

TEXAS STATE AFFORDABLE HOUSING CORPORATION

BOARD MEETING

TSAHC Offices
6701 Shirley Avenue
Austin, Texas 78752

Tuesday,
December 6, 2022
10:34 a.m.

BOARD MEMBERS:

WILLIAM H. DIETZ, JR., Chair
VALERIE V. CARDENAS, Vice Chair
COURTNEY JOHNSON-ROSE, Member (absent)
ANDY WILLIAMS, Member
LEMUEL WILLIAMS, Member

I N D E X

<u>AGENDA ITEM</u>	<u>PAGE</u>
CALL TO ORDER	4
ROLL CALL	
CERTIFICATION OF QUORUM	
PUBLIC COMMENT	5
PRESIDENT'S REPORT David Long	7
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 October 18, 2022.	14
Tab 2 Presentation, Discussion and Possible Approval of the Fiscal Year 2022 Annual Independent Financial and Single Audit Reports.	15
Tab 3 Presentation, Discussion and Possible Approval of a Resolution Regarding the Submission of One or More Applications for Allocation of Private Activity Bonds to the Texas Bond Review Board for Qualified Mortgage Revenue Bonds.	27
Tab 4 Presentation, Discussion and Possible Approval of a Resolution Authorizing the Issuance, Sale and Delivery of Single Family Mortgage Revenue Bonds, Series 2023A (Non-AMT); Authorizing a Trust Indenture, Official Statement, Bond Purchase Agreement and Continuing Disclosure Agreement Relating to Such Bonds, Making Certain Findings and Determinations; Authorizing the Execution of Documents and Instruments Necessary or Convenient to Carry Out the Texas State Affordable Housing Corporation Single Family Home Loan Program Relating to Such Bonds; and Containing Other Matters Incident and Related Thereto.	39

Tab 5	Presentation, Discussion and Possible Approval of a Resolution Regarding the Submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with Proceeds of Future Debt for Juniper Creek Apartments.	42
Tab 6	Presentation, Discussion and Possible Approval of a Resolution Authorizing the Texas State Affordable Housing Corporation to take preliminary action to carry out the financing of Juniper Creek located in Austin, Texas, including creating entities, negotiating finance documents, and filing applications to obtain debt and grant financing for the Project.	47
Tab 7	Presentation, Discussion and Possible Approval of a Resolution Regarding the Submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with Proceeds of Future Debt for Norman Commons Apartments.	52
Tab 8	Presentation, Discussion and Possible Approval of a Resolution approving a Texas Housing Impact Fund Loan to June West, LLC in an amount not to exceed \$3,000,000 for the June West Apartments project.	55
Tab 9	Presentation, Discussion and Possible Approval for Publication and Public Comment of the Draft of the Texas State Affordable Housing Corporation's 2023 Annual Action Plan.	61
Tab 10	Presentation, Discussion and Possible Approval of the Texas Foundations Fund: Disaster Recovery Guidelines.	66
CLOSED MEETING		none
ACTION ITEMS IN OPEN MEETING		--
ANNOUNCEMENTS AND CLOSING COMMENTS		68
ADJOURN		69

P R O C E E D I N G S

MR. DIETZ: It is 10:34 a.m., and the Texas State Affordable Housing Corporation Board of Directors meeting for December is called to order.

We'll do roll call. Bill Dietz, chair, I am here.

Valerie Cardenas?

MS. CARDENAS: Present.

MR. DIETZ: Courtney Johnson-Rose is absent.

Lemuel Williams?

MR. L. WILLIAMS: Present.

MR. DIETZ: Andy Williams?

MR. A. WILLIAMS: Present.

MR. DIETZ: Okay. So, we do have a quorum.

Let's begin by saying the Pledge of Allegiance to the United States flag.

(The United States Pledge of Allegiance was recited.)

MR. DIETZ: And to the Texas flag.

(The Texas Pledge of Allegiance was recited.)

MR. DIETZ: Okay. Is there any public comment before we begin? I think there is.

MR. LONG: Katie is going to come up and we're going to have a presentation, so it might take a few minutes, and we'll probably want to take some pictures

1 before we start into any other public comment or the Board
2 meeting itself.

3 MR. DIETZ: Great, fantastic.

4 MS. CLAFLIN: Good morning. My name is Katie
5 Claflin, Senior Director of Communications and
6 Development, and I'm here to introduce a few very special
7 guests.

8 First, I'd like to introduce Chris Rios, Vice
9 President for Social Impact and Sustainability with Wells
10 Fargo, who is here to present a \$45,000 grant check to
11 TSAHC. The award will support the Texas Housing Impact
12 Fund, which is TSAHC's loan fund for affordable housing
13 developers, and the grant is enabling TSAHC to provide a
14 deferred forgivable loan to support Cady Lofts, which when
15 completed will provide 100 units of permanent supportive
16 housing to the Central Austin community.

17 Also, proud to mention that Cady Lofts is one
18 of the development teams that's currently participating in
19 our Texas Supportive Housing Institute.

20 The award from Wells Fargo will allow TSAHC
21 specifically to provide a deferred forgivable loan to
22 support four units for very low-income households that are
23 eligible for Medicaid long-term services and supports.
24 These units will be instrumental in helping individuals
25 with disabilities transition from institutional settings

1 into community-based housing.

2 Before we ask Chris to present the check, I
3 also want to recognize just a couple of other special
4 guests that we have. We have Sally Gaskin, who is
5 President of SGI Ventures, and Suzanne Schwertner, who is
6 Director of Development with the Housing Authority of the
7 City of Austin, and they are both integral members of the
8 Cady Lofts development team.

9 So with that, I'd like to hand it over to Chris
10 to present the check.

11 MR. RIOS: Thank you, Katie.

12 And before we do the check, I just want to
13 thank this board and the staff of TSAHC for being an
14 integral partner in this community and providing tangible
15 solutions to helping provide much needed homes for members
16 of our community.

17 We at Wells Fargo believe that affordable
18 housing is right for people to be able to live and work
19 where they want to raise their families, and without
20 partners like TSAHC, without the men and women that work
21 here, and you all dedicating your time and volunteering,
22 it takes a village. So, we're just grateful to be a
23 partner and here to help, and we look forward to
24 continuing to be of service to be an integral partner in
25 helping to provide these affordable housing solutions to

1 our community.

2 So, thank you very much for your support.

3 And let's celebrate a little bit with a photo,
4 shall we?

5 (Pause for presentation of check and photos.)

6 MR. DIETZ: Thank you all for being here and
7 thanks to Wells Fargo for its support of this project and
8 for its ongoing support over the years. Partner has been
9 a great partner to us. Thank you.

10 (Applause.)

11 MR. DIETZ: Is there any additional public
12 comment?

13 MR. LONG: I wish there were more checks and
14 comments like that.

15 (General laughter.)

16 MR. DIETZ: It appears there are no more public
17 comments, so we'll go into the president's report. Mr.
18 Long.

19 MR. LONG: Thank you, Mr. Chairman, members.

20 First, I'd like to again just thank Chris and
21 Sally and the team from the City of Austin for allowing us
22 to partner with them on that. For those of you that may
23 remember, Chris was with a prior financial institution
24 that also supported the Corporation, so it's really nice
25 that when he did move to a different financial

1 institution, Wells Fargo, that he continued to recognize,
2 and our partnership with him is something that he's
3 maintained, so we appreciate that a lot.

4 As always, your board packet contains the
5 monthly reports from the various program areas, tabs A
6 through E.

7 And, I would kind of just mention real quickly
8 that we've been working -- Nick Lawrence in our office has
9 been kind of the spearhead on that -- we've been working
10 on a network transition to the Cloud. We have been
11 server-based for almost 20 years and we've been working on
12 that transition. I think it's been with a lot of
13 smoothness and some rough patches here and there, but all
14 in all we're happy to have that kind of transition has
15 been made.

16 We're working to improve our internet speed and
17 restore the employee-specific attributes. We have certain
18 software and other things that we need to coordinate on,
19 but otherwise, that transition has been going on to ensure
20 we have the proper security and everything else, and it
21 really is a nice option for us to have, and I thank Nick
22 for all the work that he's put into doing that.

23 Valerie is going to talk with you a little bit
24 later in the agenda about the audit that we just had in
25 the Audit Committee, so I want to thank the Audit

1 Committee for their consideration during that.

2 And we, as the Loan Committee -- since we
3 didn't have a November Board meeting, we met on the 14th
4 of November as the Loan Committee, and during that meeting
5 the committee reviewed and approved a \$3 million
6 construction loan to June West Apartments, which is an
7 80-unit complex in Austin. And then we also approved a
8 nine-month extension of our loan commitment to the Cady
9 Lofts -- which you just heard about, which is one of the
10 awards that that the money will be used for -- also in
11 Austin.

12 I also like to always thank Andy Williams for
13 his participation on that. It was a little bit of a
14 moving target being that we didn't have a Board meeting,
15 we had the 14th as a date for the Loan Committee, and we
16 appreciate Andy's participation.

17 Single Family updates. The Corporation's
18 Homeownership team conducted seven Realtor training
19 courses; I think we served 88 Realtors in that process.
20 We also have our ongoing mandatory lender training course
21 for anybody that signs up for our program to participate
22 in our Single Family Programs. We had 480 loan officers
23 sign up for the required training, and 740 completed the
24 training during that period, so we had a lot of people
25 participating.

