



October Board Meeting

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

Tuesday, October 24, 2023
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**

**October 24, 2023
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 Residential 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 September 19, 2023. |
| Tab 2 | Discussion and Designation of a Board Member to the Loan Committee for the Texas State Affordable Housing Corporation. |
| Tab 3 | Presentation, Discussion and Possible Approval of a Resolution Regarding the Application(s) for and Conversion of Reservation(s) for Allocation of Private Activity Bonds to Mortgage Credit Certificates and Containing Other Matters Incident and Related Thereto (2022 carryforward and 2023 annual and collapse allocation). |
| Tab 4 | Presentation, Discussion and Possible Approval of a Resolution Regarding Declaration of Expectation to Reimburse Expenditures with Proceeds of Future Debt for Single Family Mortgage Revenue Bonds. |
| Tab 5 | Presentation, Discussion and Possible Approval of TSAHC’s Joint Venture Guidelines, as amended. |
| Tab 6 | Presentation, Discussion and Possible Approval of the Texas Foundations Fund: Disaster Recovery Guidelines. |
| Tab 7 | Presentation and Discussion of the Texas State Affordable Housing Corporation’s Fiscal Year 2023 and 2024 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

77.06K
Average Annual Income

243K
Average of Loan Amount

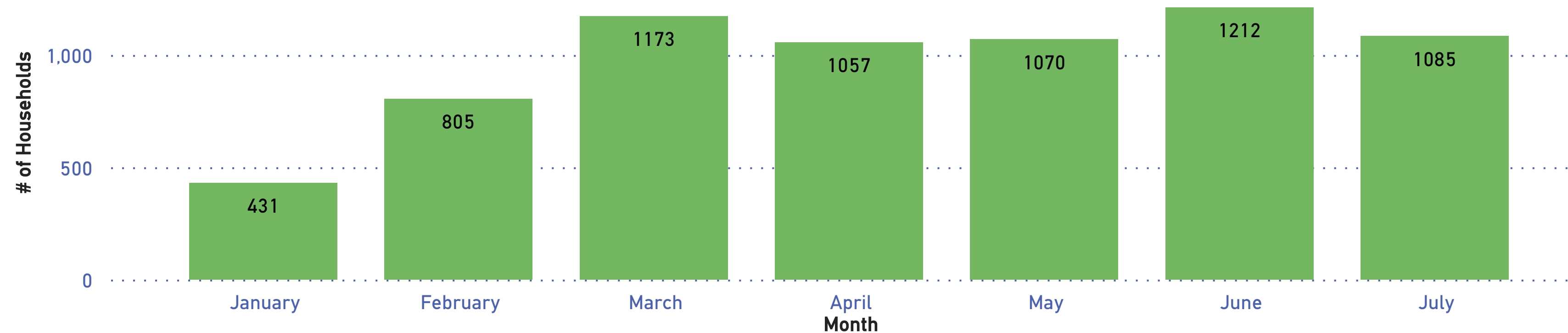
