal Advisor and/or Issuer's Counsel exceed the amount of such Professional Fee Deposit, the Corporation may require the Developer to submit an additional deposit payment. The balance of any Professional Fee Deposit remaining after a transaction has failed to close and has been withdrawn from consideration, less a processing fee of \$500.00, will be refunded to the Developer.
- d. *Corporation Expenses.* Developers shall reimburse the Corporation for all costs and expenditures incurred by the Corporation that exceed the Corporation's application and inducement fees paid to the Corporation by the Developer during the review, issuance and closing of a Development. Such expenditures include but are not limited to (i) on-site visitation of multifamily residential developments to be financed (or the site[s] therefore), (ii) any reports deemed necessary or appropriate by the Corporation and not otherwise provided by the Developer, (iii) all costs and expenses (including travel and related expenses) of conducting public hearings and related meetings [described herein] and (iv) such other activities, inspections and investigations as are deemed necessary or appropriate by the Corporation in connection with its determination of the suitability of the proposed Development for financing assistance to be offered by the Corporation. The Corporation will include any of the above expenditures in its closing fees estimate prior to the closing date.
- e. *Municipal Advisor Fees.* The fee to be paid to the Corporation's Municipal Advisor, acting as a financial advisory to the Corporation for its issuance of debt transactions issued for the multifamily bond program, will be \$10,000 plus \$2.00 per \$1,000 of bonds issued, plus actual expenses, unless otherwise agreed to by the Corporation's Municipal Advisor. In addition, for an additional fee the Corporation's Municipal Adviser will also serve as the bidding agent with respect to all investment contracts to be entered into in connection with the investment of bond proceeds and revenues of the Developments. If the financing structure proposed by the Developer requires non-standard services to be performed by the Municipal Advisor or involves unique financing features including, but not limited to, multiple sites or complexes in a project, extreme credit quality concerns, hedge agreements, swap agreements, or trust structures, the fees to be charged by the

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Municipal Advisor will be subject to adjustment. Any such adjustment must be agreed to in writing by the Developer before the submission of the Reservation Application to the TBRB.

- f. *Bond Counsel Fees.* Developer shall pay the fees of Bond Counsel, which will be determined based on the structure of the transaction but which will generally range from .75% to 1.5% of the par amount of the financing with a minimum fee of \$50,000. All expenses incurred by Bond Counsel in connection with the Development will also be paid by the Developer. Bond Counsel shall receive an initial payment of \$20,000 in advance upon submission of the Development's Reservation Application to the TBRB, which will be credited towards the final amount due Bond Counsel. Bond Counsel may request additional reimbursement of actual hourly costs or expenses from time to time directly from the Developer. Expenses include TEFRA notice publication, print or document publication, public hearing notices, Attorney General filing fees, and the preparation and filing of the TBRB Applications, printing and supplements thereto.
- g. *Issuer's Counsel Fees.* The fee to be paid to Issuer's Counsel will be based upon the hourly rate in effect for the applicable period with the Corporation. In some instances the fees due to Issuer's Counsel can be based on a fixed fee approved by the Corporation.
- h. *Closing Fees.* Concurrently with the closing of the financing, the Developer shall pay or cause to be paid all fees and expenses in connection with the issuance of the obligations including Bond Counsel Fees, Municipal Advisor Fees, Issuer's Counsel Fees, TBRB Fees, and the actual amount of any closing or acceptance fees of any trustee for the obligations, any fees and premiums for casualty and title insurance, any security filing costs, any fees for placing the obligations, any fees and expenses of any compliance agent appointed in connection with the review of any property, any out-of-pocket expenses incurred by professionals acting on behalf of the Corporation, and any other costs and expenses, including issuance expenses, relating to the obligations, their security, and the Development. Additionally, the Corporation will receive a Closing Fee of fifteen basis points (0.15%) of the principal amount of obligations issued, with a minimum closing fee of \$20,000.
- i. *Administrative Fee.* Until the final maturity of the obligations, the Developer will pay an annual Administrative Fee, remitted through the respective bond trustee to the Corporation as designated by the Corporation, equal to ten (10) basis points (.10%) of the aggregate principal amount of the obligations outstanding, with a minimum annual fee of \$5,000. The first annual payment of the Administrative Fee must be paid at closing. The Administrative Fee is exclusive of the trustee's fee, compliance agent fee, rebate analysts' fee, asset-oversight management fee, audit fee, independent analyst fee, and any other costs or extraordinary costs as permitted under the respective bond documents. Payment of the Administrative Fee is to be covered by the bond credit enhancement and/or secured under the first mortgage on the property assigned to the bond trustee.