1 And obviously, with the market being a little
2 volatile, we're still seeing a lot of demand for our
3 programs, and I think it just shows the need for
4 affordability. We actually signed up eight new lenders
5 since the last time we met, again just showing continued
6 demand and utilization of our programs.

7 So, I really appreciate the Single Family
8 team's efforts to ensure that we're reaching out and
9 coordinating with all of our lender and Realtor partners,
10 because they do a phenomenal part of the marketing of our
11 programs to the people who are looking to buy homes.

12 Under Marketing, we released our 28th podcast
13 segment on November 18, which featured Michael Wilt
14 interviewing Rode, R-O-D-E, Architects on affordable
15 housing design topics. I always encourage the Board, some
16 of you have participated on those, we appreciate your
17 participation. If you haven't had a chance, they're
18 always pretty darn interesting to listen to and very good
19 information is disseminated through those podcasts, so
20 please feel free.

21 In addition to the funding that we just
22 announced from Wells Fargo, the Corporation was awarded a
23 \$20,000 grant from PNC and a \$10,000 grant from Texas
24 Community Bank to support our 2023 Housing Connections
25 trainings. And we also raised \$4,100 from lenders and

1 Realtors as part of our Giving Tuesday Campaign in support
2 of our 2023 Housing Connections trainings as well. So
3 very supportive and the outreach continues to be very
4 positive, so very thankful for that.

5 The Texas Supportive Housing Institute, we
6 continue to host our 2022 institute in person here in the
7 offices right here in this room. The institute runs from
8 September to December and is providing training and
9 technical assistance to six development teams this year,
10 working on building permanent supportive housing here in
11 Central Texas. Again, most of it is focused here in
12 Central Texas this year.

13 Michael Wilt moderated a panel at the Texas
14 Association of CDCs annual policy summit, focusing on
15 public facility corporations. So again, Michael continues
16 to be a speaker at that, and we appreciate Michael's
17 willingness to moderate a panel, probably one of the most
18 heated panels that we sat through, a little bit of a
19 difference of opinion on the public facilities
20 corporation.

21 I do want to announce -- I think I mentioned in
22 October we were working towards this, she just wasn't
23 available, but I do get to introduce and embarrass her a
24 little bit now. The Asset Oversight and Compliance
25 Department recently hired a new team member. She has

1 already been traveling and she's here with us today. I'll
2 let Celina come up and formally introduce her, and that
3 would be Mercedes Dunmore. You want to come up?

4 MS. STUBBS: Good morning, Board members and
5 Chair. This is Senior Manager of Asset Oversight and
6 Compliance, Celina Mizcles Stubbs, and this is Mercedes
7 Dunmore. We hired her at the end of October to fill the
8 spot that we had to assist with completing AOCs.

9 Would you like to give a little bit about your
10 background?

11 MS. DUNMORE: I'm Mercedes Dunmore. As Celina
12 stated, I am very new to TSAHC as of the end of October.
13 I come from property management side, I have a little
14 compliance background, so I've been able to use some of my
15 onsite training and knowledge to help me with the AOCs
16 that we've started already.

17 MS. MIZCLES STUBBS; So, we've completed a round
18 of three trips, and we're concluding our year with two
19 onsite AOCs here in Austin, Texas, which Mercedes will be
20 leading, and then next year we will let her fly on her
21 own. Anyhow, we'd like to welcome Mercedes.

22 MR. DIETZ: Welcome. Thank you.

23 (Applause.)

24 MR. LONG: I had no idea I'd be embarrassing
25 Celina as much as I did.

1 The other thing I wanted to report before I
2 conclude, Mr. Chairman, is that over the last several
3 months -- if you remember several years ago we purchased
4 Rollins Martin, which is a tax credit apartment complex in
5 East Austin; it is something that we have owned and
6 continually worked on upgrading and maintaining not only a
7 positive living experience for the tenants but upgrading
8 each and every one of the units.

9 Over the last several months, we had reached a
10 point where the tenants weren't relocating or moving out
11 and we ran into a stumbling block of where we just
12 couldn't get the remaining units renovated, and so the
13 team came up with a plan, Celina came up with a plan that
14 we would basically relocate tenants into a renovated unit
15 for a period of time while we renovated their unit and we
16 just continued to domino effect that, and it worked out
17 really well. And as James's report says to me: I'm very
18 happy to report that the final seventh unit at Rollins
19 Martin has been rehabbed, and the tenants are all moved
20 back into their homes.

21 So a big, big thank you to James and Jesse for
22 making that happen. It's a lot of work to coordinate all
23 that. We had a cargo unit onsite in the parking lot
24 holding all the materials as each unit was done, so I'm
25 just very excited to have that complex completely

1 renovated, and we just had some additional roof work done
2 and we'll continue to do more work on that and we'll
3 continue to ensure that the tenants there have a very
4 positive living environment, and we'll continue to work
5 with them as we continue to be the owners of that
6 property.

7 It serves some of the lowest income individuals
8 that we're able to serve through that project, so we're
9 very thankful to have that, but thought I'd update you
10 with that.

11 And with that, Mr. Chairman, I'll conclude my
12 remarks unless there's any questions.

13 MR. DIETZ: Great. Thank you.

14 Are there any questions for Mr. Long?

15 (No response.)

16 MR. DIETZ: Okay. Then, we will move into our
17 action items for the open meeting.

18 Before we do that, would you mind passing my
19 Perrier back to me?

20 (General talking and laughter.)

21 MR. DIETZ: Tab item 1 is the presentation,
22 discussion and possible approval of the minutes of the
23 Board meeting that was held on October 18, 2022. Are
24 there any questions or corrections or comments about the
25 minutes?

1 MS. CARDENAS: None, Mr. Chairman. I motion to
2 approve the minutes as presented.

3 MR. DIETZ: Thank you.

4 Is there a second?

5 MR. A. WILLIAMS: I'll second.

6 MR. DIETZ: It's been moved and seconded that
7 we approve the minutes as presented.

8 Is there any public comment?

9 (No response.)

10 MR. DIETZ: Hearing none, all in favor please
11 say aye.

12 (A chorus of ayes.)

13 MR. DIETZ: Any opposed?

14 (No response.)

15 MR. DIETZ: Okay. The minutes are approved as
16 submitted.

17 Tab item 2 is the presentation, discussion and
18 possible approval of the fiscal year 2022 annual
19 independent financial and single audit reports.

20 MR. LAWRENCE: Hello. I'm Nick Lawrence, the
21 controller.

22 We are here to look at the audit for this year.
23 We're required by state statute to have an annual audit
24 each year. There is an updated draft copy in front of you
25 that looks like this. There were a few clerical errors in

1 the one in the packet, nothing substantial, but I just
2 wanted to let you know this is right there.

3 And Jimmy Romell, from Maxwell, Locke & Ritter,
4 is here to present the audit.

5 MR. DIETZ: Great.

6 MR. ROMELL: Good morning, everyone. As Nick
7 mentioned, we'll be covering the audit report for your
8 fiscal year ended August 31, 2022. We did meet with the
9 Audit Committee previously to this full Board meeting and
10 went through the audit report in a little bit detail, so
11 this morning I'll be going through it at a much higher
12 level of detail, but obviously, as I'm going through, if
13 you have any specific questions on anything in the report,
14 definitely let me know.

15 So, just one thing to mention up front is there
16 were some changes to our professional auditing standards
17 that became effective for the fiscal year '22 audit
18 process. It really didn't change the overall audit
19 process significantly but there were a few changes in the
20 report as far as the presentation than what y'all have
21 seen in prior years, so I'll just kind of point a couple
22 of those out as we go through.

23 So, we'll go ahead and start with the
24 independent auditor's report, and so the one thing that
25 did change because of the new auditing standards that were

1 implemented is previously our opinion on the financial
2 statements was on the second page of the independent
3 auditors report, now it's the very first paragraph, so it
4 definitely brings it up to the very front of the report.
5 But, we are issuing an unmodified or clean opinion, which
6 is the highest level of assurance we can provide, on
7 TSAHC's financial statements for your fiscal year ended
8 August 31, 2022.

9 So, we'll skip ahead to where the financial
10 statements begin on page 13. So, on page 13, is going to
11 be your statement of financial position, so the first page
12 is going to cover total assets which were about \$327.9
13 million at the end of fiscal year '22. That's an increase
14 of about \$74.8 million over the prior fiscal year. The
15 increase is primarily due to notes receivable from the
16 Single Family Programs that increased the total asset
17 balance.

18 And then the following page, page 14, you'll
19 see total liabilities of about \$24 million, which is a
20 decrease of about \$23.7 million from fiscal year '21. The
21 primary reason for the decrease is payments that were made
22 on your outstanding notes and bonds during fiscal year
23 '22.

24 And then, also to mention on both 13 and 14
25 there was one new accounting standard that was implemented

1 during the fiscal year '22 audit process related to
2 leasing transactions. So, TSAHC actually has a few
3 agreements where they serve as the lessor. So, under the
4 new guidance there's actually now going to be a lease
5 receivable for payments that are due to TSAHC over the
6 term of the lease which ends up as an asset on your
7 statement of net position, and then the offset to that is
8 a deferred revenue balance for the revenue that will be
9 earned but hasn't been collected as of the end of the
10 fiscal year.

11 So, the overall net impact on your financial
12 statements is pretty minimal; it's about \$220,000 of lease
13 receivable and about \$216,000 of deferred revenue, so
14 about a \$4,000 overall net impact to your net position. I
15 just want to point that out, that is new for your fiscal
16 year '22 audit process.