6.86%
Average Interest Rate

695
Average Credit Score

6833
Households Served

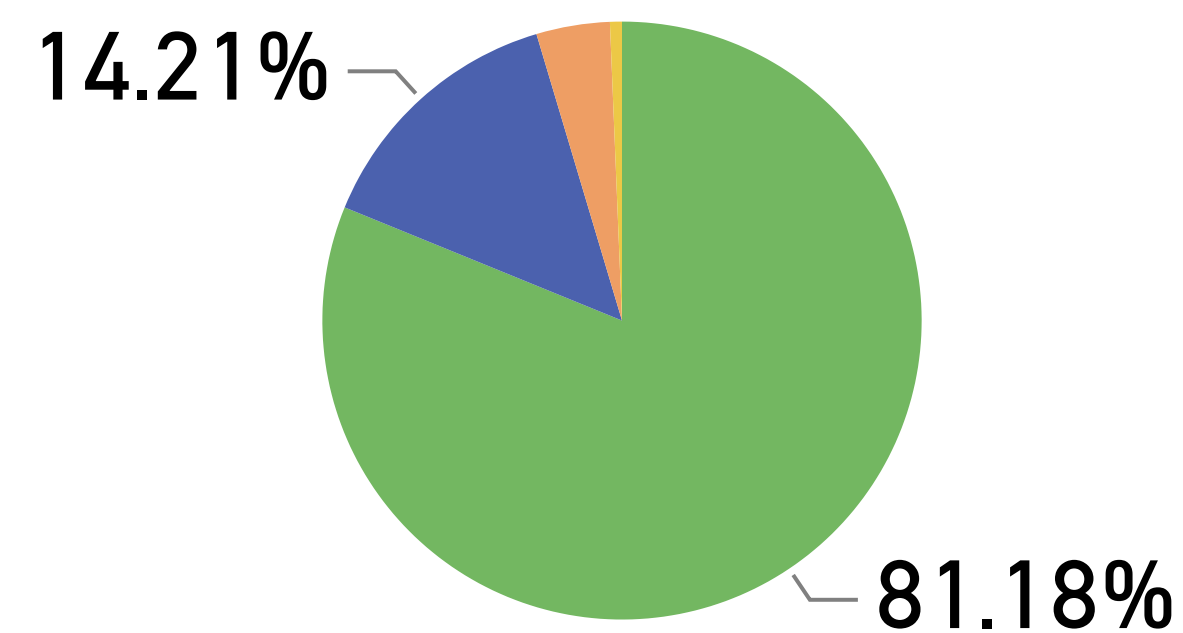
2
Average Household Size

of Households by Month

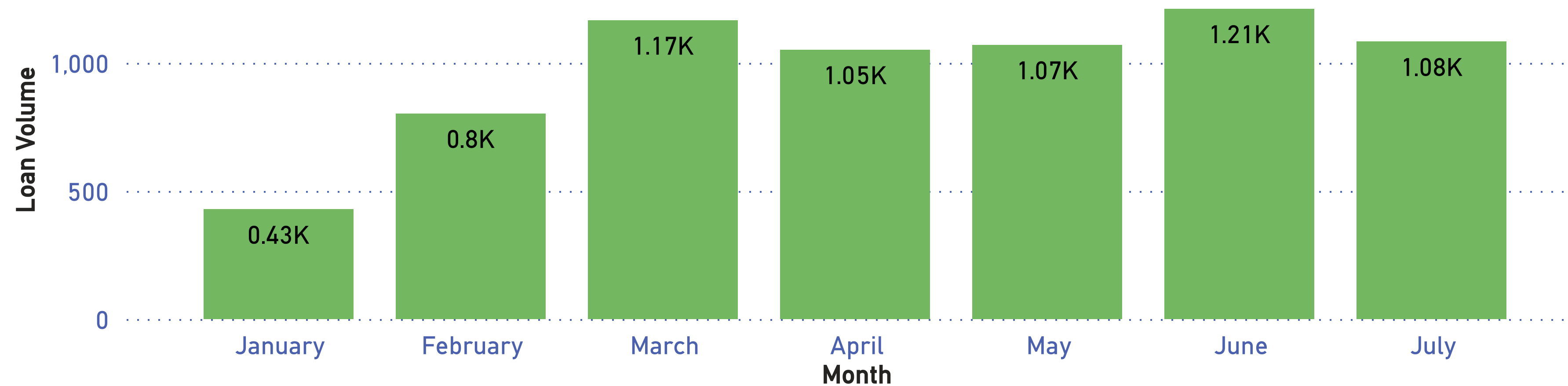


Loan Type

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

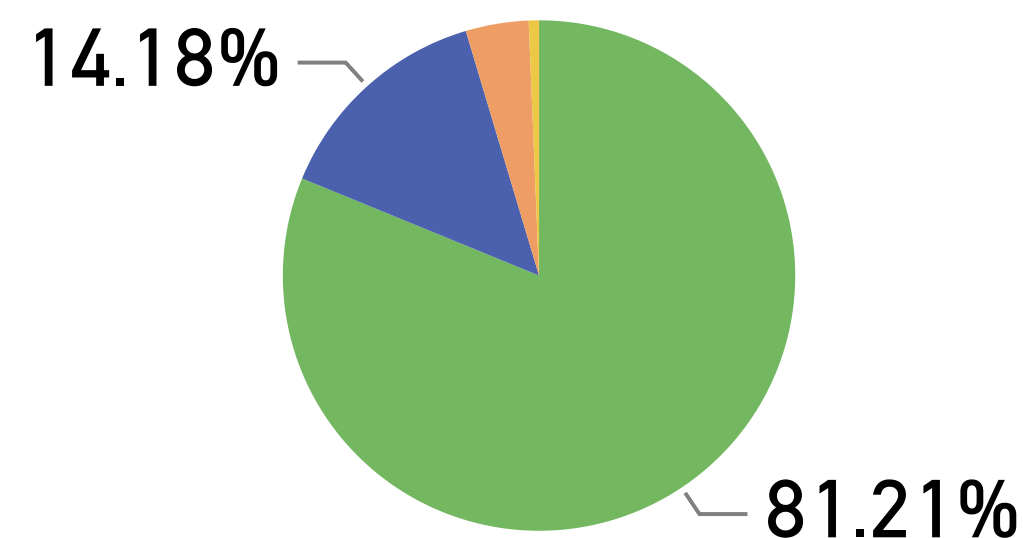


Loan Volume by Month



Loan Type

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



\$7,663.64

Average DPA Awarded

\$52,325,529

Total DPA Awarded

77.06K

Average Annual Income

243K

Average Loan Amount

1658M

Total Loan Volume

6828

Households Served

6.86%

Average Interest Rate

695

Average Credit Score

2

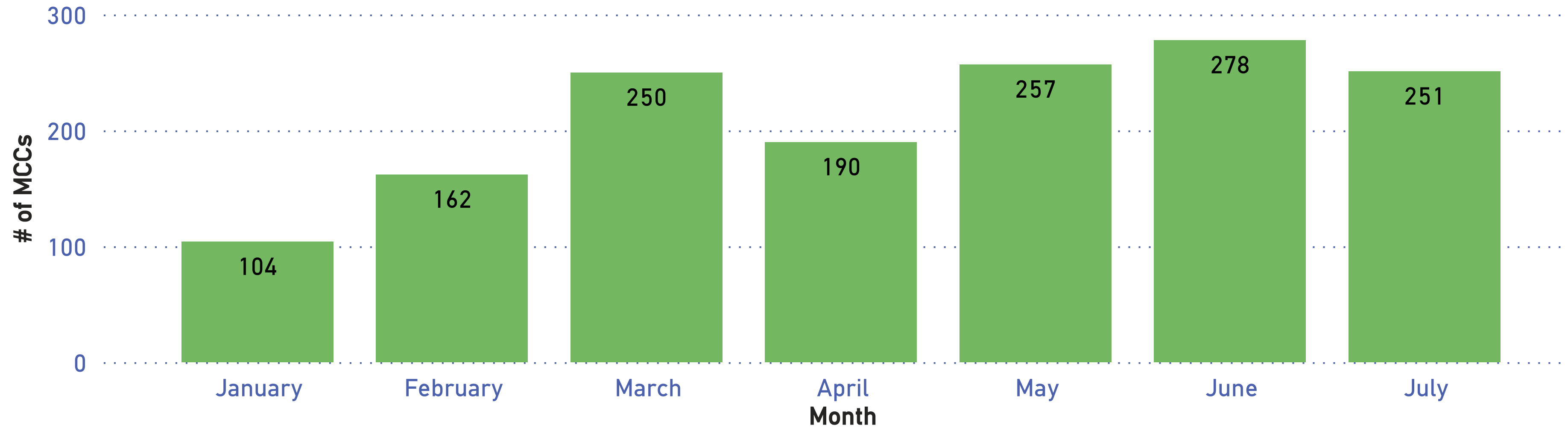
Average Household Size



Homeownership MCC Snapshot- 2023

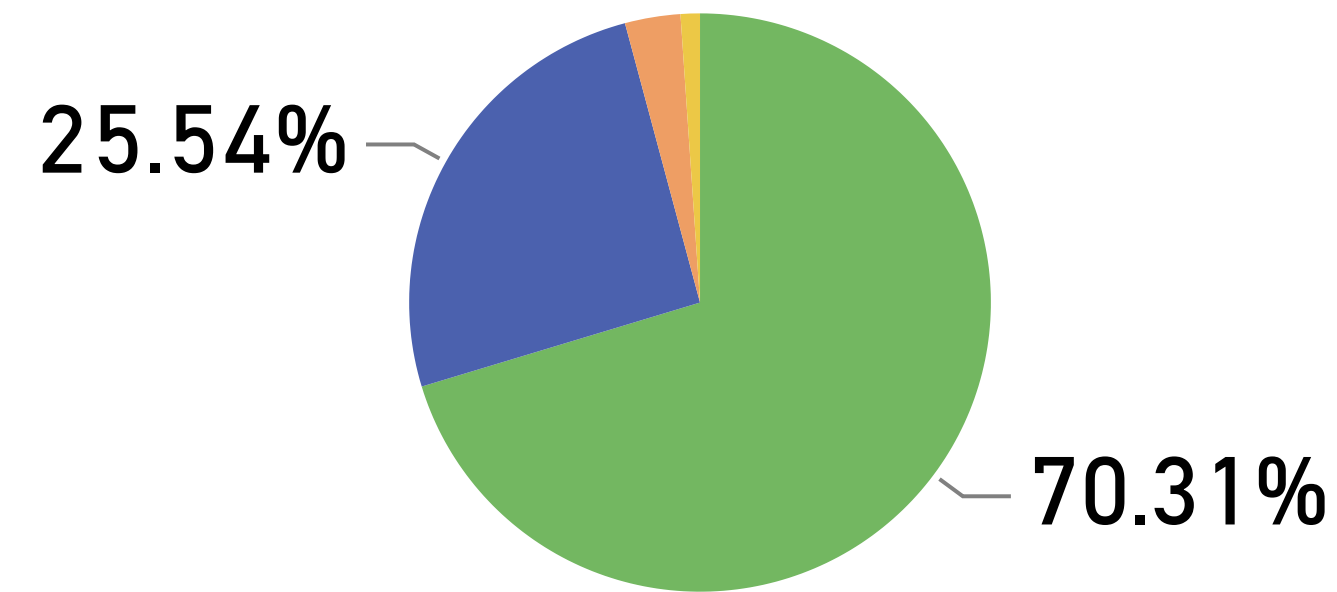
January 1, 2023 to July 31, 2023

of MCCs by Month



Loan Type

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



68.34K

Average Annual Income

242K

Average of Loan Amount

6.57%

Average Interest Rate

702

Average Credit Score

1492

Issued MCCs

2

Average Household Size

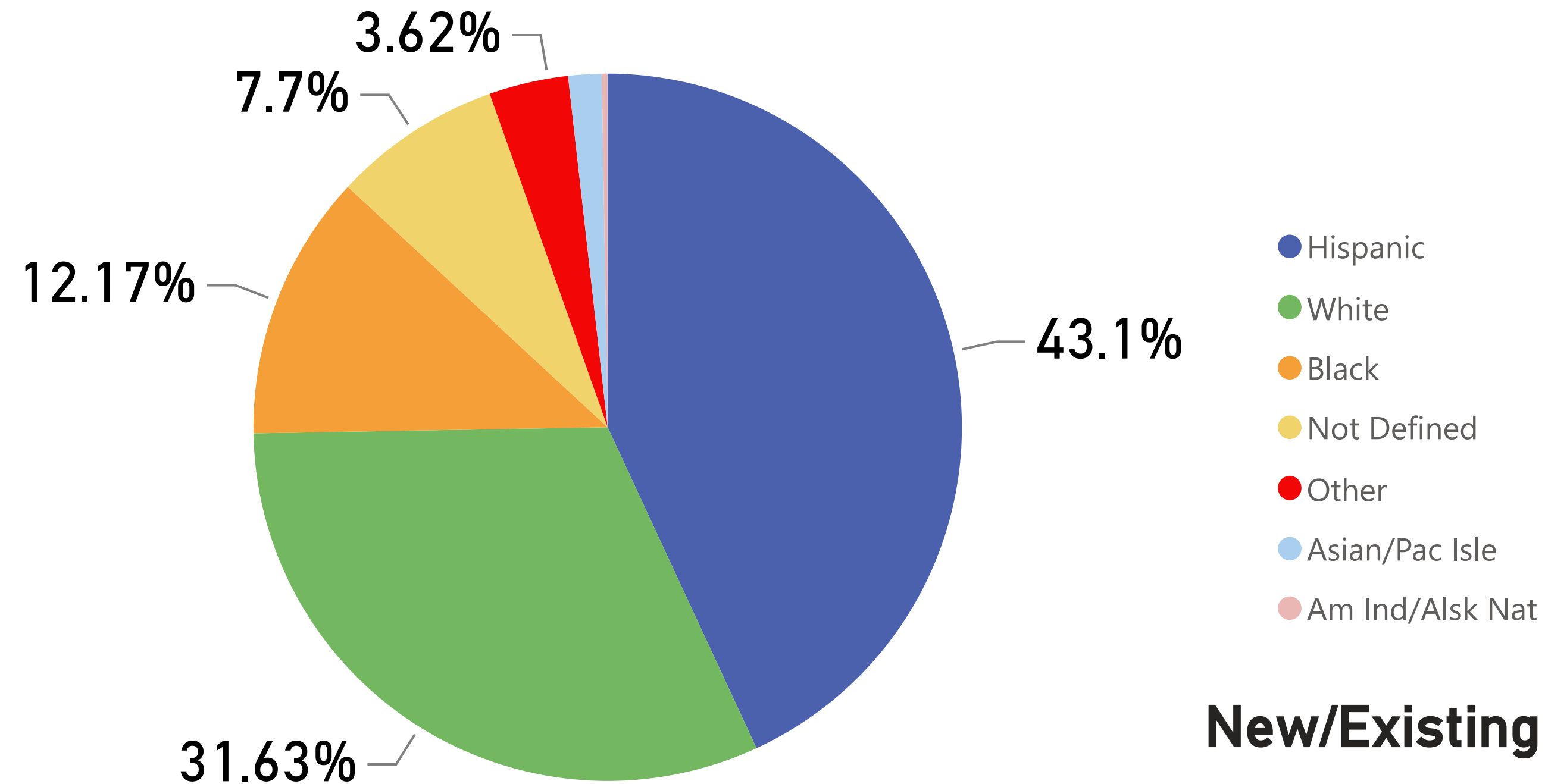
Professions

Occupation % of Total

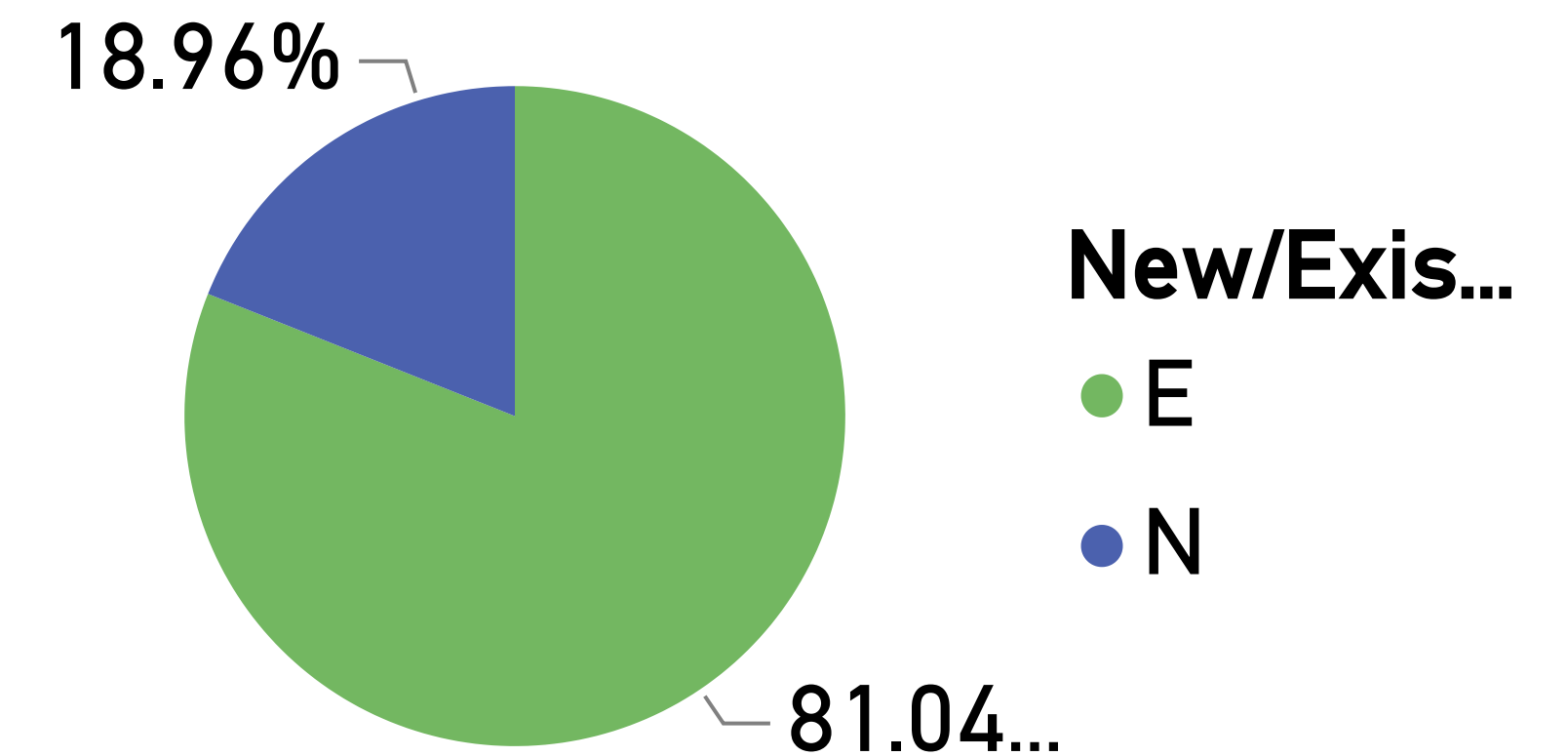
Other	86.95%
Teacher	5.72%
Veteran	2.03%
Prof Nurse Fac	1.52%
Peace Officer	0.87%
Active Military	0.78%
Fire Fighter	0.45%
Public Sec Off	0.41%
Corrections Off	0.38%
EMS Personnel	0.28%
Teacher Aide	0.19%
Sch Counselor	0.17%
Allied Hlth Fac	0.11%
County Jailer	0.07%
School Nurse	0.04%
Sch Librarian	0.02%