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The Corporation may require the payment of the Administrative Fee to be guaranteed by the Development owner and/or general partner(s).

- j. *Trustee's Fees.* The Developer shall select a bond trustee from a list of bond trustees approved by the Corporation to administer the funds and accounts pursuant to the trust indenture between the Corporation and the trustee bank. All trustee fees and expenses, including fees of trustee's counsel, will be approved by the Corporation and must be paid by the Developer.
- k. *Auditor's Fees.* The Corporation may, at any time, over the life of the Development appoint an auditor to review the financial transactions under the bond documents, a compliance agent, and a rebate analyst to perform an analysis of rebate requirements with respect to the issue. Such fees and costs must be paid by the Developer.
- l. *Continuing Costs.* Developers shall pay to the Corporation, in the manner described in the Development documents, the following amounts:
 - i. An annual asset oversight and compliance fee equal to the greater of \$45 per unit or \$2,500 for each property included in the Development (as such fee may be adjusted in accordance with the Asset Oversight and Compliance Agreement). The Corporation may require the owner of the Development and/or related entities or persons to guarantee the payment of these fees;
 - ii. Any amounts payable pursuant to any indemnity contract or agreement executed in connection with any financing by the Corporation completed as herein contemplated, and
 - iii. The amount allocable to each Developer (whose financing has been completed) of costs and expenses incurred by the Corporation in the administration of the indemnity contract or agreement, any program established in connection with the financing of a Development, and any obligations of the Corporation, including an annual accounting and/or audit of the financial records and affairs of the Corporation. The amount of costs or expenses paid or incurred by the Corporation under this clause will be divided and allocated equally among all Developers whose financings have been completed.
- m. *Changes in Fees.* The Corporation reserves the right at any time to change, increase or reduce the fees payable under this RFP. All fees imposed subsequent to closing by the Corporation under this RFP will be imposed in such amounts as will provide funds, as nearly as may be practical, equal to that amount necessary to pay the administrative costs of conducting the business and affairs of the Corporation, plus reasonable reserves therefore.
- n. *Failure to Timely Pay Fees and Costs.* The Corporation will not consider submissions for future transactions proposed by Developers who are delinquent in the payment of any fees described herein.

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13. **Document Preparation.** Bond Counsel will have the primary responsibility for the preparation of the legal instruments and documents to be utilized in connection with the financing of the Development by the Corporation. No bonds or other obligations will be sold or delivered unless the legality and validity thereof have been approved by Bond Counsel and the Attorney General of the State of Texas. The Developer and its legal counsel shall cooperate fully with Bond Counsel, the Municipal Advisor, the Issuer's Counsel and the Corporation's agents in the preparation of such materials.
14. **Material Changes to Financing Structure.** Any and all material proposed changes to the financing structure, ownership of the Development, or scope or materials of or for the Proposed Development, from that set forth in the application must be disclosed to the Corporation immediately in writing and approved by the Corporation.
15. **Time Limits.** In the event that the Development does not close within the time frame established by the Corporation, the Corporation reserves the right to terminate its participation in the financing.
16. **Final Approval by the Corporation.** The Corporation's Board will consider final action on the Bonds after the completion of the public hearings and upon recommendation by the Corporation's staff. If approved, the Board will adopt a resolution, in such form as is recommended by Bond Counsel, authorizing the issuance of obligations to provide financing for the Development. Final approval will be granted only upon:
 - a. Receipt by the Board of evidence satisfactory to it that the Developer has complied in all material respects with this RFP not otherwise waived by the Board; and
 - b. An affirmative determination of the Board that:
 - i. All requirements for and prerequisites to final approval under this RFP have either been satisfied or waived and are in form and substance satisfactory to the Board; and
 - ii. The operation of the Development(s) will constitute a lawful activity, is qualified for approval by the State, complies with and promotes the purposes of the Corporation and satisfies the requirements of the Corporation.
17. **Closing of the Financing.** Following the public hearing(s) and final approval by the Corporation and the TBRB the Corporation will proceed to close the financing in accordance with the documents approved by the Corporation and when finally approved by the Texas Attorney General and Bond Counsel in accordance with the terms of the sale or placement.
 - a. *Structure of Bond Sale.* Developers shall be responsible for determining the structures of the sale of bonds, but are encouraged to consult with the Corporation's Municipal Advisor and Bond Counsel for information regarding the structure of contemplated bond transactions in Texas. Developers are required to execute an agreement in connection with awarding the sale of the Corporation's obligations to an underwriter or to an