17 MR. L. WILLIAMS: So, we still count -- so as a
18 receivable, we still look at that as cash even if we
19 didn't receive it?

20 MR. ROMELL: Well, so it's an asset.

21 MR. L. WILLIAMS: It's an asset. Okay.

22 MR. ROMELL: Because that's the amount that
23 you're going to be due throughout the term, the future
24 payments that are due as part of that agreement. So
25 previously those, unless it was really significant,

1 weren't required to be shown on your statement of net
2 position.

3 MR. L. WILLIAMS: Gotcha.

4 MR. ROMELL: So, you're bringing on an asset
5 but you're actually bringing on a corresponding liability
6 that almost negates it, so as an overall impact to your
7 bottom line it's really not overly significant. But, it
8 just provides a little bit more transparency to entities,
9 especially entities that have very significant leasing
10 terms.

11 Actually, it's on the lessor side, which TSAHC
12 has, but also on the lessee side, which is what we will
13 typically see for a lot of governmental entities. The
14 lessee side is kind of what drove kind of having the
15 standard in place, because before, unless it met certain
16 criteria, it actually wouldn't end up on your statement of
17 net position, it would just require disclosure in the
18 footnotes as far as what you may owe. But now, under the
19 new standard a lot more things will end up actually on the
20 face of your financial statements versus kind of being
21 buried a little bit in the disclosure in the notes.

22 MR. L. WILLIAMS: I appreciate that. Thank
23 you.

24 MR. ROMELL: And the last thing on page 14,
25 under net position, at the end of fiscal year '22, you had

1 about \$303.6 million of net position. Of that amount,
2 \$292 million is considered unrestricted, which means it's
3 available for general operations of TSAHC.

4 Moving on to page 15, this will be your
5 statement of revenues, expenses and changes in fund
6 balance. Revenues of about \$107.6 million in fiscal year
7 '22, it's actually a decrease of about \$23.3 million from
8 fiscal year '21, primarily due to less loan volume in
9 fiscal year '22 because of increased mortgage rates.

10 And then, on the expense side, about \$9.3
11 million of expenses in fiscal year '22, an increase of
12 about \$830,000. The primary reason for that increase is
13 there were state grant expenditures that were incurred
14 during fiscal year '22 that were not incurred previously.

15 And then, just one additional thing to note,
16 under your second lien program for your Single Family
17 Program, you have forgivable loans that when they are
18 initially entered into, you record a receivable on your
19 statement of net position and then a corresponding revenue
20 for the revenue earned in relation to that program. But
21 because they're forgivable, the actual expense, once
22 forgiveness is earned, is not incurred until you actually
23 do the forgiveness.

24 So, there's a little bit of a timing issue of
25 when the revenues hit versus when the expenses hit, so

1 since that program started for the fiscal year '20 audit,
2 you haven't had any kind of forgiveness expense that has
3 hit your financial statements yet. So, next year will be
4 the first year those expenses start hitting and so more
5 than likely you'll see an operating loss on your
6 financial statements next year as those forgivenesses
7 happen in relation to those notes receivable balances, and
8 then on a go-forward basis a lot will just depend on the
9 timing of forgiveness versus actual new notes that are
10 entered into during the fiscal year.

11 But, I just wanted to point that out. That's
12 why the net position over the last two or three years has
13 been steadily increasing and increasing pretty
14 significantly, because you're getting the revenue but
15 you're not getting the expense yet. So, once forgiveness
16 happens, it will kind of flip the other way.

17 So, moving on to page 18, are the notes to the
18 financial statements, and I was just going to cover a few
19 things within the notes. On pages 23 and 24, bottom of
20 page 23 indicates the new lease standard that I just
21 discussed that was implemented during fiscal year '22, and
22 then on page 24 there are two additional accounting
23 standards that will be effective for your fiscal year '23
24 audit.

25 These standards would have been included in

1 your prior audit reports the last couple of years, but
2 just know we'll be working with management of TSAHC to
3 further determine the overall impact of the implementation
4 of these two new standards for your fiscal year '23 audit.

5 And then, the cash investments footnote that
6 begins on page 24, if you'll recall, there's a biannual
7 requirement that we actually present a separate report in
8 relation to TSAHC's compliance with the Public Funds
9 Investment Act.

10 We actually did it in fiscal year '21, so this
11 year we're not required to do a formal report for the
12 Board, we'll do it again for fiscal year '23, but we still
13 are required to review the overall compliance with the
14 Public Funds Investment Act as part of our audit process,
15 and we noted no instances of noncompliance in relation to
16 the PFIA during fiscal year '22.

17 Then moving ahead a few pages to page 31, note
18 7, this is the new disclosure that's required in relation
19 to the new lease standard that was implemented during
20 fiscal year '22. It just gives additional information as
21 far as the leasing agreements that are in place, if
22 there's any termination or renewal option, and then also
23 the overall lease revenue, since these are related to the
24 lessor side of things, the lease revenue that was earned
25 during fiscal year '22.

1 So now, we'll go ahead and skip ahead to the
2 federal and state awards section, which is behind the
3 footnotes; it begins after page 39. And so, the federal
4 and state awards section there's going to be two reports
5 we'll cover. Our audit is required to be performed under
6 Government Auditing Standards, so the first report after
7 the federal and state awards section is our report under
8 those Government Auditing Standards, and just want to note
9 that we noted no material weaknesses in internal control
10 over financial reporting as part of our audit, and also no
11 reportable instances of noncompliance under Government
12 Auditing Standards.

13 The next report is going to be our report over
14 the testing of the major federal and state grant programs,
15 so this is the first year that we have been required to
16 test a state program because you had a state grant that
17 exceeded \$750,000 of expenditures during fiscal year '22.

18 We've always historically only done the federal
19 programs, so this year we did one federal program, which
20 was the Capital Magnet Fund, which we've done the last two
21 years, and then on the state side it was the Affordable
22 Housing Partnership Grant that was received from HHSC.

23 So, this report notes that we're issuing an
24 unmodified or clean opinion over compliance in relation to
25 both programs, and also we noted no material weaknesses in

1 internal control over compliance in relation to both
2 programs.

3 Then lastly, if you turn to page 47, this is
4 going to be your schedule of findings and questioned
5 costs. This is just a good summary document to kind of go
6 over everything that we've previously discussed in regards
7 to clean opinions, as well as no material weaknesses have
8 been identified.

9 It lists out the federal and state programs
10 that we tested. And then at the very bottom, just to
11 point out to the Board, you'll see there's two lines for
12 low-risk audit key status.

13 On the federal side, because you've had federal
14 grant audits performed the last two years, you qualify as
15 a low risk auditee. On the state side, since this is the
16 first year you had a state single audit performed, that's
17 why that box is checked no, because you have to have two
18 years of audits in order to qualify as a low risk auditee
19 status.

20 It doesn't really change what we did this year,
21 but just want to point that out because I know sometimes
22 boards have questions when they see something that could
23 be low risk but it's checked the opposite.

24 And then lastly, just want to communicate just
25 some overall governance responsibilities as far as what we

1 did as part of our audit process. We actually want to
2 thank Nick and Melinda and Betsy and everyone else here at
3 TSAHC for all their assistance during the audit process.
4 We had no difficulties or disagreements while performing
5 the audit, we identified no audit adjustments as part of
6 our overall audit process, and then also, there will be a
7 formal governance letter that will be issued which will
8 include a representation letter that Nick, David and
9 Melinda all signed indicating that we were provided to
10 perform and complete our audit this year.

11 And with that, I'll open it up to any questions
12 you may have for me.

13 MR. DIETZ: Thank you for the presentation.
14 And thank you to our vice chair for chairing the Audit
15 Committee.

16 Any questions from the Board or comments?

17 MS. CARDENAS: I can just say that the report
18 was very comprehensive. You all heard the outcome which
19 was, you know, the clean opinion and issuing the highest
20 level of assurance. I know Melinda, as he stated, Nick
21 and Betsy, they did an outstanding job, I think, for the
22 Corporation for us to receive that, and so as such, the
23 Audit Committee did move to approve the report, and so
24 we're now obviously bringing it to the Board and giving
25 the same recommendation.

1 MR. DIETZ: Great, perfect. Thank you.

2 I think coming from the committee we don't
3 really need a motion.

4 Is there any public comment?

5 (No response.)

6 MR. DIETZ: You want to still have the motion?
7 We'll go ahead and have the motion.

8 MS. CARDENAS: So, Mr. Chair, I motion to
9 approve tab item 2, which is the fiscal year 2022 annual
10 independent financial and single audit reports for
11 approval.

12 MR. DIETZ: Is there a second?

13 MR. A. WILLIAMS: I'll second.

14 MR. DIETZ: Okay. It's been moved and seconded
15 in addition to coming from the committee, and is there any
16 public comment?

17 (No response.)

18 MR. DIETZ: All in favor please say aye.

19 (A chorus of ayes.)

20 MR. DIETZ: Okay. It is approved as submitted.
21 Thank you very much.

22 MR. ROMELL: Thank y'all.

23 MR. LONG: Mr. Chairman, if I might, before we
24 go on to the next tab item. I said this at the Audit
25 Committee, I'd like to say it on the record for this. I

1 know you've all mentioned Melinda, Nick and Betsy, but I
2 mentioned this earlier, I've been doing this with
3 Melinda -- and now Nick, who's been here 20 years -- 20
4 years or more with the Corporation. We've never had a
5 finding or an audit concern, and I just want to thank them
6 for their continued efforts to ensure that the
7 Corporation's financial position and our accounting of all
8 that we manage -- and it's grown considerably over those
9 20 years -- that they do a phenomenal job of making sure
10 that when we do have our audits that everything is not
11 only together and managed properly but the information
12 flows to the auditors as needed. So, thank you for that.