Total 100.00%

Household Ethnicity



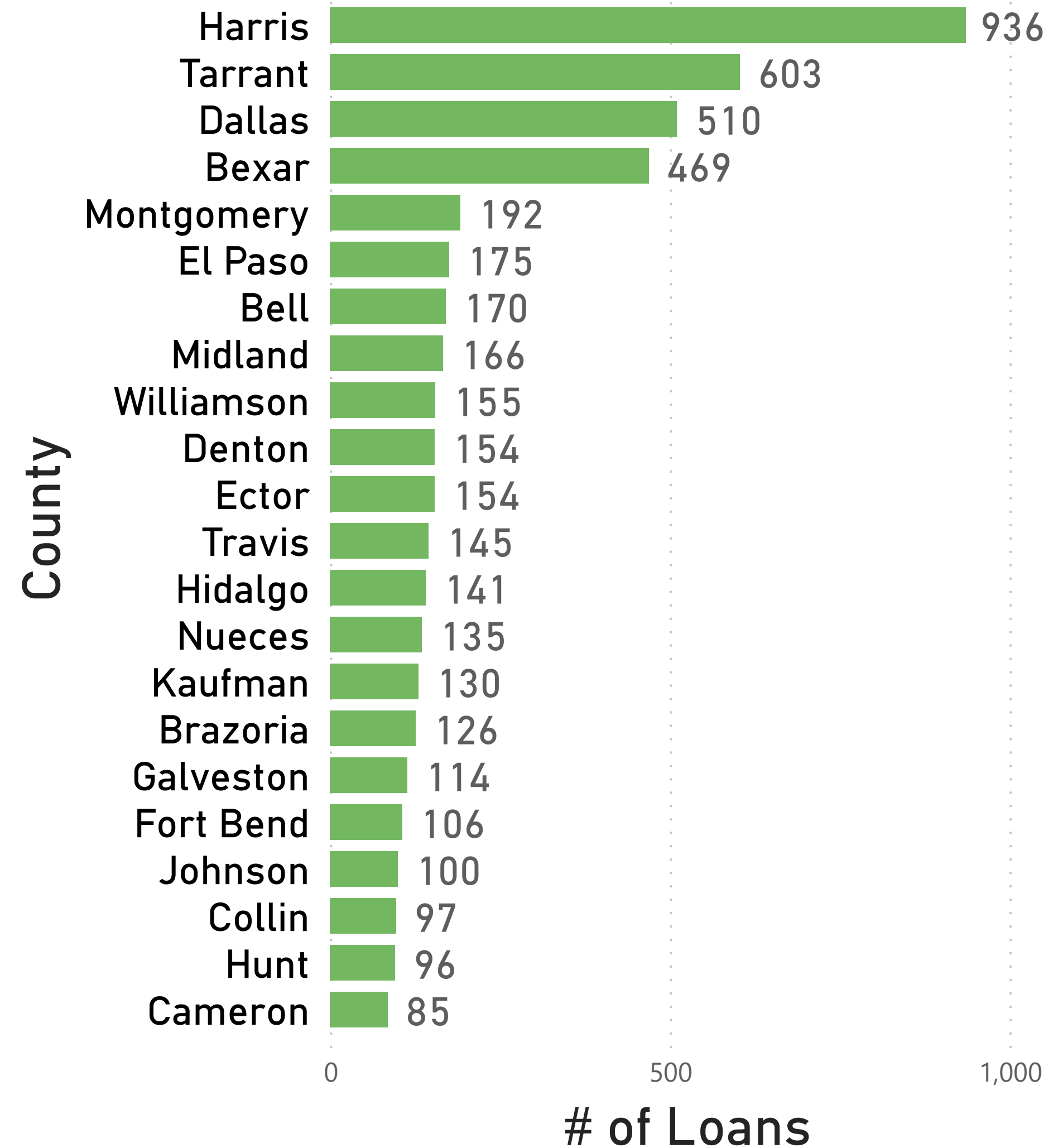
New/Existing Home



Top Lenders

Top Lenders	# of Loans
Everett Financial, dba Supreme Lending	534
Fairway Independent Mortgage Corporation	511
Cardinal Financial Company	297
CMG Mortgage, Inc. dba CMG Financial	244
Amcap Mortgage, LTD	241
Guaranteed Rate	237
Gateway Mortgage, a division of Gateway	210
SFMC, LP dba Service First Mortgage Comp	194
Crosscountry Mortgage, LLC	187
PrimeLending	187
Security National Mortgage Company	166
Guild Mortgage Corporation	162
Cornerstone Home Lending	138
Mortgage Financial Services, LLC	138
T2 Financial dba Revolution Mortgage	137
loanDepot.com LLC	134
Nations Reliable Lending, LLC	109
Highlands Residential Mortgage	102
Ark-La-Tex Financial (Benchmark Mtg.)	95
Town Square Mortgage & Investments, LLC	95
Interlinc Mortgage Services, LLC	84
Academy Mortgage Corporation	82
DHI Mortgage Company, Ltd.	82
KBHS Home Loan, LLC	82
Total	5306

Top Originating Counties



Tab B

Development Finance Report

Texas State Affordable Housing Corporation

Development Finance Programs Report October 2023

Affordable Communities of Texas Program (ACT)

Construction is ongoing at 631 Carolina in San Antonio. The first of four homes is approximately 35% complete with framing, roofing, exterior siding, and painting in progress. These homes are anticipated to be completed by the spring of 2024 and will be targeted for sale to households earning up to 80% of the state's area median income. The project site is located in the Denver Heights neighborhood near downtown San Antonio.

The Park on 14th HUD 221(d)(4) construction loan closed on September 26th and the project is now under construction. Site work activity, including excavating, staking out fire lanes, and removal of debris is underway. On September 26th, City Council officially approved \$450,000 in tax increment financing to assist with the project's public infrastructure costs.

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

Program	Portfolio as of September 1, 2023	Transferred	Sold	Portfolio as of October 1, 2023	Current Portfolio Value
ACT Land Bank	35			35	\$4,968,633.12
ACT Land Trust	1			1	\$650,000.00
Totals	36			36	\$5,618,633.12

Our current pipeline report:

- 3 properties listed for sale
- 5 homes under construction
- 0 properties leased to Local Partner
- 25 properties in predevelopment
- 3 properties searching for a Local Partner
- 2 multifamily properties under construction
- 1 multifamily property in predevelopment

Texas Housing Impact Fund (THIF)

This month, staff is preparing to close a \$600,000 revolving line of credit loan with Legacy CDC and complete the re-sale of 603 S. 14th Street (Nederland) that will be financed with their new revolving line of credit. This loan was approved at the September board meeting. Loan and sale documents have been prepared and issued to Legacy CDC for review.

Multifamily Bond Program

TSAHC received four applications on or before October 2nd, for the opening of our 2024 multifamily private activity bond cycle. Applications have been reviewed and deficiency notices were sent to applicants by October 16th. All four applications involve projects located in Austin. Below is a list of the applications sorted alphabetically.

Texas State Affordable Housing Corporation

Development Finance Programs Report October 2023

Project	Status of App	Bond Amount	Units	Targeted Housing Need
Bluffs at Nelms	App Under Review	\$31,000,000	165	Senior
Burleson Studios	App Under Review	\$21,600,000	100	Service Enriched Housing
Cairn Point	App Under Review	\$23,500,000	150	Service Enriched Housing
Mary Lee Portfolio	App Under Review	\$28,000,000	175	Service Enriched Housing
Total		\$104,100,000	590	

With the exception of Burleson Studios, TSAHC has been asked to participate as Joint Venture partner for three applications. Joint Venture applications are under review.

Staff plans to return to the Board after reviews are complete with recommendations for inducement and authorization to form joint ventures in December.

Tab C

Quarterly Compliance and
Residential Services Reports

Quarterly Compliance Status for TSAHC

As of the 2nd Quarter Ending June 30, 2023

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%	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%
	Commonwealth	Cesar Chavez Foundation	
	White Rock (San Antonio)	Villa Rodriguez (San Antonio)	
20% of units at 50% AMI	21.1%	22.5%	
75% of units at 80% AMI	75.3%	80.1%	
Total Affordable Units (75% Required)	75.3%	80.1%	
	Odyssey Properties	DHI Woodside	Midland Leased Housing
	Marshall Meadows (San Antonio)	Woodside Village (Palestine)	Ventura at Tradewinds
40% of units at 60% AMI	58.4%	98.9%	100.0%
Total Affordable Units (40% Required)	58.4%	98.9%	100.0%
	GESC	Mary Lee Foundation	
	Rita Blanca (Dalhart)	The Willows (Austin)	
20% of units at 50% AMI	21.4%	92.1%	
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 Height Gateway Northwest (Georgetown	Marshall Apartments	
40% of units at 60% AMI	92.2%	97.7%	100%
Total Affordable Units (40% Required)	92.2%	97.7%	100%
	THF Palladium Midland		
	Palladium Midland (Midland)		
40% of units at 60% AMI	72.7%		
78% of units at 80% AMI	77.9%		
Total Affordable Units (78% Required)	77.9%		
	Steele		
	Peoples El Shaddai (Dallas)	St James Manor (Dallas)	Brooks Manor (West Columbia)
5% of units at 30% AMI	20.0%	16.0%	8%
40% of units at 60% AMI	100.0%	100.0%	100%
Total Affordable Units (40% Required)	100.0%	100.0%	100%
	Steele	W Daniels Towners I, LP	
	Pythian Manor (Dallas)	W. Leo Daniels (Houston)	
5% of units at 30% AMI	11.8%	9%	
40% of units at 60% AMI	100.0%	99%	
Total Affordable Units (40% Required)	100.0%	99.0%	
	LRC Shady Oaks Manor		
	Shady Oaks Manor (Ft. Worth)		
20% of units at 50% AMI	99.3%		
20% of units at 50% AMI	99.3%		
Total Affordable Units (40% Required)	99.3%		

Rainbow			
	Chaparral Village (Odessa)	Cove Village (Copperas Cove)	El Nido (El Paso)
100% of units at 60% AMI	100.0%	100.0%	100.0%
Total Affordable Units (100% Required)	100.0%	100.0%	100.0%
	Garden (Lubbock)	High Plains (Lubbock)	Jose Antonio Escajeda (El Paso)
100% of units at 60% AMI	100.0%	100.0%	100.0%
Total Affordable Units (100% Required)	100.0%	100.0%	100.0%
	Los Ebanos (Brownsville)	River Park (Lampasas)	Peppertree (Fort Worth)
100% of units at 60% AMI	100.0%	100.0%	100.0%
Total Affordable Units (100% Required)	100.0%	100.0%	100.0%
	Salem Village (Victoria)	Sierra Vista (El Paso)	Spring Terrace (Amarillo)
100% of units at 60% AMI	100.0%	100.0%	100%
Total Affordable Units (100% Required)	100.0%	100.0%	100.0%
	Win-Lin Village (Amarillo)		
100% of units at 60% AMI	100.0%		
Total Affordable Units (100% Required)	100.0%		
	LIH Walnut Creek Austin LP	Apartments of Las Palmas	
	Walnut Creek (Austin)	Las Palmas Villa (Eagle Pass)	Bluff View Apartments (Boerne)
40% of units at 60% AMI	95.1%	100.0%	
Total Affordable Units (40% Required)	95.1%	100.0%	N/A - New construction
	Envolve Community Mgmt	Green Development Company	Dallas Leased Housing
	Fawn Ridge	Pine Terrace	Riverstation
40% of units at 60% AMI	87.5%	80.2%	100.0%
Total Affordable Units (40% Required)	87.5%	80.2%	100.0%
	THF Midland Leased Housing	Galveston 3916 Winnie St LP	Market TC II, LP
	Scharbauer Flats (Midland)	Sandpiper (Galveston)	Marketplace at Liberty Crossing (Wilmer)
40% of units at 60% AMI	99.3%	99.9%	
Total Affordable Units (40% Required)	99.3%	99.9%	N/A - New construction
	AHA!		
	AHA! At Briarcliff (Austin)		
37% of units at 30% AMI	48.2%		
100% of units at 60% AMI	100.0%		
Total Affordable Units (100% Required)	100.0%		
	Gardens at Balch Springs, LP		
	Parmore Arcadia Trails (Balch Spring)		
20% of units at 50% AMI	39.5%		
Total Affordable Units (20% Required)	39.5%		
Notes:			

TSAHC - Quarterly Resident Services Summary				
As of the 2nd Quarter Ending June 30, 2023				
DALCOR				
	Pine Club (Beaumont)	Ridgewood (Huntsville)	Saddlewood Club (Bryan)	
Number of Services Required	6	6	6	
Number of Services Provided	4	4	0	
	Tealwood Club (Wichita Falls)	Willowgreen (Houston)	Woodglen Park I & II (Dallas)	
Number of Services Required	6	6	6	
Number of Services Provided	0	4	6	
	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	5	8	8	10
	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	6	9	6	9
	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	12	12	15	8
	LIH 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	6	6	15	13
	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	10	7	16	9
	LPM Pine Terrace LP	Dallas Leased Housing Associates XI, LLP	LRC Shady Oaks Manor, LLC	Roers Boerne Apts Owner LLC
	Pine Terrace Apartments	Riverstation	Shady Oaks Manor	Bluff View (Boerne)
Number of Services Required	12	6	6	12
Number of Services Provided	3	19	6	N/A - New Construction
	W Daniels Towners I, LP	Galveston 3916 Winnie St LP	Gardens at Balch Springs, LP	Market TC II, LP
	W. Leo Daniels	Sandpiper Cove	Parmore Arcadia Trails	Marketplace at Liberty Crossing
Number of Services Required	12	12	12	12
Number of Services Provided	N/A- Acquisition/Rehab	N/A- Acquisition/Rehab	N/A - New Construction	N/A - New Construction
	Rainbow Housing			
	Chaparral Village (Odessa)	Cove Village (Copperas Cove)	El Nido (El Paso)	Garden Apartments (Lubbock)
Number of Services Required	5	5	5	5
Number of Services Provided	18	15	18	19
	High Plains (Lubbock)	Jose Antonio Escajeda (El Paso)	Los Ebanos (Brownsville)	Peppertree (Fort Worth)
Number of Services Required	5	5	5	5
Number of Services Provided	15	18	17	17
	River Park (Lampasas)	Salem Village (Victoria)	Sierra Vista (El Paso)	Spring Terrace (Amarillo)
Number of Services Required	5	5	5	5
Number of Services Provided	15	15	13	12
	Win-Lin Village (Amarillo)			
Number of Services Required	5			
Number of Services Provided	13			
Notes: Notes: The Dalcors Portfolio did not meet their requirement during this period due to an ownership and management agent transfer. Dalcors is now providing the required amount of resident services. Pythian Manor did not meet their requirement for the third consecutive calendar quarter; however, the property is experiencing staff shortages and therefore unable to provide services. The owner is in the process of hiring staff. The property will be closely monitored. Pine Terrace states they provided the required number of services however they did not submit accurate reports though TSAHC's online compliance system. Non-compliance is cited on the 2023 AOC report. The property will be closely monitored. The following properties recently started offering services, are currently under construction or completing rehab activities: W Leo Daniels, Sandpiper, Parmore Arcadia Trails, Marketplace at Liberty Crossing, and Bluff View.				

April Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks Apartments	After School Program	AS Program restarted on 04/10/2023, M-F program 3:30 â€” 6:30 pm.	Cesar Chavez Foundation	8	4/10/2023	2
	Computer Literacy	Class scheduled April 24, 2023, 12-1pm, no participation.	Cesar Chavez Foundation	0	4/24/2023	1
AHA! At Briarcliff Apartments	Tenant Council Meeting	Held a tenant council meeting	AHA	4	4/7/2023	1
	Financial Literacy	Held 1st of 10 scheduled Financial Literacy classes for tenants	AHA	2	4/27/2023	1
Brooks Manor	Notary	Notary Services offered at no charge during normal business hours	Community Manager	0	4/30/2023	1
	Social Networking	Social Networking held weekly	Community Manager	2	4/30/2023	1
	Resident Service	Chore Away. Assistance with Trash removal, lightbulb replacement	Community Manager	12	4/30/2023	1
	Resident Service	Library Book Club	Community Manager	0	4/30/2023	1
	Food Services	Place of Grace Pantry Food box delivery	Place of Grace	13	4/27/2023	1
Chaparral Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	80	4/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	80	4/4/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	80	4/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	80	4/27/2023	1
	Direct Support	Baby Item Donation	Birthright of Odessa, The Cloth Optic	1	4/11/2023	1
	Direct Support	Furniture Assistance	The Attic Foster Network, Sleep In H	1	4/11/2023	1
Cove Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/4/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/10/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/27/2023	1
	Direct Support	Vocational Program	RHAC	1	4/17/2023	1
El Nido Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	104	4/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	104	4/4/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	104	4/11/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	104	4/24/2023	1
	Direct Support	ESL Program	RHAC	1	4/25/2023	1
	Direct Support	Food Assistance	Borderland Rainbow Center, Kelly M	1	4/25/2023	1
Fawn Ridge Apartments	Counseling	Counseling Financial / Credit	Woodforest Bank	0	4/5/2023	1
	Food Drive	Provided diner for children	Driven Force	30	4/18/2023	1
	Food Drive	Provide Diner for children	Driven Force	50	4/25/2023	1
Garden Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	62	4/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	62	4/4/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	62	4/10/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	62	4/27/2023	1
	Direct Support	Clothing Assistance	Highland Baptist Church, Broadway	1	4/24/2023	1
	Direct Support	Food Assistance	Salvation Army, Lubbock Impact, Fir	1	4/24/2023	1
Gateway Northwest	Personal Development	Book Club	Self	2	4/4/2023	1
	Financial Skill	Financial Planning/ Book Club	Self	0	4/13/2023	1
High Plains Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/3/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/27/2023	1
	Direct Support	Childcare Assistance	Workforce Solutions South Plains, B	1	4/7/2023	1
	Direct Support	GED Program	RHAC	1	4/19/2023	1
Jose Antonio Escajeda Apartme	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	94	4/3/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	94	4/10/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	94	4/17/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	94	4/27/2023	1
	Direct Support	Medical Transportation Assistance	Texas Health and Human Services Co	1	4/28/2023	1
	Direct Support	Job Search Assistance	Spherion Staffing & Recruiting Empl	1	4/28/2023	1
Las Palmas Villa	Program Coordination	Activity Coordination	Good Neighbor Program	5	4/4/2023	1
	Adult Development	Nutrition: Enjoy Healthy Foods that Taste Great	Good Neighbor Program	5	4/4/2023	1
	Social Services & Referrals	Social Services & Referrals	Good Neighbor Program	8	4/13/2023	1
	Health & Screening Services	BMI Checks	Good Neighbor Program	8	4/13/2023	1
	Community Gardens	Creating a Welcoming Garden	Good Neighbor Program	8	4/18/2023	1
	Resident Engagement Progr	Partnership with Local Law Enforcement	Good Neighbor Program	5	4/25/2023	1
	Food Pantry*	Food Pantry Availability	Good Neighbor Program	4	4/26/2023	1
	Program Coordination	Community Outreach	Good Neighbor Program	6	4/27/2023	1
Los Ebanos Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	65	4/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	65	4/4/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	65	4/11/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	65	4/17/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	65	4/27/2023	1
	Direct Support	Childcare Assistance	Cherokee Home for Children, Child C	1	4/28/2023	1

April Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Marshall Apartments	Mobile Clinic	Women's Health	Erin Stibral/Physician Asst.	4	4/18/2023	1
	Tutoring	Tutoring	Jessica Post	4	4/3/2023	1
	Mentoring	Big Fish Club	Jessica Post	28	4/6/2023	1
	Mentoring	Big Fish Club	Jessica Post	28	4/20/2023	1
	Access Dental	Health Screening / Kids Snow Cone Social	Meko Scott	11	4/28/2023	1
Marshall Meadows	Resident Services	Resident Services provided every Friday April 7th,14th,21st and 28th fr	Vesta	64	4/7/2023	2
Palladium Glenn Heights	Wealth Building Education	JP and Associates	Cares Team/Office	12	4/1/2023	1
	Women's Self Care Social	Mental Health	Cares Team/Office	13	4/1/2023	1
	Healthy Living	Learn to shop and prepare nutritional foods	Cares Team/Office	11	4/1/2023	1
	Food Pantry	Food Pantry, available to those in need	Cares Team/Office	10	4/1/2023	1
	Afterschool Tutoring	After school activity and tutoring	Cares Team	72	4/1/2023	1
Palladium Midland	Resident Services	National child abuse training	Site Team	1	4/1/2023	1
	Resident Services	Computer Literacy	Site Team	1	4/1/2023	1
	Resident Services	Children's Library	Site Team	1	4/1/2023	1
	Resident Services	Household budgeting workshop	Site Team	1	4/1/2023	1
	Resident Services	Holiday Safety Class	Site Team	1	4/1/2023	1
	Resident Services	Notary Services	Site Team	1	4/1/2023	1
Parmore Arcadia Trails	N/A	N/A - Property in lease up.				
Peoples El Shaddai	Youth Services	Advance Child Care ARTS Inc. Afterschool program/meal program. Serv	Feeding Hands	25	4/30/2023	2
	Youth Services	One Site Library. Open Daily Monday - Friday 8-5	Community Manager	0	4/30/2023	1
	Resident Service	Computer Lab open to residents Monday - Friday 8-5	Community Manager	0	4/30/2023	1
Peppertree Acres Apartments	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	148	4/10/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	148	4/13/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	148	4/17/2023	1
	Transportation Services	Bus Passes	RHAC	1	4/5/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Utility Hel	2	4/3/2023	1
	Direct Support	Job Search Assistance	RHAC	1	4/21/2023	1
Pine Club	N/A	N/A - Property did not provide services.				
Pine Terrace Apartments	N/A	N/A - Property did not provide services.				
Pythian Manor	Foos Services	Food Pantry Box delivery	North TX food bank	26	4/30/2023	1
	Resident Service	Book Club	Community Manager	0	4/30/2023	1
Ridgewood	N/A	N/A - Property did not provide services.				
Rita Blanca	Library	Library- 2/3 residents are allowed into office at a time to select a donat	Marti Harris	2	4/3/2023	1
	Hygiene Pantry	Hygiene Pantry - Door to door delivery of hygiene products.	Marti Harris	27	4/10/2023	1
River Park Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/4/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/10/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/24/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/27/2023	1
Riverstation Apartments	Adult development	Mental Health 4/3, Parenting and nutrition 4/5, parenting 4/10, real es	Pro Purpose	4	4/3/2023	3
	Youth Development	Fun and Fit 4/1, 4/3, 4/10, 4/17, 4/21, 4/24, 4/28	Pro Purpose	13	4/1/2023	1
	Health	Walking 4/1, diabetes 4/14, walking 4/26, 4/29	Pro Purpose	0	4/1/2023	1
	Program coordination	Local schools 4/3, partner outreach 4/6, 4/17, 4/21, social service agen	Pro Purpose	0	4/3/2023	1
	Social services	English as 2nd language 4/5, computer lab training 4/12, spring fling 4/	Pro Purpose	7	4/5/2023	1
Saddlewood Club	N/A	N/A - Property did not provide services.				
Saint James Manor	Youth Services	Advance Child Care ARTS Inc. Afterschool program/meal program. Serv	Feeding Hands	25	4/30/2023	2
	Resident Service	Computer Lab open to Residents Monday-Friday 8-5	Community Manager	0	4/30/2023	1
	Youth Services	On Site Library. Open Daily Monday - Friday 8-5	Community Manager	0	4/30/2023	1
Salem Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	105	4/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	105	4/4/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	105	4/6/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	105	4/20/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	105	4/27/2023	1
	Direct Support	Food Assistance	C3 Victory Food Pantry, St. Vincent d	1	4/21/2023	1
	Direct Support	Health Insurance Assistance	Foundation Communities, Texas Hea	1	4/21/2023	1
	Direct Support	Financial Assistance for Gas	St. Vincent de Paul- The Cathedral of	1	4/21/2023	1
	Children Services	Tutoring	Mid-Coast Family Services	8	4/3/2023	1
Sandpiper Cove	N/A	N/A - The property did not provide services				

April Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Scharbauer Flats	N/A	N/A - The property did not provide services				
Shady Oaks	Crime Stoppers	Community Crime Watch meeting.	Shady Oaks	5	4/6/2023	1
	Cell Phone	Insurance and cell Phone	Wright Care Benefits & Marrero Gro	4	4/13/2023	1
Sierra Vista	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	106	4/4/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	106	4/10/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	106	4/11/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	106	4/24/2023	1
	Direct Support	Rent Assistance	Renters Advantage, Texas Health an	1	4/18/2023	1
	Direct Support	Food Assistance	Montwood Church of Christ, The Sal	1	4/25/2023	1
	Direct Support	GED	RHAC	1	4/24/2023	1
Spring Terrace	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/3/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/10/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/13/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/17/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/27/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Amarillo Westle	1	4/6/2023	1
Tealwood Club	N/A	N/A - Property did not provide services				
The Willows	Direct Support	3/2/2023 John G. 210 Wellness check - spoke to his cousin Ava, he's	Case Manager	6	4/3/2023	1
	Direct Support	3/3/2023 John N. 209 Check in	Case Manager	10	4/3/2023	1
	Direct Support	3/6/2023 Willows Office 207 Office chemically treated for bed bugs;	Case Manager	21	4/3/2023	1
	Direct Support	3/9/2023 William / Leasing Office 307 Discovered human feces	Case Manager	28	4/3/2023	1
	Direct Support	3/10/2023 John N. 209 Check in	Case Manager	30	4/3/2023	1
	Direct Support	3/20/2023 John N. 209 Check in	Case Manager	64	4/3/2023	1
Ventura at Tradewinds	Arts & Crafts	Recreational activities 4/4, 4/19	prpurpose	0	4/4/2023	1
	Youth Development	Character building 4/4, recreational activities 4/26, 4/28	prpurpose	2	4/4/2023	1
	Neighborhood Dev	Outreach 4/5, keep America beautiful 4/12, door to door 4/25	prpurpose	15	4/5/2023	1
	Health & Nutrition	Fitness and exercise 4/7, eating healthy 4/11, health fair 4/14, spring fo	prpurpose	6	4/7/2023	1
W. Leo Danials	N/A	N/A - Community room under rehab.				
Walnut Creek Apartments	Drug Awareness	Dealing with Addiction	GNP	4	4/4/2023	1
	Financial Planning	Credit counseling workshop. Money Management help	GNP	16	4/6/2023	1
	Fitness/Exercise	Walking Exercises	GNP	5	4/6/2023	1
	Health Fair	Health Information Seminar	Health Professional	7	4/11/2023	1
	Job Skills	Two Minute Pitch	GNP	5	4/11/2023	1
	Partnership w/local PD	Neighborhood watch	Neighborhood Watch Group	6	4/13/2023	1
White Rock Apartments	Budgeting	Money matters	365 Learn TV	12	4/30/2023	1
	Education/Tutoring	Education and tutoring	365 Learn TV	26	4/30/2023	1
	Health	Health and fitness	365 Learn TV	10	4/30/2023	1
Willow Green	N/A	N/A - Property did not provide services.				
Win-Lin Village Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/4/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/10/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/11/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow H	RHAC	50	4/13/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Salvation Army,	3	4/7/2023	1
	Direct Support	Childcare Assistance	Buckner International, Region 16 Ed	1	4/11/2023	1
	Direct Support	Food Assistance	Central Church of Christ, First Baptis	1	4/7/2023	1
Woodglen Park I & II	N/A	N/A - Property did not provide services.				
Woodside Village	Healthy Aging	We shared six tips for healthy aging. We shared refreshments and East	Woodside Village	16	4/6/2023	1
	Tips for Letting Go	We shared 11 tips for letting go of painful and harmful emotions and h	Woodside Village	10	4/30/2023	1

May Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks Apartments	After School Program	After school program was held Monday - Friday 3:30 pm - 6:30 pm with 8 students	Cesar Chavez Foundation	8	5/9/2023	1
	Parenting Class	Parenting skills workshop held 05/31/23 11:30 am - 12:30 pm, no participation	Cesar Chavez Foundation	0	5/31/2023	1
AHA! At Briarcliff Apartments	Financial Literacy	Financial Literacy class for tenants, behind on bills	FHP	2	5/25/2023	1
Brooks Manor	Resident Service	Food Pantry Box Delivery	Place of Grace	50	5/25/2023	1
	Resident Service	Library Book Club. Meetings bi-weekly	Community Manager	0	5/19/2023	1
	Resident Service	Chore Away. Weekly Trash pick up, assistance with moving large items and	Maintenance	13	5/31/2023	1
Chaparral Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	5/1/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	5/2/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	5/8/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	5/9/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	5/15/2023	1
	Direct Support	GED	RHAC	1	5/3/2023	1
Cove Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/2/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/8/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/9/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/15/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/25/2023	1
El Nido Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	5/2/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	5/8/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	5/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	5/15/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	5/25/2023	1
	Direct Support	Basic Education Assistance	Centro De Salud Familiar La Fe, Inc, C	1	5/5/2023	1
Fawn Ridge Apartments	Tutoring	After School Tutoring	Marilyn Umphries-FBCTW	2	5/1/2023	1
	Counseling	Protecting your Identity	Woodforest Bank	1	5/25/2023	1
Garden Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	5/2/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	5/8/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	5/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	5/15/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	5/25/2023	1
	Direct Support	Food Assistance	Salvation Army, Lubbock Impact, First	1	5/23/2023	1
	Direct Support	Car Repair Assistance	Wrench it Forward, Jrop, Affordable	1	5/23/2023	1
Gateway Northwest	Personal Development	Book Club	Self	2	5/4/2023	1
	Medical/Health Services	Fitness/Exercise & Book Club	Self	0	5/18/2023	1
High Plains Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/1/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/2/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/8/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/15/2023	1
Jose Antonio Escajeda Apartm	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	5/2/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	5/8/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	5/9/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	5/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	5/15/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	5/25/2023	1
	Direct Support	Food Assistance	Borderland Rainbow Center, Kelly M	3	5/16/2023	1
Las Palmas Villas	Community Garden*	Creating a Welcoming Garden	Good Neighbor Program	5	5/4/2023	1
	Social Services & Referrals	Social Services & Referrals	Good Neighbor Program	7	5/18/2023	1
	Health & Screening Service*	Blood Pressure/Glucose Checks	Good Neighbor Program	7	5/18/2023	1
	Food Pantry*	Food Pantry Availability	Good Neighbor Program	8	5/25/2023	1
Los Ebanos Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	5/2/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	5/8/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	5/9/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	5/11/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	5/25/2023	1
Marshall Apartments	Access Dental	Health Screening/Kids Snow Cone Social	Meko Scott	12	5/18/2023	1
	Mobile Unit	Women Medical Health	Erin Stibral	10	5/16/2023	1
Marshall Meadows	Resident Services	First Time Home Buyer Class every Wednesday 9:30am-11:30am 5/10/23, 5/17/23	Vesta	63	5/10/2023	2
Palladium Glenn Heights	Notary Service	Notarize Legal Documents	Cares Team/Office Staff	0	5/1/2023	1
	After school Program	Skill Training, Crafts, Mentorship, Snacks	Cares Team	37	5/1/2023	1

May Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
	Business Center	Computer Room for Resident Use	Cares Team/Office Staff	9	5/1/2023	1
	Tutoring	One on One Tutoring	Cares Team	5	5/1/2023	1
Palladium Midland	N/A	N/A - The property did not submit a report				
Parmore Arcadia Trails	N/A	N/A - The property is in lease up				
Peoples El Shaddai	Youth Services	Peaches and Pears Afterschool Program serving snacks and providing activities	Feeding Hands	30	5/31/2023	2
	Youth Services	On Site Library. Open Daily during normal business hours	Community Manager	0	5/31/2023	1
	Resident Service	Book Club	Community Manager	0	5/15/2023	1
Peppertree Acres Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	5/2/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	5/8/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	5/9/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	5/15/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	5/25/2023	1
	Direct Support	Vocational Program	RHAC	1	5/30/2023	1
Pine Club	N/A	N/A - The property did not provide services				
Pine Terrance Apartments	Tenant classes	Classes for local services available to seniors	Management agent	7	5/17/2023	1
Pythian Manor	Resident Service	Food bank panty Box Delivery	North TX food bank	28	5/31/2023	1
	Resident Service	Crime Watch Meeting	Officer Gunnells	9	5/11/2023	1
Ridgewood	N/A	N/A - The property did not provide services				
Rita Blanca	Library	Library- 2/3 Residents are allowed into office at a time to select a donated book	Marti Harris	3	5/1/2023	1
	Hygiene Pantry	Hygiene Pantry- Delivery of hygiene products.	Marti Harris	27	5/8/2023	1
River Park Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/2/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/9/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/15/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/25/2023	1
	Direct Support	Utility Assistance	Texas Utility Help, St. Mary's Catholic	1	5/4/2023	1
Riverstation Apartments	Adult Development	Mental Health, Career in Real Estate, Home Buyer Asst, Building Wealth, job training	prpurpose	0	5/1/2023	1
	After school	Homework Help, afterschool program - 5/3, 5/10, 5/17, 5/24, 5/31	prpurpose	27	5/3/2023	1
	Family Development	vision boards, health check in, walking, forgiveness, English as 2nd language, Parenting	prpurpose	5	5/3/2023	1
	Youth Development	fun and fit, financial entrepreneurship, fitness 5/8, 5/12, 5/15, 5/19, 5/23	prpurpose	21	5/8/2023	1
	Afterschool	Homework help 2x a week	prpurpose	9	5/8/2023	1
Saddlewood Club	N/A	N/A - The property did not provide services				
Saint James Manor	Youth Services	Peaches and Pears /Advance Child Care ARTS Inc. Afterschool program/meal program	Feeding Hands	25	5/31/2023	2
	Health Services	COVID clinic. Free COVID Vaccine, boosters and gift card give away.	Dallas County Cares	18	5/10/2023	1
	Health Service	Walking Club	Assistant CM	6	5/24/2023	1
Salem Village	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	5/8/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	5/25/2023	1
	Direct Support	Food Assistance	C3 Victory Food Pantry, St. Vincent de Paul	1	5/18/2023	1
	Direct Support	Childcare Assistance	Workforce Solutions, Golden Crescent	1	5/18/2023	1
	Direct Support	Continuing Education- GED	RHAC	1	5/18/2023	1
	Children Services	Tutoring	Mid-Coast Family Services	6	5/1/2023	1
Scharbauer Flats	Neighborhood Development	Door to Door/Heart to Heart	Good Neighbor Program	2	5/1/2023	1
	Health Fair	Mental Health Day	Good Neighbor Program	0	5/3/2023	1
	Social Services and Referrals	Health and Human Services	Good Neighbor Program	5	5/3/2023	1
	Food Pantry	Food pantry availability	Good Neighbor Program	0	5/8/2023	1
	Youth Development	Building effective teen council	Good Neighbor Program	0	5/9/2023	1
	Job & Career Development	Job and Career Development	Good Neighbor Program	1	5/15/2023	1
	Income Tax Preparation	Steps to filing taxes	Good Neighbor Program	1	5/17/2023	1
	Family Development	Personal & Family Strengths	Good Neighbor Program	5	5/19/2023	1
	Income Tax Preparation	Steps to filing taxes	Good Neighbor Program	3	5/23/2023	1
	Social Services and Referrals	Information/Referral Services	Good Neighbor Program	6	5/30/2023	1
Sandpiper Cove	N/A	N/A - The property did not provide services				

May Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Scharbauer Flats	Neighborhood Development	Door to Door/Heart to Heart	Good Neighbor Program	2	5/1/2023	1
	Health Fair	Mental Health Day	Good Neighbor Program	0	5/3/2023	1
	Social Services and Referrals	Health and Human Services	Good Neighbor Program	5	5/3/2023	1
	Food Pantry	Food pantry availability	Good Neighbor Program	0	5/8/2023	1
	Youth Development	Building effective teen council	Good Neighbor Program	0	5/9/2023	1
	Job & Career Development	Job and Career Development	Good Neighbor Program	1	5/15/2023	1
	Income Tax Preparation	Steps to filing taxes	Good Neighbor Program	1	5/17/2023	1
	Family Development	Personal & Family Strengths	Good Neighbor Program	5	5/19/2023	1
	Income Tax Preparation	Steps to filing taxes	Good Neighbor Program	3	5/23/2023	1
	Social Services and Referrals	Information/Referral Services	Good Neighbor Program	6	5/30/2023	1
Shady Oaks Manor	Fitness	Fitness with David	David Thomas	5	5/9/2023	1
	Tutoring	English Class	Cristina Rodriguez	7	5/17/2023	1
Sierra Vista	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	5/8/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	5/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	5/15/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	5/25/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Department of Housing and Community Affairs	4	5/18/2023	1
	Direct Support	Food Assistance	Montwood Church of Christ, The Salvation Army	1	5/18/2023	1
Spring Terrace	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/2/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/8/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/15/2023	1
	Direct Support	Rent Assistance	Renters Advantage, Texas Health and Human Services	1	5/18/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Amarillo Westline	1	5/18/2023	1
Tealwood Club	N/A	N/A - The property did not provide services				
The Willows	Direct Support	Case Manager Provided Direct Support:	MLF	1	5/3/2023	1
	Direct Support	Case Manager Provided Direct Support:	MLF	17	5/3/2023	1
	Direct Support	Case Manager Provided Direct Support:	MLF	9	5/3/2023	1
Ventura at Tradewinds	Adult Development	Arts and Crafts-05.05.05.14	PR Purpose	1	5/5/2023	1
	Family Development	Fire Safety Class-05.05	PR Purpose	6	5/5/2023	3
	Neighborhood Development	Resident Community Outreach-05.07	PR Purpose	0	5/7/2023	2
W Leo Daniels	Food Bank	Food Bank Distribution 5/10/2023 5/24/2023	W Leo Daniels	26	5/24/2023	2
Walnut Creek Apartments	N/A	N/A - The property did not provide services				
White Rock Apartments	Budgeting	money matters	365 Learn TV	14	5/31/2023	1
	Education/Tutoring	education and tutoring	365 Learn TV	6	5/31/2023	1
	Parenting	parenting	365 Learn TV	10	5/31/2023	1
Willow Green	N/A	N/A - The property did not provide services				
Win-Lin Village Apartments		Outreach - Online Resident Training - Webinar presented by Rainbow Housing				
	Financial Skills	Learning Module: Money Management 101 2				
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/2/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/4/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/9/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/15/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	5/25/2023	1
Woodglen Park I & II	N/A	N/A - The property did not provide services				
Woodside Village	Caffeine Awareness	We discussed the affects of caffeine on the body	Woodside Village	5	5/11/2023	1
	Mental Heath Awareness	We discussed Mental Health and avenues of getting help.	Woodside Village	7	5/25/2023	1

June Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks Apartments	After School Program	Summer Program, Monday-Friday, 3:00 pm - 5:30 pm	Cesar Chavez Foundation	11	6/30/2023	1
	On-site library	Books checked out	Cesar Chavez Foundation	3	6/30/2023	1
	Medical & Health Services	Health and Nutrition Course	Cesar Chavez Foundation	0	6/30/2023	1
	After School Program	After school program was held Monday - Friday 3:30 pm - 6:30 p	Cesar Chavez Foundation	8	6/9/2023	1
AHA! At Briarcliff Apartments	Notary	Notary by appointment	AHA	0	6/8/2023	1
	Financial Literacy	Financial Literacy class, debt	FHP	2	6/8/2023	1
Brooks Manor	Resident Service	Free Notary Service Monday-Friday	Community Manager	0	6/30/2023	1
	Resident Service	Food Pantry Box distribution	Place of Grace	35	6/22/2023	1
	Resident Service	Community Garden bi-weekly	Community Manager	2	6/30/2023	1
	Health Services	Walking Club	Community Manager	0	6/30/2023	1
	Resident Service	Neighborhood Crime Watch Meeting	Community Manager	5	6/9/2023	1
	Resident Service	Library Book Club	Community Manager	0	6/30/2023	1
	Resident Service	On Site Library open daily during normal business hours	Community Manager	0	6/30/2023	1
Chaparral Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	6/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	6/6/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	6/8/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	6/12/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Reliant Energy, Pe	1	6/9/2023	1
	Direct Support	Food Assistance	Westminster Presbyterian Church, We	1	6/9/2023	1
Cove Village	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/1/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/12/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/29/2023	1
El Nido Apartments	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	6/1/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	6/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	6/6/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	6/29/2023	1
	Direct Support	Basic Education Assistance	Centro De Salud Familiar La Fe, Inc, Ch	1	6/15/2023	1
	Direct Support	Food Assistance	Borderland Rainbow Center, Kelly Mer	2	6/15/2023	1
Fawn Ridge Apartments	Crime Prevention / Safety	Crime Prevention / Safety	Woodlands Fire Department	10	6/8/2023	1
	Weather Preparation	Extreme Weather Preparation and Emergency Preparedness	Woodlands Township	3	6/15/2023	1
Garden Apartments	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	6/1/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	6/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	6/6/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	6/15/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	6/26/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	6/29/2023	1
Gateway Northwest	Personal Development	Book Club	Self	2	6/15/2023	1
	Personal Development	Counseling/Book Club	Self	3	6/20/2023	1
High Plains Apartments	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/1/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/12/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Neighborhood Ho	1	6/14/2023	1
Jose Antonio Escajeda Apartm	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	6/1/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	6/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	6/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	6/12/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	6/29/2023	1
Las Palmas Villas	Social Event	National Gardening Exercise Day	Good Neighbor Program	4	6/6/2023	1
	Resident Engagement Prog	Partnership w/ Local Law Enforcement	Good Neighbor Program	3	6/13/2023	1
	Health & Screening Services	BMI Checks	Good Neighbor Program	7	6/20/2023	1
	Food Pantry	Food Pantry Availability	Good Neighbor Program	6	6/27/2023	1
Los Ebanos Apartments	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	6/1/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	6/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	6/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	6/12/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	6/29/2023	1
	Community Awareness	Community Event- Summer Food Program	Le Petite catering	34	6/12/2023	1
Marshall Apartments	Women's Health	The Source/Mobile Clinic - Women's Health	Erin Stibral/Physician Asst.	3	6/22/2023	1
	Access Dental	Health Screening / Kids Snow Cone Social	Meko Scott	2	6/16/2023	1

June Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Marshall Meadows	Resident Services	6/7/23 First Time Buyer Presentation 9:30am-11am, Parent Cafe 6/7/23 and 6/8/23	Vesta	61	6/7/2023	2
Palladium Glenn Heights	N/A	N/A - The property did not submit a report				
Palladium Midland	Resident Services	Swimming Lessons	Site Staff	1	6/1/2023	1
	Resident Services	Vaccine Services	Site Staff	1	6/1/2023	1
	Resident Services	Men's Health Awareness	Site Staff	1	6/1/2023	1
	Resident Services	Notary Services	Site Staff	1	6/1/2023	1
Parmore Arcadia Trails	N/A	N/A - The property is in lease up				
Peoples El Shaddai	Children's services	Summer Feed Program	City Square	0	6/27/2023	2
	Children's Services	Bable Computer Class	Alexis Anderson PVAMU Teacher Prog	6	6/27/2023	1
	Resident Service	On Site Library open daily Monday-Friday	Community Manager	0	6/30/2023	1
Peppertree Acres Apartments	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	6/1/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	6/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	6/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	6/12/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	6/29/2023	1
Pine Club	Valet Trash Service	Provide free valet trash service to all residents	Pine Club Staff	232	6/1/2023	1
	Fax/ Copy	Free fax and copy service available to all residents and applicants	Pine Club Staff	0	6/1/2023	1
	Notary	Free notary service available to all residents and applicants	Ashley Amerson	0	6/1/2023	1
	Food Pantry	Provide free food pantry to all residents during business hours	Pine Club Staff	0	6/1/2023	1
Pine Terrance Apartments	Resident Services	Classes for local services for seniors & how to use some of the new equipment	Management agent	12	6/14/2023	2
Pythian Manor	Resident Service	Food Box Distribution	North TX food bank	27	6/30/2023	1
	Health	Presentation on home health care, pain management physical therapy and more	Alfred Health Care	6	6/13/2023	1
	Resident Services	Book Club	Community Manager	1	6/20/2023	2
Ridgewood	Valet Trash Service	Provide valet trash service for all residents	Ridgewood West	232	6/1/2023	1
	Fax/ Copy	Free fax and copy service available to all residents and applicants	Ridgewood West	0	6/1/2023	1
	Notary	Free notary service available to all residents and applicants	R.Wright	0	6/1/2023	1
	Food Pantry	Provide free food pantry to all residents during business hours	Ridgewood West	0	6/1/2023	1
Rita Blanca	Library	Library- 2/3 Residents are allowed into office at a time to select a donated library book	Marti Harris	2	6/1/2023	1
	Hygiene Pantry	Hygiene Products- Delivery of hygiene products.	Marti Harris	28	6/2/2023	1
River Park Village	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/1/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/12/2023	1
	Direct Support	Utility Assistance	Texas Utility Help, St. Mary's Catholic Church	1	6/9/2023	1
Riverstation Apartments	Book Club	Book club	prpurpose	7	6/5/2023	1
	Character building	Stop bullying	prpurpose	0	6/5/2023	1
	Fitness & health	Walking, nutrition jeopardy, food magazine colages, health information seminar	prpurpose	10	6/7/2023	3
	Parenting	Parenting class	prpurpose	0	6/12/2023	1
	Youth development	Summer crafts, healthy cook book 6/12, 6/19	prpurpose	0	6/12/2023	2
Saddlewood Club	N/A	N/A - The property did not provide services				
Saint James Manor	Children's Services	Summer Feed Program	City Square	0	6/30/2023	2
	Health	Walking Club	Community Manager	0	6/14/2023	1
	Resident Service	On Site Library	Community Manager	0	6/30/2023	1
Salem Village	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	6/12/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	6/15/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	6/26/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	6/29/2023	1
Sandpiper Cove	N/A	N/A - The property did not provide services				
Scharbauer Flats	Job and Career Development	Resume formats	Good Neighbor Program	1	6/6/2023	1
	Food Pantry	Food pantry availability	Good Neighbor Program	2	6/12/2023	1
	Family Development	Literacy Games	Good Neighbor Program	2	6/13/2023	1
	Health Fair	Health Information activities	Health Care Professional	5	6/20/2023	1
	Resident Engagement	Partnership with law enforcement	Good Neighbor Program	7	6/23/2023	1
Shady Oaks Manor	English Class	English Class	Cristina Rodriguez	5	6/9/2023	1
	Crime Watch	Community Crime Watch Meeting	Shady Oaks Manor staff	6	6/13/2023	1

June Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Sierra Vista	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	6/1/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	6/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	6/6/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	6/8/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	6/13/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	6/29/2023	1
Spring Terrace						
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/15/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/22/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/26/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/29/2023	1
Tealwood Club	N/A	N/A - The property did not submit a report				
The Willows	N/A	N/A - The property did not submit a report				
Ventura at Tradewinds	Family Development	Fire Safety Class-06.05	PR Purpose	0	6/5/2023	1
	Neighborhood Development	Resident Outreach survey-06..07	PR Purpose	0	6/7/2023	2
W Leo Daniels	N/A	N/A - The property did not submit a report				
Walnut Creek Apartments	N/A	N/A - The property did not submit a report				
White Rock Apartments	Budgeting	money matters	365 Learn TV	16	6/30/2023	1
	Environmental Education	Green living	365 Learn TV	7	6/30/2023	1
	Education/Tutoring	Education scholastic tutoring	365 Learn TV	4	6/30/2023	1
	Parenting	Parenting	365 Learn TV	9	6/30/2023	1
Willow Green						
	Valet Trash Service	Provide free valet trash service to all residents.	Willow green	336	6/1/2023	1
	Fax/Copy	Free fax and copy service available to all residents and applicants	Willow Green	5	6/1/2023	1
	Notary	Free notary service available to all residents applicants	Jackie Rodas	2	6/1/2023	1
	Food Pantry	Provide free food pantry too all residents during business hours	Willow Green	2	6/1/2023	1
Win-Lin Village Apartments						
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/1/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/12/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	6/29/2023	1
Woodglen Park I & II						
	Fax Copy Scan	Resident access to fax, make copies or scan as needed.	Woodglen	10	6/30/2023	1
	Notary	Notarized documents for residents	Woodglen	1	6/2/2023	1
	Food Pantry	Food donations and pick up as needed	Woodglen	2	6/30/2023	1
	Bus Pass	Bus services for Residents	Dart	1	6/30/2023	1
	Crime Watch	Neighborhood crime watch	Dallas PD	6	6/15/2023	1
	Community Awareness	Awareness on Gun Fire	Woodglen	232	6/30/2023	1
Woodside Village						
	Information on Bullying	Discussed the different types of bullying, learn how to identify and stand up to	Woodside Village Apartments	6	6/8/2023	1
	Firework Safety Awareness	Discussed ten (10) tips for firework safety.	Woodside Village Apartments	8	6/22/2023	1

Tab D

Quarterly Fundraising Report

Texas State Affordable Housing Corporation
2023 Quarterly Fundraising Report
October 16, 2023

2023-2025 Homeownership and Home Buyer Education Initiatives			
Funder	Amount	Status	Notes
Texas Financial Education Endowment	\$ 80,000.00	Pending	Applied for a two-year grant to support the 2024 and 2025 Housing Connection workshops for housing counselors.
Individual Donations	\$ 7,885.00	Received	Received between November 2022 and September 2023 to support the 2023 Housing Connection workshops for housing counselors
PNC	\$ 20,000.00	Received	Received in November 2022 to support 2023 Housing Connection workshops
Texas Community Bank	\$ 10,000.00	Received	Received in November 2022 to support 2023 Housing Connection workshops
Wells Fargo/Local Initiatives Support Corporation	\$ 10,000.00	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	\$ 195,148.00	Partially Received	Awarded in November 2022 to support the research of a mortgage assistance pilot program and to support collaborative efforts to increase homeownership among BIPOC households in the Houston area
Wells Fargo/Local Initiatives Support Corporation	\$ 300,000.00	Discussion	In discussions to support mortgage assistance program aimed at increasing homeownership among BIPOC households in the Houston area
Total Requests Received/Partially Received	\$ 243,033.00		
Total Requests Pending/Under Discussion	\$ 380,000.00		

2023 Permanent Supportive Housing Symposium			
JPMorgan Chase	\$25,000	Received	Visionary (Title) Sponsor Level
Lakeview Loan Servicing	\$15,018	Received	Champion Level Sponsor
Texas Capital Bank	\$10,000	Received	Advocate Sponsor Level
Insperty	\$10,000	Received	Advocate Sponsor Level
Dominium	\$10,000	Received	Advocate Sponsor Level
Regions Bank	\$5,000	Received	Steward Sponsor Level
Federal Home Loan Bank of Dallas	\$2,500	Received	Partner Sponsor Level
Capital Impact Partners	\$2,518	Received	Partner Sponsor Level
Texas Homeless Network	\$2,500	Received	Partner Level Sponsor
Corporation for Supportive Housing (CSH)	\$2,500	Received	In-kind support at Partner Sponsor Level
HousingWorks	\$1,000	Received	Friend Sponsor Level
Bank of America	\$10,000	Received	Supports the follow-up training conducted by CSH
Frost Bank	\$5,000	Received	Supports the follow-up training conducted by CSH
Texas Health and Human Services	\$9,467	Approved	Approved the use of part of the Affordable Housing Partnership administrative funding contract to support the Symposium
PNC	\$20,000	Pending	Requested to support follow-up training conducted by CSH
Total Requests Approved/Received	\$110,504		
Total Requests Pending/Under Discussion	\$20,000		

TSAHC Grant Making Programs (Texas Foundations Fund, new TxDOT Initiative)			
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Funder	Amount	Status	Notes
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.