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institutional purchaser through a private placement that obligates the Developer to the payment of the costs of issuing such obligations as more fully described herein.

b. *Public and Limited Offering Requirements.*

- i. All bonds to be sold publicly, whether by competitive bid or negotiated sale, must have a debt rating the equivalent of at least an “A-/A3” rating assigned to long-term obligations by a nationally recognized rating agency acceptable to the Corporation. Bonds with an investment grade of “A-/A3” or higher may be sold in minimum denominations of \$5,000,
- ii. The Corporation will consider any bonds with rating lower than “A-/A3” to be non-rated obligations. Non-rated obligations must be sold in minimum denominations of at least \$25,000 and in integrated multiples of any amounts in excess of \$25,000.
- iii. All non-rated obligations must be privately placed or offered on a limited basis with transfer and other restrictions. In order for a non-rated transaction to be considered by the Corporation, the placement must comply with the following minimum requirements: (i) the sale must be made to a “qualified institutional buyer” as defined in Rule 144A of the Securities Act of 1933 (a “QIB”) or an “institutional accredited investor” as defined in Rule 501(a)(1), (2), or (3) of Regulation D under such act (an “Institutional Accredited Investor”) and cannot be an underwriting or purchase with an intent to resell any portion of the obligations, (ii) the obligations must be issued in minimum denominations of not less than \$25,000 and integral multiples of any amount in excess thereof, and (iii) at such time as the bond financing is presented to the Corporation for final approval, (a) the Developer (or placement agent, if applicable) must identify the Purchaser of the obligations, (b) the Developer (or placement agent, if applicable) must provide a written commitment from the Purchaser in form and content customarily used by real estate lending institutions outlining the terms and conditions of such commitment to purchase the obligations, (c) the Purchaser must represent that it is in the business of originating, or acquiring and owning for its account, tax-exempt bonds or mortgage loans on multifamily rental housing properties, (d) when a placement agent is involved in the sale of the obligations, there may be a placement memorandum prepared by the agent for the Purchaser, but there will be no offering statement by the Corporation, and (e) the Corporation may require that one physical obligation be issued with a legend stating that the initial and any subsequent purchaser(s) of such bond shall be a QIB or an Institutional Accredited Investor, as applicable. In the case of a private placement transaction, the Developer or placement agent, upon delivery of the obligations, shall provide the Corporation with an executed investment letter from the investor purchasing the obligations substantially to the effect that: (1) it is engaged in the business, among

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others, of investing in tax-exempt securities and is a QIB or an Institutional Accredited Investor, as applicable; (2) it has made an independent investigation into the financial position and business condition of the Developer and therefore waives any right to receive such information; (3) it has received copies of the financing documents pursuant to which such obligations are issued, and (4) that it has purchased the obligations for its own account and not with the intent to sell them. A complete form of such investment letter will be provided by the Corporation.

- c. Any variation to the requirements set forth above must be requested in writing by the Developer and must be approved by the Corporation and be acceptable to the Bond Counsel, Municipal Advisor, and Issuer's Counsel.
- d. *Required Approvals.* No Developer, or any representative of any Developer or the Corporation, shall represent, directly or indirectly, to any lender (interim or otherwise) supplier, contractor, or other person, firm, or entity that the Corporation has agreed or is firmly committed to issue any obligations in relation to any Development or Response or Reservation Detail until the Board has given final approvals for the issuance thereof under this RFP, and then subject to the governmental approvals required by this RFP and the approval of the Attorney General of the State of Texas, the approval of Bond Counsel and subject to any requirements imposed by the Corporation's Articles of Incorporation.
- e. *Offering Statement.* No Developer, or any representative of the Developer or the Corporation, shall make any representation, directly or indirectly, express or implied, of any fact contrary to the disclosures required to be made by this RFP.
- f. *Registration.* Neither the Developer nor any securities firm, underwriter, broker, dealer, salesman, or other person, firm, or entity shall offer, sell, distribute, or place any obligations authorized by the Corporation by any process, method, or technique or in any manner, transaction, or circumstances or to any person or persons, the effect of which would be to require such obligations to be registered or would require filings to be made with regard thereto under the laws of the state or jurisdiction where such offer, sale, distribution, or placement is made without first registering the same or making the filings regarding the same required by such laws.
- g. The Developer will provide and be responsible for filing so long as it is obligated to make payment to the Corporation in support of the bonds, notes or other obligations issued by the Corporation for a project being financed for the Developer, all information required to satisfy the requirements of Rule 15c(2-12) of the United States Securities and Exchange Commission as that rule is applicable to the financing.