13 MR. DIETZ: We have got a good staff and good
14 leaders, and you're right; it's gotten a lot more complex
15 just in the time period that I've been on the Board, so
16 absolutely.

17 All right. We'll move on to tab item 3, which
18 is the presentation, discussion and possible approval of a
19 resolution regarding the submission of one or more
20 applications for allocation of private activity bonds to
21 the Texas Bond Review Board for qualified mortgage revenue
22 bonds.

23 MS. ELLINOR: Good morning, Chairman and Board
24 Members. I'm Sarah Ellinor. I'm Senior Manager of
25 Homeownership Programs at TSAHC.

1 With me, today, I have David Jones with CSG
2 Advisors, our financial advisor. He will supply some
3 market color and background as to why this bond deal is
4 being developed, and then I will present after he gets
5 done.

6 MR. JONES: Thank you, Sarah.

7 Mr. Chairman, Members of the Board, thanks for
8 having me today. As Sarah said, my name is David Jones
9 with CSG Advisors. We're financial advisors to TSAHC on
10 their Single Family Program and a variety of HFAs and
11 other public entities across the country.

12 Just to give a little flavor, as Sarah
13 described, about the market for single family financing
14 and why we're coming to you today seeking approval of this
15 bond issue. Just looking back to over 12 months ago, just
16 the capital market and the industry environment was
17 incredibly different. As I'm sure you're aware, with the
18 Federal Reserve purchasing \$35 billion of mortgage-backed
19 securities a month, really providing a lot of stimulus to
20 keep rates low, both short term rates and long-term
21 mortgage rates to stimulate the economy. That's obviously
22 changed since the beginning of 2022 with them now
23 increasing the short-term rates and not purchasing any
24 mortgage-backed securities and actually letting them roll
25 off their balance sheet.

1 So, what's happened as the year has played on
2 is that not only have every single interest rate
3 increased, short term rates, Treasury rates, et cetera,
4 mortgage rates have increased, as you're aware, at the
5 same time, and mortgage-backed security sales, which is
6 the primary way that TSAHC has been financing its single
7 family production, have declined in price even more
8 quickly than other financial instruments.

9 So, as this has been happening, municipal bond
10 rates have also increased throughout the year, but they
11 are low enough such that TSAHC can issue a single family
12 tax-exempt bond transaction and produce a much better
13 interest rate to its homebuyers than it can if it were
14 going to the TBA market and selling those mortgage-backed
15 securities, and this would be for below 80 percent area
16 median income borrowers.

17 I think right now, based on the preliminary
18 economics, it looks like the mortgage rate to those
19 borrowers would be about one percent lower than it would
20 be if they were selling the mortgage-backed securities in
21 the TBA market, so a significant benefit to those
22 homebuyers.

23 The way that it works, similar to past bond
24 issues that TSAHC has entered into, is that there is an
25 up-front cash contribution that the Corporation makes to

1 fund some cost of issuance, to capitalize interest
2 reserve, but then it will earn an issuer fee in the life
3 of those mortgage-backed securities and bonds as they stay
4 outstanding. So different than the TBA program where they
5 sell the mortgage security and get immediate cash income,
6 this would be where they're investing cash up front and
7 then earning this revenue stream over the life of the
8 bonds and the MBS. So, that's just the economics of the
9 bond issue.

10 We do plan to enter into what's called a
11 guaranteed investment contract -- or a GIC, as we call
12 it -- where once the bond proceeds are received at
13 closing, the trustee, we will enter into a guaranteed
14 investment contract with a third party bank where we can
15 invest those proceeds with that bank, receive a guaranteed
16 rate on that investment, which allows TSAHC to not have to
17 deposit as much cash up front to cover that capitalized
18 interest for reserve until those bonds proceeds are used
19 in the coming months to buy mortgage-backed securities as
20 those are available from the program.

21 We just entered into that with another local
22 housing finance authority in Florida and received a GIC
23 rate of about 4 percent, so that market has come back with
24 higher rates, which is a benefit to HFA issuers.

25 I think that's really it. Sarah is going to

1 describe more about the documents and such we're bringing
2 to you but wanted to provide some just color on the
3 environment and kind of the bond issue itself.

4 MR. L. WILLIAMS: Question. I just have a
5 question. I'm sorry, your name again?

6 MR. JONES: David.

7 MR. L. WILLIAMS: David. So, you mentioned
8 there's going to have to be a cash up front from the
9 Corporation.

10 Sarah, are you going to be able to answer that,
11 or can somebody talk about what will that cash up front
12 be?

13 MS. ELLINOR: I want to say it's around
14 \$300,000 up front? No, I'm not even close. \$2.2 million,
15 that's right. I don't know which part is being talked
16 about, but yeah, \$2.2 million, and then we'll earn that
17 back over the life of the investment, like David said.

18 MR. L. WILLIAMS: Okay.

19 MR. JONES: And that \$2.2 million is for a
20 couple of things. One, there's just some of the up-front
21 costs to pay the banking firm to sell the bonds; there's
22 costs associated with the attorneys to get all the
23 documents.

24 MR. L. WILLIAMS: So, transaction fees.

25 MR. JONES: Transaction fees, that's part of

1 it. The other main part of it is the down payment
2 assistance that's funded, so the 4 percent down payment
3 assistance being offered to borrowers, so we're raising
4 some bond proceeds to fund that, but we'll also need some
5 cash from the Corporation to do that as well.

6 Then the third component of that up-front
7 contribution is the capitalized interest reserve. The
8 rating agencies want to see that, well, what if it took
9 you a really long time to get your mortgage-backed
10 securities originated and loans funded, that reserve
11 provides the cash that shows, hey, even if it takes a
12 really long time to purchase those securities, we have the
13 money to fund that. We don't expect that to be the case
14 but it's a reserve in case that happens.

15 MR. L. WILLIAMS: Okay. And just last -- thank
16 you for that, David -- and the last piece, since we're
17 going to be earning interest and the money back over the
18 life of this bond loan, I guess, it just depends how long
19 the bond takes. Correct?

20 MR. JONES: That's right, yes. So, if the
21 loans prepay very slowly, then more income will come in
22 over those future years. If they prepay a little faster,
23 then the assets will roll off more quickly. So,
24 prepayment speed will factor into how much revenue the
25 Corporation gets over the life of those MBS and bonds, but

1 we've looked at different prepayment schemes and the
2 returns to TSAHC are favorable even if it's slower or
3 faster.

4 MR. L. WILLIAMS: Last one, and it's fixed.

5 MR. JONES: The bonds are all at fixed rates,
6 that is correct.

7 MR. L. WILLIAMS: Okay. The reason I'm asking
8 these questions is that when I took a look at just the
9 cash positioning and just from hearing what the Audit
10 Committee did, cash is king, we always want to try to keep
11 what we have.

12 I mean, I know we're not a financial
13 institution or anything, but we're doing very well when it
14 comes to finding the home programs and just being able to
15 keep enough cash just to do what we need to do, not only
16 to operate as a Corporation but also relying on specific
17 programs, it's favorable for us. Some may say it's \$2
18 million, I mean, it's better than \$20 million, so that's
19 why I was just a little clarity and why I was asking
20 questions.

21 MR. DIETZ: Thank you. Good questions.

22 MS. ELLINOR: I'll finish up by giving some
23 more detail on what the program will look like, and then
24 if you have more questions after that, feel free.

25 The items we have before you today under tabs 3

1 and 4 are both related to the same 2023 bond transaction.

2 Tab 3 is asking approval of a resolution to submit a 2023
3 application for allocation of private activity bonds and
4 state bond application to the Texas Bond Review Board.

5 This Single Family Bond Transaction is similar
6 to the single family transaction that the Board approved
7 in 2019 for the Homes for Texas Heroes Home Loan Program.
8 This year, we are requesting to issue a principal amount
9 of bonds not to exceed \$60 million, or \$63 million of
10 total proceeds including bond premiums, of the
11 Corporation's carryforward bond volume cap to serve
12 homebuyers that are at or below 80 percent of the area
13 median family income.

14 This income limit will obviously vary depending
15 on what county they are buying in. In addition to the
16 homebuyers being restricted to the 80 percent AMFI, they
17 also must be a first-time homebuyer and meet our purchase
18 price restrictions.

19 Homebuyers that meet the eligibility
20 requirements and the FHA, USDA or VA underwriting
21 guidelines will be eligible to receive 4 percent in down
22 payment assistance in the form of a three-year deferred
23 forgivable second lien to use toward their down payment
24 and/or closing costs.

25 So, with the Board's approval today, and

1 approval from the Bond Review Board after application in
2 January, and if the market remains favorable, we will look
3 to move forward and close on these bonds and bring them to
4 market in February.

5 The Corporation will continue to work with
6 Raymond James and Associates as our underwriters, Norton
7 Rose Fulbright as our bond counsel -- both have worked
8 with us for many years -- CSG Advisors as our financial
9 advisor, Alex Barr [phonetic] as our disclosure counsel,
10 and we will also continue to work with Lakeview Loan
11 Servicing as our master servicer.

12 And so with that, I'll conclude my remarks on
13 tab item 3 and ask the Board to approve this resolution.
14 We're also happy to answer any more questions that you may
15 have.