Total Requests Pending/Under Discussion	\$27,000,000
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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
Money Follows the Person (Texas Health and Human Services Program)	\$1,125,000	Approved	Awarded in October 2023 to support TSAHC's Affordable Housing Partnership (AHP) deferred forgivable loans
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	Received	Awarded in September 2022 to support TSAHC's AHP deferred forgivable loan to the Cady Lofts development
Wells Fargo	\$30,000	Received	Received in June 2023 to support TSAHC's AHP deferred forgivable loan to the Cady Lofts development

Total Requests Approved/Received/Partially Received	\$11,908,736
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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
Wells Fargo Housing Affordability Breakthrough Challenge	\$3,000,000	Declined	Requested in March 2023 to support the ACT program

Total Requests Received	\$500,000
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Summary	
Total Requests Approved/Received/Partially Received	\$12,762,273
Total Requests Pending/Under Discussion	\$ 27,400,000.00

Tab E

Monthly Financial Reports

Texas State Affordable Housing Corporation

Statement of Net Position (unaudited)

As of August 31, 2023

Assets

Current assets:

Cash and cash equivalents	\$ 1,794,856
Pooled investments	5,030,539
Restricted assets:	
Cash and cash equivalents	7,740,387
Accrued interest	43,820
Investments, at fair value	24,113,956
Accounts receivable and accrued revenue	405,446
Accrued interest receivable	200,708
Loans receivable, current portion	52,361
Notes receivable, current portion	122,057,113
Downpayment assistance, current portion	132,074
Prepaid expenses	379,586

Total current assets	<u>161,950,846</u>
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Noncurrent assets:

Loans receivable, Net of uncollectible amounts of \$10,183	168,878
Notes receivable, net of allowance for loss \$430,260	151,105,325
Lease Receivable	120,524
Investments, at fair market value	16,370,478
Mortgage servicing rights, net of accumulated amortization of \$2,648,014	80,047
Capital assets, net of accumulated depreciation of \$1,063,761	5,674,542
Owned real estate, net of depreciation of \$2,232,135	25,177,920
Downpayment assistance	2,558,122
Restricted investments held by bond trustee, at fair market value	<u>74,162,098</u>

Total noncurrent assets	<u>275,417,934</u>
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Total assets	<u>\$ 437,368,780</u>
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(continued)

Texas State Affordable Housing Corporation

Statement of Net Position (unaudited)

As of August 31, 2023

Liabilities

Current liabilities:

Accounts payable and accrued expenses	\$ 621,000
Notes payable, current portion	750,702
Custodial reserve funds	161,449
Other current liabilities	232,373
Payable from restricted assets held by bond trustee:	
Revenue bonds payable, current portion	375,000
Accrued interest on revenue bonds	1,745,515

Total current liabilities	<u>3,886,039</u>
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Noncurrent liabilities:

Notes payable	1,319,430
Revenue bonds payable	79,150,565
Unearned revenue	751,183

Total noncurrent liabilities	<u>81,221,178</u>
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Total liabilities	<u>85,107,217</u>
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Deferred Inflows of Resources

Deferred revenue	<u>334,621</u>
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Total deferred inflows of resources	<u>334,621</u>
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Net Position

Invested in capital assets	5,674,542
Restricted for:	
Debt service	375,953
Other purposes	2,826,887
Unrestricted	<u>343,049,560</u>

Total net position	<u>351,926,942</u>
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Total liabilities and net position	<u><u>\$ 437,368,780</u></u>
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Texas State Affordable Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position (unaudited) For the 12 Months Ending August 31, 2023

Operating Revenues:

Interest and investment income	\$ 3,523,576
Net increase (decrease) in fair value of investments	(1,524,971)
Single family income	77,396,021
Asset oversight and compliance fees	357,306
Rental program income	979,017
Multifamily income	645,588
Land bank income	197,868
Public support:	
Federal & state grants	1,042,820
Contributions	246,516
Other operating revenue	45,444

Total operating revenues	\$ <u>82,909,185</u>
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Operating Expenses:

Interest expense on bonds and notes payable	\$ 2,157,782
Program and loan administration	1,767,070
Texas Foundation Fund & Misc Grants	1,052,000
Salaries, wages and payroll related costs	4,556,075
Professional fees and services	440,285
Depreciation and amortization	23,452,860
Office expense and maintenance	155,484
Travel and meals	111,013
Other operating expenses	863,557

Total operating expenses	<u>34,556,126</u>
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Net income	48,353,059
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Total net position, beginning	<u>303,573,883</u>
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Total net position, ending	<u><u>\$ 351,926,942</u></u>
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Tab 1

Presentation, Discussion and Possible Approval of Minutes of the Board
Meeting held on September 19, 2023.

**TEXAS STATE AFFORDABLE HOUSING CORPORATION
BOARD MEETING**

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

**September 19, 2023
10:30 a.m.**

Summary of Minutes

**Call to Order
Roll Call
Certification of Quorum**

The Board Meeting of the Texas State Affordable Housing Corporation (the “Corporation”) was called to order by Bill Dietz, Chairman, at 10:34 a.m., on September 19, 2023, 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:

Bill Dietz, Chair
Valerie Cardenas, Vice Chair
David Rassin, Member

Guests Present:

Routt Thornhill, Coats Rose
Blake Roberts, PFM
Catarina Gonzalez, Office of the Governor

President’s Report

David Long

Tab 1 Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on August 22, 2023.

Ms. Cardenas made a motion to approve the minutes of the Board meeting held August 22, 2023. Mr. Dietz seconded the motion. Mr. Dietz asked for public comment, and none was given. A vote was taken, and the motion was approved as presented. Mr. Rassin abstained.

See page 14 in the official transcript.

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 (2022 carryforward and 2023 annual and collapse allocation).

Presented by Joniel LeVecque, Senior Director of Single Family Programs

Ms. Cardenas made a motion to Approve 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 (2022 carryforward and 2023 annual and collapse allocation). Mr. Rassin seconded the motion. Mr. Dietz asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 15 in the official transcript.

Tab 3 Presentation, discussion and possible approval of a resolution authorizing a Texas Housing Impact Fund revolving line of credit for construction to Habitat for Humanity of Denton County to construct new for-sale homes to low-income families at the Habitat Village subdivision in an amount not to exceed \$750,000.

Presented by Cassandra Ramirez, Development Finance Manager

Ms. Cardenas made a motion to Approve a resolution authorizing a Texas Housing Impact Fund revolving line of credit for construction to Habitat for Humanity of Denton County to construct new for-sale homes to low-income families at the Habitat Village subdivision in an amount not to exceed \$750,000. Mr. Rassin seconded the motion. Mr. Dietz asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 20 in the official transcript.

Tab 4 Presentation, Discussion, and Possible Approval of a Resolution authorizing a Texas Housing Impact Fund revolving line of credit for construction to Legacy Community Development Corporation in an amount not to exceed \$600,000.

Presented by Cassandra Ramirez, Development Finance Manager

Ms. Cardenas made a motion to Approve a Resolution authorizing a Texas Housing Impact Fund revolving line of credit for construction to Legacy Community Development Corporation in an amount not to exceed \$600,000. Mr. Rassin seconded the motion. Mr. Dietz asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 26 in the official transcript.

Tab 5 Presentation, Discussion and Possible Approval of a Resolution authorizing the issuance of Texas State Affordable Housing Corporation Multifamily Housing Revenue Bonds (Norman Commons) Series 2023, 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 Dave Danenfelzer, Senior Director, Development Finance

Ms. Cardenas made a motion to Approve a Resolution authorizing the issuance of Texas State Affordable Housing Corporation Multifamily Housing Revenue Bonds (Norman Commons) Series 2023, 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. Rassin seconded the motion. Mr. Dietz asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 30 in the official transcript.

Tab 6 Presentation, Discussion and Possible Approval of the publication for public comment of amendments to TSAHC's Joint Venture Guidelines.

Presented by Dave Danenfelzer, Senior Director, Development Finance

Ms. Cardenas made a motion to Approve the publication for public comment of amendments to TSAHC's Joint Venture Guidelines. Mr. Rassin seconded the motion. Mr. Dietz asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 38 in the official transcript.

Tab 7 Presentation, Discussion and Possible Approval to Publish for Public Comment, the Texas Foundations Fund: FY2024 Disaster Recovery Guidelines.

Presented by Michael Wilt, Senior Manager, External Relations

Ms. Cardenas made a motion to Approve to Publish for Public Comment, the Texas Foundations Fund: FY2024 Disaster Recovery Guidelines. Mr. Rassin seconded the motion. Mr. Dietz asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 47 in the official transcript.

Announcements and Closing Comments

Mr. Long and Board Members tentatively scheduled the next Board Meeting for October 24, 2023, at 10:30am.

Adjournment

Mr. Dietz adjourned the meeting at 11:37 am.

Respectfully submitted by _____
Rebecca DeLeon, Corporate Secretary

Tab 2

Discussion and Designation of a Board Member to the Loan Committee
for the Texas State Affordable Housing Corporation.

Tab 3

Presentation, Discussion and Possible Approval of a Resolution Regarding the Application(s) for and Conversion of Reservation(s) for Allocation of Private Activity Bonds to Mortgage Credit Certificates and Containing Other Matters Incident and Related Thereto (2022 carryforward and 2023 annual and collapse 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 October 24, 2023 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
David Rassin	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. 23-____

TEXAS STATE AFFORDABLE HOUSING CORPORATION

Resolution Regarding the Application(s) for and Conversion of Reservation for Allocation of Private Activity Bonds to Mortgage Credit Certificates and Containing Other Matters Incident and Related Thereto (2022 carryforward and 2023 annual and collapse 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 October 24, 2023.

President, Texas State Affordable Housing
Corporation

RESOLUTION NO. 23-_____

TEXAS STATE AFFORDABLE HOUSING CORPORATION

Resolution Regarding the Application(s) for and Conversion of Reservation for Allocation of Private Activity Bonds to Mortgage Credit Certificates and Containing Other Matters Incident and Related Thereto (2022 carryforward and 2023 annual and collapse allocation)

WHEREAS, the Texas State Affordable Housing Corporation (the "Issuer") has heretofore received a certificate of reservation relating to 2022 volume allocation for qualified mortgage bonds totaling \$250,000,000 and the Issuer elected a carryforward of the aforesaid volume allocation (the "2022 Carryforward Allocation") in accordance with applicable federal and state law and \$62,854,526.95 of the 2022 Carryforward Allocation was used for qualified mortgage bonds that closed February 28, 2023, leaving \$187,145,473.05 of the 2022 Carryforward Allocation;

WHEREAS, the Issuer has heretofore received two 2023 certificates of reservation for qualified mortgage bonds in the total amount of \$336,425,155 (the "2023 Allocation"), consisting of (i) annual volume allocation in the amount of \$116,214,444 and (ii) collapse volume allocation in the amount of \$220,210,711;

WHEREAS, all of the remaining 2022 Carryforward Allocation in the amount of \$187,145,473.05 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 one or more Applications for Allocation of Private Activity Bonds (the "Applications") to apply to the Texas Bond Review Board for a reservation of all of the remaining 2022 Carryforward Allocation, and in addition to convert all of the remaining 2022 Carryforward Allocation and the 2023 Allocation to mortgage credit certificates pursuant to one or more qualified mortgage credit certificate programs within the meaning of section 25(c) of the Internal Revenue Code of 1986 as amended ("qualified mortgage credit certificate programs");

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 Applications and any related certificates or documents to apply for the remaining \$187,145,473.05 of 2022 Carryforward Allocation for qualified mortgage bonds, as well as the 2023 Allocation, to be converted to mortgage credit certificates.

Section 2. That the Corporation hereby authorizes an election to be made to convert \$523,570,628.05 of allocation for qualified mortgage bonds (consisting of \$187,145,473.05 of 2022 Carryforward Allocation and \$336,425,155 of the 2023 Allocation) to volume allocation for mortgage credit certificates pursuant to one or more qualified mortgage credit certificate programs.

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 one or more qualified mortgage credit certificate programs.

Section 4. That the publication of the notices required in connection with qualified mortgage credit certificate programs is hereby in all things authorized and approved, and any previously published notices associated with the 2022 Carryforward Allocation are hereby 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, including Resolution No. 23-20, 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 October 24, 2023.

TEXAS STATE AFFORDABLE HOUSING
CORPORATION

* * * * *

Tab 4

Presentation, Discussion and Possible Approval of a Resolution
Regarding Declaration of Expectation to Reimburse Expenditures with
Proceeds of Future Debt for Single Family Mortgage Revenue Bonds.