18. Termination for Cause.

The Corporation may terminate an Application, or deny the acceptance of any Application, if one or more of the following conditions has occurred or is occurring:

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~~2022-2023~~ Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

- a. *Failure to Comply with previous RFPs.* The Corporation will not consider submissions from Developers for a potential Development if the Developer is a borrower (or a related party thereto) in connection with obligations previously issued by the Corporation and such borrower (or related party) is not in compliance with the requirements set forth in the Corporation's policies and procedures with respect to such previously issued obligations or is delinquent in the payment of any fees or costs with respect to such previously issued obligations of the Corporation; or
 - b. *Ex Parte Communications.* The Corporation may terminate an Application, or refuse to consider submissions from a Developer, if the Developer or any related party thereto, attempts to communicate either verbally or through written means with a member of the Corporation's Board after the submission of an Application, while the Application is being reviewed, or prior to any decision about the Application by the Board. This excludes communications during any board meeting or public hearing held with respect to the Application, but not during a recess or other nonrecorded portion of the meeting or hearing. For any Application involving the allocation of low-income housing tax credits, any violation of Section 2306.1113 of the Texas Government Code will also be cause for termination.
19. **OTHER REQUIREMENTS.** THE CORPORATION MAY IMPOSE ADDITIONAL OR DIFFERENT REQUIREMENTS ON A DEVELOPER THAN THOSE PROVIDED IN THESE GUIDELINES IF ADDITIONAL OR DIFFERENT REQUIREMENTS BECOME NECESSARY (AS DETERMINED BY THE CORPORATION IN ITS SOLE DISCRETION) TO PROVIDE THE BEST OPPORTUNITY FOR APPROVAL BY THE CORPORATION'S BOARD AND/OR THE TEXAS BOND REVIEW BOARD.



Development Finance Programs

Agenda Item

Presentation, Discussion and Possible Approval of the Guidelines, Scoring Criteria and Targeted Housing Needs for the Allocation of Qualified Residential Rental Project Tax Exempt Bonds under the Multifamily Housing Private Activity Bond Program Request for Proposals and the 501(c)(3) Bond Program Policies for Calendar Year 2023.

Summary

In accordance with our governing statute, the Corporation releases annually a Request for Proposals (the “RFP”) and updated 501(c)(3) bond policies that comply with both state and federal requirements. The Corporation, pursuant to §2306.565 of the Texas Government Code, is also required to adopt targeted areas for the allocation of bonds, review relevant needs assessment information, adopt criteria regarding the solicitation of proposals, and set criteria for scoring and ranking of applications. The attached draft policies and RFP fulfill these statutory requirements.

Staff has conducted a review of several housing needs assessments including the State Low-Income Housing Plan, market research published by the Real Estate Center at Texas A&M University, and other resources. Additionally, staff monitored application procedures and public input during the past year.

Due to high demand for private activity bond volume cap and shifts in the traditional timelines and application cycles in the past two years, staff has made only minimal changes to the proposed 2023 RFP and 501(c)3 bond policies. We are hopeful that we can better align TSAHC review and approval process next year by bringing the 2024 RFP and 501(c)3 bond policies to the Board in Spring of 2023. To this end, we are also requesting that the Board approve the draft as presented without public comment. Only dates have been changes in the draft presented. No substantive changes are needed at this time.

Staff Recommendation:

Staff recommends that the Board approve the Guidelines, Scoring Criteria and Targeted Housing Needs for the Allocation of Qualified Residential Rental Project Tax Exempt Bond under the Multifamily Housing Private Activity Bond Program Request for Proposals and the 501(c)(3) Bond Program Policies for Calendar Year 2023, as presented. If approved, staff will accept all changes and post the final approved document.

Tab 5

Presentation, Discussion and Possible Approval to Publish for Public Comment, the Texas Foundations Fund: Disaster Recovery Guidelines.