16 MS. CARDENAS: So, I know you mentioned the
17 rate would be -- and I know it's not definitive at this
18 moment, but about 100 basis points less than market rates,
19 so we're looking at about 5.5, to the end borrower?

20 MR. JONES: Yeah, great question. So, the last
21 estimate we ran would be a mortgage rate of 6.3 percent.
22 Keep in mind, though, that includes four points of down
23 payment assistance to the borrower, so that's one point
24 lower than if we were funding that loan with the TBA sale
25 market, so 7.3 percent would be the rate if they were

1 selling it in the open market, so this is lowering it by
2 about 100 basis points.

3 MS. CARDENAS: So, it's premium price because
4 of the DPAP, the 4 percent DPAP?

5 MR. JONES: That's correct.

6 MS. CARDENAS: Okay.

7 MR. DIETZ: Did you say that this is for
8 funding that specific the second lien kind of program? Is
9 that correct?

10 MS. ELLINOR: For the three-year deferred
11 forgivable second is how it will be structured.

12 MR. DIETZ: Okay.

13 MS. ELLINOR: Like our current product on the
14 TBA side.

15 MR. DIETZ: Okay. And is tab item 3 and tab
16 item 4 related? Is that correct?

17 MS. ELLINOR: They are.

18 MR. DIETZ: So, tab item 3 is the approval of
19 the resolution, and tab item 4 is the actual issuance.

20 MS. ELLINOR: To issue, yes, that's correct.

21 MR. DIETZ: And on both of these this is the
22 final approval. Correct? These aren't going out and
23 coming back to us later; these are the final approval.

24 MS. ELLINOR: Yes.

25 MS. CARDENAS: So, it being 80 percent AMFI,

1 the DPAP would then be automatic with this. Because I
2 know we've had programs in the past where they could
3 qualify just for the independent bond program but not
4 necessarily meet the guidelines to receive DPAP, so this
5 would go hand in hand.

6 MS. ELLINOR: It's a package deal.

7 MS. CARDENAS: It's a package. Okay.

8 MR. DIETZ: It doesn't sound like anything is
9 outside the scope of kind of what we normally do in these
10 types of transactions. Is that correct? The only
11 difference I heard was the GIC at the end. Is that new?

12 MS. ELLINOR: Did we decide to move forward
13 with that?

14 MR. JONES: Well, not necessarily. That will
15 be a market-driven thing as well. We've requested the
16 authority to enter into a guaranteed investment contract
17 or any permissible investment under the resolution, which
18 a guaranteed investment contract is included as a
19 permissible investment.

20 I think three years ago in the 2019 bond issue,
21 the GIC market was not really there, and it wasn't
22 providing any benefit, so TSAHC instead invested those
23 bond proceeds in laddered U.S. Treasury Bills and that's
24 what they invested the bond proceeds in. But the GIC
25 market here now, I think the return will be much better to

1 the Corporation entering into a GIC.

2 MR. DIETZ: But it sounds like that's not
3 necessarily part of what we're approving, that's just one
4 idea of what might happen and you and zig and zag and do
5 whatever is most appropriate at the time.

6 MR. JONES: That's right. You're approving the
7 ability to do that but that's not really the main gist of
8 the issue.

9 MS. ELLINOR: And just to give you some more
10 color, I could have included this in my presentation, but
11 I didn't, so I apologize. As far as the demand for the
12 program, we're looking at serving probably around 300
13 homebuyers with this and given the fact that it's about
14 one percent less in rate compared to our TBA product,
15 we'll likely see a higher demand and that will likely go
16 within, I would say, a month or two, tops, so it should go
17 fairly quick.

18 MS. CARDENAS: Especially if it's a package
19 deal, because that's the hurdle. You know, the biggest
20 hurdle for a buyer is down payment.

21 MS. ELLINOR: Yes.

22 MS. CARDENAS: They can service the debt, they
23 just don't have the means to get themselves into the home.

24 So, this is the approval for the application of
25 approximately \$60 million?

1 MS. ELLINOR: Private activity bonds, correct.

2 This is the approval for tab item 3.

3 MR. DIETZ: Any other questions or comments?

4 (No response.)

5 MR. DIETZ: If not, is there a motion?

6 MR. L. WILLIAMS: Chair, this is Lem. I'd like
7 to make a motion to approve the application for allocation
8 of private activity bonds to the Texas Bond Review Board
9 for qualified mortgage revenue bonds, which is tab item
10 number 3.

11 MS. CARDENAS: I second the item.

12 MR. DIETZ: It's been moved and seconded that
13 we approve the resolution as submitted.

14 Is there any public comment?

15 (No response.)

16 MR. DIETZ: Hearing none, all in favor please
17 say aye.

18 (A chorus of ayes.)

19 MR. DIETZ: Any opposed?

20 (No response.)

21 MR. DIETZ: Okay. It passes.

22 MS. ELLINOR: Yay.

23 MR. DIETZ: Tab item 4 is the presentation,
24 discussion and possible approval of a resolution
25 authorizing the issuance, sale and delivery of single

1 family mortgage revenue bonds, Series 2023A, the non-AMT
2 bonds; authorizing a trust indenture, official statement,
3 bond purchase agreement and continuing disclosure
4 agreement relating to such bonds, making certain findings
5 and determinations; authorizing the execution of documents
6 and instruments necessary or convenient to carry out the
7 Texas State Affordable Housing Corporation's Single Family
8 Home Loan Program relating to such bonds; and containing
9 other matters incident and related thereto.

10 MS. ELLINOR: Well said.

11 (General talking and laughter.)

12 MS. ELLINOR: Good morning again. My name is
13 Sarah Ellinor, Senior Manager of Homeownership Programs.

14 As I mentioned earlier, tab item 4 is
15 referencing the same Single Family Bond Transaction we
16 just discussed under tab item 3 but now we are requesting
17 approval of a resolution authorizing the issuance, sale
18 and delivery of the Series 2023 single family mortgage
19 revenue bonds, along with approval of the substantially
20 final documents. In this resolution I've also stated
21 above we're requesting to issue a principal amount of
22 bonds not to exceed \$60 million of the Corporation's
23 carryforward bond volume cap.

24 We have been working diligently over the last
25 several weeks with our partners, some of which I mentioned

1 during the last tab item, our bond counsel, financial
2 advisor, underwriter, and disclosure counsel, and all
3 their various lawyers, to put together all these documents
4 for our proposed Series 2023A single family mortgage
5 revenue bond transaction.

6 TSAHC began work on the 2023A transaction with
7 the goal in mind of providing a tangible benefit to
8 eligible homebuyers. Recent disruptions in the financial
9 markets have been significant and severe. TSAHC and its
10 team will continue to monitor the market conditions in
11 coming weeks and months. Our overall goal will not
12 change, and TSAHC staff will only move forward with a
13 transaction if the goal can be achieved.

14 And so, with that, I'll conclude my remarks and
15 ask the Board to approve this resolution.

16 MR. DIETZ: So, this is for the issuance, sale,
17 and delivery of the bonds that previously we approved the
18 resolution regarding the submission to the Texas Bond
19 Review Board. Correct?

20 MS. ELLINOR: That is correct.

21 MR. DIETZ: Any questions or comments?

22 MS. CARDENAS: I make a motion to approve tab
23 item 4 as presented.

24 MR. L. WILLIAMS: You're not going to read it
25 into the record?

1 MS. CARDENAS: No. I think Bill did a fabulous
2 job of that.

3 (General laughter.)

4 MR. L. WILLIAMS: Chair, this is Lem. I'll go
5 ahead and second that.

6 MR. DIETZ: It's been moved and seconded that
7 we approve the resolution regarding the authorization of
8 the issuance, sale and delivery, as detailed in tab item
9 4.

10 Is there any public comment?

11 (No response.)

12 MR. DIETZ: Hearing none, all in favor please
13 say aye.

14 (Ayes: Valerie Cardenas, Andy Williams, Lemuel
15 Williams.)

16 MR. DIETZ: And please let the record reflect
17 that I'll abstain from tab item 4.

18 Okay. That passes as presented. Thank you
19 very much for your presentation. I need to hit the gavel;
20 it passes.

21 Tab item 5 is the presentation, discussion and
22 possible approval of a resolution regarding the submission
23 of one or more applications for allocation of private
24 activity bonds, notices of intention to issue bonds, and
25 state bond applications to the Texas Bond Review Board,

1 and declaration of expectation to reimburse expenditures
2 with proceeds of future debt for Juniper Creek Apartments.

3 MR. DANENFELZER: Good morning. David
4 Danenfelzer, Senior Director of Development Finance.

5 I just have to say that Single Family people
6 get to get the package and put the bow on it in one
7 meeting. I have to come back for multiple meetings to do
8 these, so I'm a little bit jealous right now.

9 (General laughter.)

10 MR. DANENFELZER: This is actually a
11 transaction that we've dealt with before. Back in
12 November of 2021, we received a few applications for bond
13 deals that we ended deciding to accept and provide
14 inducements or approvals on those to move forward into
15 calendar year '23 volume cap.

16 This transaction is one of the two transactions
17 that we did in November of last year, and at this time
18 because a year has passed and also the builder and
19 contractor have looked at the transaction, have modified
20 some of the needs for permitting purposes, but also
21 realized that cost increases have been sharp for
22 construction over the last year.

23 So, what they're doing with this new inducement
24 resolution is simply requesting an additional \$2 million
25 in available volume cap, so we're moving it from \$24

1 million, which was approved last year, to \$26 million, and
2 it provides a little more cushion.

3 With multifamily transactions, we do need to
4 ensure we issue more than 50 percent of the total proceeds
5 at closing have to come from bonds in order to access the
6 4 percent housing tax credits. With the increases we got
7 a little too close to the \$24 million, it was looking a
8 little more than \$24- so we bumped it. Ultimately,
9 they'll issue at closing exactly what they need and can
10 afford to repay, but we do feel that getting this
11 additional \$2 million is important.

12 As far as the overall scope of the project, it
13 has really not changed. Now, there's been some changes to
14 the footprint because of site plan review and permitting.

15 It is still 110-unit affordable apartment community, it
16 is located here in Austin, Texas, and all of the units are
17 reserved for households at 60 percent and below, but there
18 is a number of units that will also serve households at 30
19 percent of area median income.

20 At this point, it's 22 units, which is what has
21 been proposed and we intend to carry forward with. It
22 will assist extremely low-income households who are at
23 risk of homelessness or have faced homelessness recently.

24 An additional 44 units will target households at 50
25 percent of area median income. Many of those households

1 will qualify for Section 8 tenant-based rental vouchers
2 but it is not guaranteed, so we underwrite this without
3 those voucher rents which would be potentially higher.

4 This project is also tied into the next agenda
5 item, and I won't provide a full background on that, but
6 one thing that will help this project is the property tax
7 exemption, and at this point TSAHC is looking to be that
8 joint venture partner on this project.

9 So, this would be similar to our project up in
10 Plano where we basically will be owning the land in
11 perpetuity, we'll become a joint venture member, and we'll
12 provide 100 percent property tax exemption to the
13 property, and that does ensure the feasibility of the
14 project which, again, is serving more than 10 percent of
15 the units for households at 30 percent area median income
16 and below.

17 With that, I'll open it up for questions.

18 MR. DIETZ: So, we've approved this Juniper
19 Creek deal at the \$24 million level previously, and this
20 is basically just coming back and asking for the
21 additional \$2 million.

22 MR. DANENFELZER: Right. This resolution
23 increases the potential volume cap from 24 to \$26 million.

24 I should also be clear, this is an inducement, so we
25 haven't applied for the reservation yet, this gives us

1 authority to do so. We will be able to do that after
2 January 1 when the new 2023 volume cap becomes available
3 within Texas. Once we do, we'll have 180 days to close,
4 we'll bring this to a public hearing, we'll develop the
5 bond documents and all the rest of the necessary
6 indentures and other things that we'll do.

7 But, we'll come back to you again with a final
8 proposal, how much bonds, how much total costs, and then
9 get your final blessing on the transaction overall. I
10 expect that will probably be sometime in April or May on
11 our current timeline, but things do change; we'll have to
12 see how interest rates go at the beginning of the year and
13 whether or not the tax credit cycle changes at all, so we
14 do kind of play these by ear a little bit but we do intend
15 to come in January to submit the reservation and start
16 that 180-day clock.

17 MR. DIETZ: Any other questions for Mr.
18 Danenfelzer?

19 (No response.)

20 MR. DIETZ: If not, is there a motion?

21 MS. CARDENAS: I motion to approve tab item 5
22 as presented.

23 MR. L. WILLIAMS: Chair, this is Lemuel. I'll
24 go ahead and second that.

25 MR. DIETZ: It's been moved and seconded that

1 we approve the resolution regarding the submission of the
2 application for allocation of private activity bonds and
3 the notices of intention to issue the bonds and state bond
4 applications to the Texas Bond Review Board, and
5 declaration of expectations to reimburse expenditures with
6 proceeds of future debt for Juniper Creek Apartments.

7 Is there any public comment?

8 (No response.)

9 MR. DIETZ: Hearing none, all in favor?

10 (A chorus of ayes.)

11 MR. DIETZ: Any opposed?

12 (No response.)

13 MR. DIETZ: So, tab item 5 passes as presented.

14 Tab item 6 is the presentation, discussion and
15 possible approval of a resolution authorizing the Texas
16 State Affordable Housing Corporation to take preliminary
17 action to carry out the financing of Juniper Creek,
18 located in Austin, Texas, including creating entities,
19 negotiating finance documents and filing applications to
20 obtain debt and grant financing for the project.

21 MR. DANENFELZER: Again, David Danenfelzer,
22 Senior Director of Development Finance.

23 As I noted before, this presentation is related
24 to the previous one. Juniper Creek is a 110-unit
25 apartment complex to be built here in Austin, Texas. In

1 order to help with the feasibility, the Corporation is
2 looking at becoming a joint venture member or partner
3 within the development team.

4 This resolution is almost identical to the one
5 we did for the Plano Park at 14th a couple of years ago
6 when we joined with Diana McIver & Associates to develop
7 that site, which is ongoing, and I can provide any updates
8 on that if you'd like.

9 But what's important here is we're getting your
10 authority to become that joint venture member to join the
11 development team directly, and also, we will need to sign
12 a number of documents, including applications for
13 financing to the Texas Department of Housing tax credit
14 applications, as well as the official request to the Bond
15 Review Board.

16 So, some of the details are in there in the
17 recitals about the planned financing, but I will note many
18 of these are approximate or not to exceed numbers because
19 we don't know exactly what we'll need at this point for
20 those.

21 In some cases, I know particularly the City of
22 Austin's housing money, there are some changes undergoing
23 so we don't know what the maximums will be for those
24 programs, and that's the same for TDHCA's loan program
25 which is noted we're not exactly positive what the maximum

1 is. Currently it's \$3 million, and we intend to apply for
2 that, but it may change. So, these are what I'll call
3 soft numbers at this point, we don't know exactly figures.

4 And again, when we bring this transaction back for the
5 final bond approval, we will also bring those final
6 numbers for the financing to the Board for approval.

7 MR. DIETZ: And the specific way that we are
8 going to be a partner in the deal is basically owning the
9 land. Is that correct?

10 MR. DANENFELZER: There's going to be two
11 steps. The first and most important is becoming the
12 landowner, and so that grants the most solid tax
13 exemption, sort of a foundation for the tax exemption.
14 The second part is that we will also become a managing
15 member of the limited liability corporation -- and I want
16 to say that correctly because I can't remember if it's an
17 LLP or an LLC. It does make a difference; there's a
18 general partner, an LLP, and managing member, an LLC.

19 But, what's important is we'll become that
20 party to the transaction and the ownership, and that under
21 state law also ensures that the ground lease and all of
22 the financing documents, our tax exemption can flow upward
23 into the ownership entity.

24 Now, TSAHC takes very little liability, pretty
25 much no liability in these, we kind of sign or ask that

1 the investment partners and other development partners
2 take on all the liabilities, but we do have final
3 authority to sign off and approve site plans, documents,
4 financing agreements and the like, so we will have a lot
5 of control over it. And then we'll have long term control
6 as well to be able to change up management companies if
7 necessary and other things.

8 But, I can assure you we wouldn't be going into
9 this with this particular partner, Foundation Communities,
10 if we had any question about their abilities. They're a
11 30-plus-year-old organization that has several thousand
12 units both here in Central Texas and Dallas and is really
13 one of the premier nonprofits in Texas for affordable
14 housing.

15 MR. DIETZ: So, it's structured as a ground
16 lease just like a ground lease for some hotels might be.

17 MR. DANENFELZER: It's very similar to a
18 commercial ground lease, right, where you might have a
19 landowner and then they lease a pad site or a site to a
20 commercial entity; it's just we'll be both the owner of
21 the land and then a partner within the commercial entity
22 that's building the improvements.

23 MR. DIETZ: The ground lease is done at kind of
24 like a market rate or there's been some sort of a
25 discounted rate?

1 MR. DANENFELZER: It will actually be a
2 discounted rate in order to make sure we can keep the
3 affordability. We don't want to create any additional
4 costs we don't need to. Again, the 30 percent AMI units
5 are really units you have to kind of raise capital to
6 actually operate; they don't pay for themselves, so the 60
7 percent and 50 percent units, along with most of the
8 funding that we've talked about with TDHCA and the City of
9 Austin will be deferred repayable or deferred forgivable
10 funding, so there won't be very much debt at all on a
11 permanent site in order to ensure we have enough cash flow
12 to cover those 30 percent units operating.

13 MR. DIETZ: Any other questions?

14 (No response.)

15 MR. DIETZ: If not, is there a motion?

16 MR. L. WILLIAMS: Chair, this is Lem. I make a
17 motion to approve -- let me see here, where can I start
18 reading from here -- authorizing the Texas State
19 Affordable Housing Corporation to take preliminary action
20 to carry out the financing of Juniper Creek, located in
21 Austin, Texas, including creating entities, negotiating
22 finance documents and filing applications to obtain debt
23 and grant financing for the project noted in tab item 6.

24 MR. DIETZ: Thank you for that motion.

25 Is there a second?

1 MR. A. WILLIAMS: This is Andy. I'll second.

2 MR. DIETZ: Okay. It's been moved and
3 seconded.

4 Is there any public comment?

5 (No response.)

6 MR. DIETZ: Hearing none, all in favor please
7 say aye.

8 (A chorus of ayes.)

9 MR. DIETZ: Any opposed?

10 (No response.)

11 MR. DIETZ: Okay. The resolution passes as
12 read into the record by Mr. Williams.

13 Tab item 7 is the presentation, discussion and
14 possible approval of a resolution regarding the submission
15 of one or more applications for allocation of private
16 activity bonds, notice of intention to issue bonds and
17 state bond applications to the Texas Bond Review Board,
18 and declaration of expectation to reimburse expenditures
19 with proceeds of future debt for Norman Commons
20 Apartments.