Texas Foundations Fund: FY2023 Disaster Recovery Guidelines

Funding Overview

Through its Texas Foundations Fund program, the Texas State Affordable Housing Corporation (TSAHC) is offering grants to eligible organizations providing housing assistance activities in response to disasters. The total available funding will be determined on an annual basis at the discretion of the TSAHC Board of Directors.

Grant awards will be made for the critical repair of single-family homes located in any one or more counties affected by weather-related natural disasters, including but not limited to hurricanes, severe storms, tornadoes, floods, and wildfires. The disaster must be declared as such on or after **August 15, 2022** by either a Federal Emergency Management Agency disaster declaration and/or a Texas Disaster Declaration.

The total available for TSAHC's fiscal year 2023 is \$250,000. Any disaster recovery funding not requested by June 1, 2023 will be added to the Texas Foundations Fund's annual funding cycle.

Eligibility Requirements

To qualify for critical repair grant funding, applicants must meet the following requirements:

1. **Organization Type:** Applicant must be a current or former Texas Foundations Fund nonprofit partner or have received funding through the Housing and Economic Assistance to Rebuild Texas (HEART) Program. Applicants must be current on all reporting requirements for existing grants to be eligible for this funding opportunity.
2. **Household Requirements:** To ensure the funding reaches those who are most in need, each organization must use critical repair funds only for critical home repairs¹ of single-family homes² to households at or below 80% of the area median family income³.
3. **Program Requirements:** Homes receiving repairs must be owner-occupied or single-family rental homes owned and operated by the applicant. All repairs funded by the grant must be provided free of charge and directly related to damage inflicted by the declared disaster.

¹ TSAHC defines critical repairs as repairs to a failed system, including electrical, roofing repairs/replacements, structural damage, plumbing, mechanical systems, and heating and air conditioning. Critical repairs must be vital to the health and safety of the occupants and meet state and local building codes.

² TSAHC defines "single family home" as a residential property with an attached or detached dwelling that consists of (i) a single unit on an individual lot; or (ii) a single unit in a condo project, Planned Unit Development, or duplex, triplex or fourplex; or (iii) not more than four connected units, with each unit intended as housing for one family. Dwellings that are not titled as real estate, such as RVs and houseboats, are not eligible.

³ TSAHC uses the U.S. Department of Housing and Urban Development's Section 8 income limits to determine income eligibility. To review the current income limits, visit: www.huduser.org/portal/datasets/il.html

4. **Geographic Requirements:** Applicant must provide critical repairs to disaster-damaged homes located in counties included as part of the Federal Emergency Management Agency's federal disaster declaration and/or Texas Disaster Declaration.

Administration

1. Eligible organizations may complete an online application at any time after there has been a disaster declaration for any county or counties in the organization's service area. Organizations are limited to submitting one application per declared disaster.
2. Awards will be made on a rolling basis as long as funding is available.
3. The maximum grant per application is \$30,000, and the maximum amount that can be used to assist an individual household is \$5,000. An organization may submit an application for a grant each time there is a declared disaster in their service area. If there are multiple applications in response to a single disaster, TSAHC may reduce the amount of funding available to each applicant.
4. Grantees will receive funding as a lump sum award.
5. Grant terms will begin on the date of the federal or state disaster declaration, whichever is earlier.
6. Grantees must spend 100% of their award and complete all activities proposed in their application within six months of signing their grant agreement.
7. Grantees will be required to submit a final report at the completion of their grant term documenting their utilization of the grant funds.

Grant Agreement

Grantees will be required to execute a grant agreement that outlines:

- a description of how the grant will be used,
- eligible expenditures⁴,
- reporting requirements, and
- TSAHC's right to inspect properties or service records and to review financial documents.

Failure to adhere to the terms of the grant agreement may result in the delay or cancelation of grants, termination of the agreement, or request for repayment of all or part of the grants disbursed.

Questions

Questions regarding these guidelines, funding eligibility or grant administration should be submitted in writing to Michael Wilt by email at mwilt@tsahc.org.

⁴ Grantees may use up to 10% of their award for administrative expenses. The remaining funds must be used for direct costs for critical home repairs. These costs may include, but are not limited to, contractor fees, materials, salaries for staff performing critical repair work, and building permits and inspection fees for homes to be repaired.

Tab 6

Presentation and Discussion of the Texas State Affordable Housing Corporation's Fiscal Year 2022 and 2023 Strategic Plans.