21 MR. DANENFELZER: Good morning. David
22 Danenfelzer, Senior Director of Development Finance.

23 Norman Commons is a new application we received
24 in October of this year, and it is one of three
25 applications that the Corporation received on October 3

1 when we reopened our application cycle for 2023.

2 I will note it is the only application we're
3 bringing forward at this point; the other two had a couple
4 of deficiencies and they've not resolved those yet. This,
5 however, was the highest scoring of those three,
6 regardless of that fact, so it would have been the first
7 one we would have brought and presented to the Board.

8 It is a 156-unit affordable apartment community
9 located here in Austin. It's on the east side of Austin
10 near the Highway 183 toll road leading down to the
11 airport, for those of you who rush back and forth between
12 here and the airport for meetings. And this is also a
13 project that is proposed by Foundation Communities.

14 The land that this property is located on is
15 actually part of a somewhat larger development of
16 affordable housing units in this area. This property will
17 be taking up a portion of this parcel. The rest of it
18 will be actually used for single family Homeownership
19 developed by another nonprofit, Guadalupe Neighborhood
20 Development Corporation, and a couple of small local
21 nonprofits.

22 The city currently owns all of this land, and
23 they intend to be the long-term owner of the land to
24 provide a property tax exemption, as well as the joint
25 venture partner on this transaction, so unlike Juniper

1 Creek, we're not being asked to fulfill that role in any
2 way.

3 But this project does need our service-enriched
4 housing set-aside for bonds because it is serving a
5 significant portion of the units for extremely low
6 households at 30 percent and 50 percent of area median
7 income, and that is one of our targeted housing needs, so
8 that's why it is fulfilling that or meeting that
9 requirement.

10 The total budget for the project is right now
11 estimated at \$55.1 million. This project is also quite a
12 ways along, it does already have support from the City of
13 Austin and financing, so they have been working on the
14 permitting for this project, and they do intend to receive
15 that permitting sometime in the first quarter of 2023. We
16 anticipate going in for the volume cap on the bonds in
17 January 2023, so it will be tracking along very similar to
18 the Juniper Creek project.

19 I'm not sure what else I can provide other than
20 what's in the writeup here, so if you have any questions,
21 I'm happy to answer them.

22 MR. DIETZ: Any questions?

23 MS. CARDENAS: I don't.

24 MR. DIETZ: You said the Norman Commons
25 Apartments is a new deal. Have we worked with --

1 MR. DANENFELZER: Foundation Communities?

2 MR. DIETZ: Yes.

3 MR. DANENFELZER: We've not worked with them on
4 a bond transaction before, but they have applied for the
5 Texas Foundations Fund multiple times, and we've worked
6 with them on a number of other transactions, but never
7 directly with our bond program.

8 MR. DIETZ: Thank you.

9 Any other questions, comments or a motion?

10 MS. CARDENAS: I motion to approve tab item 7
11 as presented.

12 MR. DIETZ: Is there a second?

13 MR. A. WILLIAMS: I'll second.

14 MR. DIETZ: It's been moved and seconded that
15 we approve the resolution as read into the record earlier.

16 Is there any public comment?

17 (No response.)

18 MR. DIETZ: Hearing none, all in favor please
19 say aye.

20 (A chorus of ayes.)

21 MR. DIETZ: Any opposed?

22 (No response.)

23 MR. DIETZ: The resolution passes as noted.

24 MR. DANENFELZER: Thank you very much.

25 MR. DIETZ: Tab item 8 is the presentation,

1 discussion and possible approval of a resolution approving
2 a Texas Housing Impact Fund loan to June West, LLC in an
3 amount not to exceed \$3 million for the June West
4 Apartments project.

5 MS. RAMIREZ: Good morning, TSAHC Board. I'm
6 Cassandra Ramirez, Development Finance Manager with TSAHC.

7 Sally Gaskin, who you met earlier with Katie
8 Claflin, is in attendance to answer any questions on
9 behalf of the loan borrower. She's the project
10 consultant.

11 But, in general, this agenda item and
12 resolution is related to a \$3 million loan, not to exceed
13 \$3 million, to the June West, LLC for the June West
14 Apartments project. This is 80 units of affordable
15 housing; 32 units will serve households at 60 percent AMI,
16 32 units will serve households at 50 percent AMI, ten
17 units will serve households at 30 percent AMI, and six
18 will serve households at 80 percent AMI, so they're all
19 affordable.

20 What else can I tell you about this project?
21 The primary financing on this project is the 9 percent Low
22 Income Housing Tax Credit Program. The developer applied
23 to TSAHC for this loan because of rising construction
24 costs and debt financing costs that's referenced in your
25 summary, and TSAHC would fill that needed gap financing to

1 meet those costs.

2 It's important to note that in October of 2021
3 we brought this project to the TSAHC Board. TSAHC
4 assisted with a \$1.2 million site acquisition loan that's
5 currently in good standing and that would be paid at the
6 construction finance closing. The takeout source for the
7 TSAHC loan will be the permanent loan, and that's the
8 financing of it. Total development costs are roughly
9 \$25.6 million.

10 The Loan Committee met in November, as David
11 mentioned in his presentation, and they approved a fourth
12 lien bridge construction loan in an amount not to exceed
13 \$3 million, subject to the following conditions, and the
14 first one being that the interest rate is 4 percent with a
15 30-month term. TSAHC may provide an extension at its own
16 discretion.

17 Monthly payments of interest only will be made
18 during the term of the loan. TSAHC will collect a
19 commitment fee of \$30,000 at the construction loan
20 closing. Closing of the loan must occur simultaneously
21 with other construction and permanent financing sources
22 noted in the application. And TSAHC must have approval of
23 any subordination agreements or parity agreements.

24 Also, the Loan Committee approved a waiver of
25 the \$3 million aggregate limit to the borrower referenced

1 in our policies. In this case, a related developer has an
2 AHP loan that is in good standing, but TSAHC feels that
3 since this is a grant fund that's deferred forgivable
4 financing, we've approved the waiver to the \$3 million
5 because that additional loan was deferred forgivable for
6 the AHP program.

7 With TSAHC's Board approval, the project is
8 aiming to close on construction in December. They have
9 financing in place, permits are in place, and they're
10 ready to go with your approval as approved by the Loan
11 Committee.

12 The project is located in the Brentwood
13 neighborhood near the old Honda site, 2222 near Grover,
14 and that concludes my presentation. Do you have any
15 questions for me or for Sally?

16 MR. L. WILLIAMS: Did you say December?

17 MS. RAMIREZ: December.

18 MR. L. WILLIAMS: Like this December.

19 MS. RAMIREZ: Yes. We closed on the loan and
20 really looking at their construction budget and what their
21 other debt financing costs were, they really did have a
22 gap. I can also note that they're deferring over 90
23 percent of their developer fee to make this project work
24 and start construction.

25 MR. DIETZ: And this \$3 million loan and the

1 existing loan are temporary in nature.

2 MS. RAMIREZ: Well, the \$3 million will replace
3 the 1.2-.

4 MR. DIETZ: The \$3 million completely replaces
5 the 1.2-, but it sounds like the \$3 million is also a
6 bridge loan. Is that what you said? And so, it will be
7 paid off by the permanent loan also.

8 MS. RAMIREZ: By the permanent lender.

9 MR. DIETZ: And, what's the term on that?

10 MS. RAMIREZ: Thirty months for the TSAHC loan.

11 MR. DIETZ: Okay.

12 MS. RAMIREZ: And, I can say that we worked
13 with these developers on the Kiva East project that you
14 all approved last October, and as well as the Saison North
15 AHP project. Those loans have been repaid and are under
16 construction.

17 MR. DIETZ: And did I also hear you say that
18 the permanent financing that will ultimately pay this off
19 is already approved and in place?

20 MS. RAMIREZ: Yep.

21 MS. CARDENAS: They've locked in already.

22 MS. RAMIREZ: They're closing out the
23 construction loan.

24 MS. LONG: And Mr. Williams, I don't know if
25 you want to elaborate a little bit, but this site is a

1 phenomenal location.

2 MR. L. WILLIAMS: Oh, yeah.

3 MS. LONG: You might want to comment on it; you
4 seem to know more about it.

5 MR. L. WILLIAMS: I mean, I drive by it, it's a
6 great location. I mean, I've been reading consistently in
7 the notes that Austin is, I guess, a high area, a high
8 city for affordable housing, and just to see a lot of
9 these projects in these well-developed areas, it's hard to
10 come by but, I mean, it's good to see, very good to see,
11 actually.

12 MR. DIETZ: Any other questions, comments, or
13 is there a motion?

14 MR. A. WILLIAMS: Motion to approve item 8 as
15 written.

16 MR. DIETZ: Thank you.

17 Is there a second?

18 MS. CARDENAS: Second.

19 MR. DIETZ: Moved and seconded that we approve
20 the resolution that approves the Texas Housing Impact Fund
21 loan to June West, LLC in an amount not to exceed \$3
22 million for the June West Apartments project.

23 Is there any public comment?

24 (No response.)

25 MR. DIETZ: Hearing none, all in favor please

1 say aye.

2 (A chorus of ayes.)

3 MR. DIETZ: Any opposed?

4 (No response.)

5 MR. DIETZ: The resolution is approved as
6 presented. Thank you.

7 MS. RAMIREZ: Thank you very much.

8 MR. DIETZ: Tab item 9 is the presentation,
9 discussion and possible approval for publication and
10 public comment of the draft of the Texas State Affordable
11 Housing Corporation's 2023 Annual Action Plan.

12 MR. WILT: Good morning, Chairman Dietz and
13 Board members. I'm Michael Wilt, Senior Manager of
14 External Relations here to present tab item 9, the
15 Corporation's 2023 Annual Action Plan.

16 This plan is prepared in accordance with Texas
17 Government Code Section 2306.566, which requires us to
18 develop a plan to address the state's housing needs.
19 According to that same Government Code, 2306.721(g), the
20 Annual Action Plan must be included in the state's Low
21 Income Housing Plan prepared by TDHCA.

22 I want to thank each of the program managers,
23 directors for providing data and information about the
24 successes and benchmarks of their programs and for
25 reviewing the draft plan that we've put before you. I

1 also want to thank Katie and Janie for their audits and
2 reviews.

3 Regarding the process, all we're asking today
4 is that you approve the draft plan for publication and
5 make it available for public comment, starting Thursday,
6 December 8 and concluding on Friday the 13th of January
7 2023. That comment period will include a public hearing
8 that we have in conjunction with TDHCA on Wednesday,
9 January 11, and we will bring the final plan back for you
10 for approval in February of 2023.

11 I will note that this draft plan includes
12 homeownership activities through the end of August and for
13 other programs it's through the end of October of this
14 year, so we have to update a few numbers that reflect end
15 of the year activity through December 31, but when it
16 comes back to you in February, you'll have all the updated
17 numbers.

18 A few of the highlights. First, our
19 homeownership program numbers are down, which is to be
20 expected when you compare it to the past two years. We're
21 at almost 7,800 households served through the end of
22 August.

23 Comparatively, as of the end of October of last
24 year we were at 17,700 households served. In 2020 we
25 assisted 16,325 households; it looks like the numbers for

1 this year are going to look like 2019, closer to 2019 than
2 the past two years. In 2019 we assisted 9,300 households.
3 Like I said, this is expected. The slowdown in our
4 Homeownership Programs production reflects the home buying
5 market slowdown in general because of high interest rates
6 and a variety of other factors.

7 Second, under our Multifamily Private Activity
8 Bond Program, it continues to be heavily subscribed.
9 We've closed on more than \$64 million in bond financing
10 this year, and we have another \$468 million in the
11 pipeline for 2023.

12 Also, with our Development Finance Programs, I
13 want to highlight that we've exhausted all the funding in
14 our Affordable Housing Partnership Program. Funding
15 provided under that will subsidize 32 units across seven
16 developments in Dallas and Travis County for some of the
17 state's most vulnerable residents.

18 Fourth, we awarded grants to 54 nonprofits
19 through Texas Foundations Fund. This is far and away the
20 most awards we've ever done, and it reflects your intent
21 to expand the impact of that program.

22 And then our single family rental housing
23 program continues to rapidly expand. We started
24 purchasing homes in the Dallas-Fort Worth Metroplex this
25 year, and now we have 37 homes for rent across three major

1 metro areas: Austin, DFW and San Antonio.

2 And lastly, we built on the status of our
3 Supporting Housing Institute by offering it again, this
4 time in person for the first time, with a cohort of six
5 teams, all based in Austin. They're making tremendous
6 progress on their planned developments, and we look
7 forward to seeing how that institute concludes in early
8 2023.

9 Happy to take any questions.

10 MR. DIETZ: Questions or comments? Thank you
11 for that presentation.

12 MS. CARDENAS: So, this plan is prepared every
13 year, as required, and I know you gave some good stats,
14 but other than that, is there any significant change --
15 because I know it's going out for public comment -- that
16 you would allude to?

17 MR. WILT: No, not really.

18 MS. CARDENAS: Any exclusions or additions to
19 the plan?

20 MR. WILT: A couple of years ago we made some
21 significant additions. First, we started talking about
22 our response to COVID, but outside of that, the program
23 areas, we're expanding on the role we were playing in
24 addressing homelessness, we expanded on some other
25 capacity-building, grant-making opportunities we were

1 making. Obviously, we included the Affordable Housing
2 Partnership Program, which we did before. We talked about
3 the conclusion of NSP, which some people were very happy
4 about that.

5 So, it's all just some non -- there are
6 substantive updates every year but nothing really major
7 that stands out.

8 MS. CARDENAS: Okay.

9 MR. WILT: We update the references as well to
10 have more accurate updated information about the cost of
11 housing in Texas, especially in the major metro areas when
12 it comes to single family costs, and on the rental side.
13 But we keep everything pretty up to date.

14 MR. DIETZ: So, no new initiatives or anything
15 like that is in there?

16 MR. WILT: No. I mean, we did have the NHH --
17 I going to mess up the acronym -- the Houston
18 transportation project in there, we had that but we took
19 it out while that's in limbo, so nothing really major.

20 MR. DIETZ: Any other questions or comments?

21 (No response.)

22 MR. DIETZ: If not, is there a motion?

23 MR. A. WILLIAMS: Motion to approve tab item 9
24 as written.

25 MR. L. WILLIAMS: Chair, this is Lem. I'll go

1 ahead and second that.

2 MR. DIETZ: It's been moved and seconded that
3 we approve for publication and public comment the draft of
4 the Texas State Affordable Housing Corporation's 2023
5 Annual Action Plan.

6 Is there any public comment?

7 (No response.)

8 MR. DIETZ: Hearing none, all in favor please
9 say aye.

10 (A chorus of ayes.)

11 MR. DIETZ: Any opposed?

12 (No response.)

13 MR. DIETZ: Okay. It's approved for
14 publication and public comment. Thank you.

15 Tab item 10 is the presentation, discussion and
16 possible approval of the Texas Foundations Fund Disaster
17 Recovery Guidelines.

18 MR. WILT: Thank you, Chairman. Again, Michael
19 Wilt, Senior Manager, External Relations, here to present
20 tab item 10 and seek possible approval of the final
21 guidelines.

22 As you may recall, we brought these draft
23 guidelines to you in September. You all approved
24 publishing them for public comment at that time. We
25 didn't receive any public comment during that period other

1 than people thanking us for offering this.

2 That said, you all had some feedback at the
3 September Board meeting. There was a discussion between
4 Chairman Dietz and Mr. Williams about what qualifies as a
5 disaster. We took out the enumerated disasters that we
6 had in the draft guidelines that Mr. Williams brought to
7 our attention, and instead just provided a catchall term
8 of weather-related natural disasters, instead of listing
9 them all out.

10 We also added in language to capture that
11 disaster declarations made on the local level, on the
12 city, or county level would qualify as an eligible
13 disaster. Those are all the changes we had, and it was
14 based on the Board comments.

15 Pending your approval of these guidelines, we
16 will open up applications for this program at the end of
17 the year or early next year. However, the guidelines are
18 backdated to August 15, so any weather-related events that
19 happened on or after August 15, 2022, would qualify for
20 funding under this program.

21 And if we have any funding left over, this is
22 one of those programs where we hope we have funding left
23 over because we won't have any natural disasters, and if
24 we do, those funds will be rolled over into the next
25 Foundations Fund round.

1 Happy to answer questions.

2 MR. DIETZ: Any questions or comments?

3 (No response.)

4 MR. DIETZ: If not, is there a motion?

5 MR. A. WILLIAMS: Motion to approve tab item 10
6 as written.

7 MR. L. WILLIAMS: Chair, this is Lem. I'll go
8 ahead and second that.

9 MR. DIETZ: It's been moved and seconded that
10 we approve the final guidelines as presented.

11 Is there any public comment?

12 (No response.)

13 MR. DIETZ: Hearing none, all in favor please
14 say aye.

15 (A chorus of ayes.)

16 MR. DIETZ: Any opposed?

17 (No response.)

18 MR. DIETZ: It is approved. Thank you very
19 much.

20 I think that's the end of our action items for
21 today's meeting. Is there any reason to go into closed
22 meeting?

23 MR. LONG: No need for closed meeting.

24 MR. DIETZ: Any announcements?

25 MR. LONG: Just the reminder again that the

1 Board received, or we are going to be sending out a
2 tentative schedule for next year's Board meetings. Those
3 meetings are always tentative for a couple of reasons:
4 one, we want to make sure we have quorum; two, depending
5 on demand for the Board's attendance for items that we may
6 need your attention to. And we also incorporated in there
7 some of the holidays that we know would kind of conflict
8 and prevent ourselves from being able to meet. So, we'll
9 send that out, if it hasn't already been reviewed by
10 y'all, we'll get that out to you, and if we get your
11 blessing on that, then we'll formalize that.

12 With that said, the next scheduled meeting is
13 January 17, tentatively scheduled.

14 MS. CARDENAS: I won't be able to attend.

15 MR. LONG: And you won't be able to attend.

16 So, I leave that as just pending until we know
17 for sure how the 17th looks for items.

18 MR. DIETZ: Great. Thank you very much.

19 Thank you, everybody, for your attendance and
20 participation, and we are adjourned at exactly noon.

21 (Whereupon, at 12:00 p.m., the meeting was
22 adjourned.)

C E R T I F I C A T E

MEETING OF: TSAHC Board

LOCATION: Austin, Texas

DATE: December 6, 2022

I do hereby certify that the foregoing pages,
numbers 1 through 70, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Nancy H. King before the
Texas State Affordable Housing Corporation.

DATE: December 12, 2022

(Transcriber)

On the Record Reporting
7703 N. Lamar Blvd., #515
Austin, Texas 78752