RESOLUTION NO. 23-____

RESOLUTION Regarding Declaration of Expectation to Reimburse
Expenditures with Proceeds of Future Debt for Single Family
Mortgage Revenue Bonds

WHEREAS, the Board of Directors of the Texas State Affordable Housing Corporation (the "Corporation") intends to issue tax-exempt mortgage revenue bonds in one or more series to finance qualified mortgage loans for owner-occupied residences (collectively, the "Loans") and further intends to make certain expenditures with respect to the Loans and currently desires and expects to reimburse the expenditures with proceeds of such mortgage revenue bonds;

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

WHEREAS, the Corporation desires to preserve its ability to reimburse the expenditures with proceeds of tax-exempt obligations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS STATE AFFORDABLE HOUSING CORPORATION that the Corporation reasonably expects to reimburse expenditures with respect to the Loans with proceeds of mortgage revenue bonds hereafter to be issued by the Corporation, and that this resolution shall constitute a declaration of official intent under the Regulation. The maximum principal amount of mortgage revenue bonds expected to be issued for the Loans by the Corporation is \$180,000,000.

PASSED, APPROVED AND EFFECTIVE this October 24, 2023.

TEXAS STATE AFFORDABLE
HOUSING CORPORATION

David Long, President

Tab 5

Presentation, Discussion and Possible Approval of TSAHC's Joint Venture Guidelines, as amended.

Texas State Affordable Housing Corporation

Joint Venture Development Guidelines

The Texas State Affordable Housing Corporation (~~Corporation~~TSAHC) has adopted these guidelines to direct staff in the creation of joint ventures, limited liability companies or partnerships (hereinafter Joint Ventures) for the purpose of acquiring, constructing, rehabilitating or equipping affordable multifamily properties (Development). These guidelines set forth the circumstances under which ~~the Corporation~~TSAHC will consider undertaking a Joint Venture, the process for reviewing such requests, organizing the Joint Venture and expectations for the operation and management of the Development.

1. Eligible Developments:

In order to ensure that ~~the Corporation~~TSAHC adheres to its legislative mandate, only Developments that meet at least one of the following criteria ~~housing needs~~ may be considered:

~~Developments that meet at least one of the Corporation's Multifamily Tax-Exempt Bond Programs Targeted Housing Needs as defined by the Policies in effect at the time of the Corporation's approval of the Development, including Developments that are not financed with tax exempt bonds; or~~

- a. Small scale developments (less than 50 units or less) located in urban areas that will reserve at least 50 percent of the units for individuals and families with incomes at or below 60 percent of the median family income, adjusted for family size;
- b. Developments serving extremely low-income households, with at 10% or more of total units reserved for households earning 30% or less than median income and that provides onsite, or free access to off sight, supportive services;
- c. Developments located in rural or smaller urban areas. 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; and
- a.d. Developments that are intended for individuals 62 years of age or older or intended and operated for occupancy by at least one individual 55 years of age or older; and at least 20% of total units are affordable and reserved for households earning 50% or less than the area median income.
- b. Developments that reserve the greater of 10% or five housing units for persons with disabilities, Permanent Supportive Housing or persons earning up to 30% of the Area Median Income; or

2. Application and Approval Process:

~~The Corporation~~TSAHC ~~will post to its website~~will make available an application for potential Joint Venture partners to complete ~~for the Corporation to determine~~assess if the Development will meet ~~its~~TSAHC's underwriting and program requirements. ~~The Corporation's~~CorporationTSAHC's application will include, but is not limited to:

Texas State Affordable Housing Corporation

Joint Venture Development Guidelines

- Financial proformas and summary of sources and uses to assess the financial feasibility of the project in accordance with TSAHC's program requirements, including projected gaps in financing sources and proposed solutions and proposed fee splitting;
- Summary of the Applicant's previous experience with affordable housing development;
- Summary of property tax implications (i.e. the anticipated savings ~~the Corporation's~~ TSAHC's involvement creates and implications to the local property tax base);
- Summary of proposed ownership structure in the form of an organization chart (with owner entity preferably to be organized as a limited liability company) identifying owner entities, developer entities and guarantors;
- List of all parties involved as financial sources (i.e. lenders, foundation, etc.) and development team members (i.e. architects, property managers, etc.), disclosing any affiliations with applicant;-;
- Term sheets for all development sources of funds and/or descriptions and applications for any pending sources;
- Whether a sales tax exemption will be sought through TSAHC serving as general contractor and, if so, the identity of the master contractor (if known) and bonding capacity;
- Summary of developer's proposed long-term timeline for development, including securing of financial resources, closing date of acquisitions and occupancy by qualified low-income households.

Once ~~the Corporation~~ TSAHC has ~~, in its own determination, determined,~~ based on its own assessment, that the proposed Joint Venture meets these Guidelines, a project summary, along with initial underwriting will be presented to ~~the Corporation's~~ TSAHC's board of Directors for Approval. If approved, ~~the Corporation~~ TSAHC will then negotiate and enter into a Memorandum of Understanding ("MOU") with the Applicant, or Applicant's affiliates.

Prior to the closing any Development, TSAHC will be required to obtain approval, in the form of a resolution, of the final financing structure and ratifying the creation of subordinate entities from its Board of Directors.

If the Development includes the issuance of Private Activity Bonds, with ~~the Corporation~~ TSAHC, or any other entity, as Issuer, ~~the Corporation~~ TSAHC will not permit the submission of a reservation for bond allocation to the Texas Bond Review Board until such time as ~~the Corporation~~ TSAHC has agreed to and executed the MOU.

3. Ownership Structure:

The owner entity should in almost all cases be a limited liability company. ~~The Corporation~~ TSAHC may create one or more affiliated entities in connection with the undertaking of its duties in connection with the Development. In addition, ~~the Corporation~~ TSAHC will require the formation of a development member (or similar entity) to act in conjunction with the TSAHC-affiliated Managing Member (or General Partner) in connection with the development and management of the Development in such a manner so as to preserve eligibility for a property tax exemption as TSAHC's attorneys may determine.- The

Texas State Affordable Housing Corporation

Joint Venture Development Guidelines

~~Corporation~~TSAHC may create one or more of the following entities, in its sole discretion, to manage specific functions of the Development and ownership of the property.

- a. Managing Member (or General Partner) Entity. A separate entity, established and wholly controlled by ~~the Corporation~~TSAHC, may be established by ~~the Corporation~~TSAHC to serve as Managing Member (or General Partner). The Managing Member or General Partner Entity will be the de factor managing entity of the Development in cooperation with any development members (or limited partners or similar entities). The Managing Member (or General Partner) must have authority to review and approve all financing terms and commitment letters, as well as contracts with the owner including without limitation development team members and will have authority to approve engineering and architectural plans for the Development. The Managing Member (or General Partner) may also receive a percentage of any typical or customary developer fees due from development proceeds, an asset oversight fee from rental revenues of the Development and a percentage of ongoing net revenues or cash flow after the payment of all debts and obligations of the Development. The Managing Member (or General Partner) will also be entitled to sales proceeds and will have an option and/or right of first refusal to purchase ~~either the development and/or the other members' (or partners') interests in the owner entity upon disposition on or before year 15 of operations and thereafter.~~ TSAHC and its affiliates will not be required to provide any guaranties or indemnities and will be fully indemnified by the Owner and the developer and such other joint venture entities for their participation in the Development except to the extent of TSAHC's gross negligence or willful misconduct.
- b. General Contractor Entity. A separate entity, established and wholly controlled by ~~the Corporation~~TSAHC, may be used by ~~the Corporation~~TSAHC to serve as General Contractor. The General Contractor will be used to administer all construction contracts, oversee the approval of draws, and conduct other customary due diligence needed to complete the Development. ~~The Corporation~~TSAHC may utilize a pre-existing General Contractor entity that has been used in previous developments. TSAHC's affiliate will earn a fee equal to a percentage of the sales tax savings.
- c. Land Ownership Entity. ~~TSAHC or a~~ separate entity, established and wholly controlled by ~~the Corporation~~TSAHC, may be used by ~~the Corporation~~TSAHC to serve as owner of the land for the Development. In general, (1) the land will be leased to the limited partnership (or limited liability company) for a term not to exceed 99 years, and (2) the Development owner will own the Development structures, including existing structures, improvements, equipment and new construction. TSAHC, as ground lessor, will have a continuing option to buy the improvements and leasehold estate from the Owner entity so as to qualify for the property tax exemption. TSAHC will earn a fee in exchange for providing the property tax-exempt structure.
- d. Developer Entity. A separate entity, established and wholly controlled by ~~the Corporation~~TSAHC, may be used by ~~the Corporation~~TSAHC as a development-related entity, to manage development activities related to the Development and earn TSAHC's share of the developer fee.

Texas State Affordable Housing Corporation

Joint Venture Development Guidelines

Note: Each of the foregoing affiliated entities, together with ~~the Corporation~~ TSAHC, are required to be indemnified by the Developer (and/or other entity specified by ~~the Corporation~~ TSAHC) for such affiliated entity's actions or omissions that do not constitute willful misconduct.

4. Fees:

- a. Application Fee: \$500 (this fee is in addition to ~~the Corporation's~~ TSAHC's standard multifamily bond application fee, if applicable, or any other fees associated with the issuance of tax exempt bonds an application for financing to TSAHC).
- b. Start-Up Fee: Applicants will be required to fund ~~the Corporation's~~ TSAHC's organization and legal costs of establishing ~~the Corporation's~~ TSAHC's subordinate entities through the Start-Up Fee. A deposit of \$15,000 towards the Start-Up fee will be due and payable to ~~the Corporation~~ TSAHC upon the approval of the Joint Venture by ~~the Corporation's~~ TSAHC's Board of Directors.
- c. Asset Management Fee: As part of ~~the Corporation's~~ TSAHC's Joint Venture responsibilities, the Development's annual operating budget must include an Asset Management Fee of \$10,000, with an annual increase during Development operations of 3%. fee of \$45 per door, with an annual minimum fee of \$2,250, to cover annual inspections, compliance reviews and other asset management responsibilities. The Corporation will be paid the fee out of rental revenues. If also acting as the bond issuer, the Corporation will not collect its customary Asset Oversight and Compliance fees associated with the bonds.
- ~~d. Annual Audit and Accounting Fee: The Corporation shall be paid from the operating fund of the Development an Annual Audit and Accounting Fee of \$10,000.~~
- d. Developer Fee and General Contractor Fee: For participating in a Joint Venture, the Corporation TSAHC will receive a portion (minimum of 20% to a maximum of 35%) of the Developer Fee paid from the Development's financing sources and revenues. The Corporation TSAHC will be paid proportionally with the Developer for any deferred payments of the Developer Fee (regardless of source). TSAHC will consider lowering the minimum developer fee to 20% for projects considered to be Permanent Supportive Housing.
- e. General Contractor Fee: If the Corporation TSAHC or its affiliates serves as the general contractor of record, it will be entitled to a fee equal to 25% of the sales tax savings (that will be no less than \$20,000) and must be fully indemnified. The closing documents, including the master subcontract, must include specific indemnification language provided by the Corporation in the MOU.
- f. Cash Flow and Revenue Sharing: Following the repayment of all amounts owed to the Developer and ~~Corporation~~ TSAHC for the Developer Fee, cash flow from the Development may be (1) used to fund supportive services in addition to any services required by the Development's compliance or regulatory agreements; (2) escrowed by ~~the Corporation~~ TSAHC in a fund (the "Local Services Fund") to support local educational, health and welfare service providers or agencies that benefit residents of the Development; and/or (3) shared by the Developer member and Corporation affiliated managing member (or general partner). TSAHC and developer split of cash flow and capital event proceeds? Suggest 30-70 At a minimum, TSAHC's share of net cash flow and capital event proceeds shall be 30%.

Texas State Affordable Housing Corporation

Joint Venture Development Guidelines

- g. Professional Fees: The Corporation's TSAHC's Joint Venture Counsel will provide services related to the creation of affiliated entities and the Corporation's TSAHC's duties in the itsits related roles, the terms of the limited partnership or limited liability company documents, the terms of applicable indemnifications, and other ancillary matters. The Joint Venture Counsel shall charge a fixed fee (or an hourly based fee) to be established based on the facts of the financing structure to be used and approved by the Corporation TSAHC.

Issuer Fees Not Included. For the avoidance of doubt, TSAHC's fees as bond issuer (if applicable) will be provided under separate cover.

5. Community Outreach:

The Corporation TSAHC is intent on ensuring that local support is in place prior to approving its participation in a Joint Venture. In order to identify such support, Applicants shall be required to submit at least two letters that clearly state the project will be exempt from property taxes the following documentation with their inducement application from the following entities or persons:

- a. The City or County housing department;
- b. The City or County housing finance agency;
- c. The City or County public housing agency;
- d. The office of the Mayor or County Judge;
- e. A member of the City Council or County Commissioner's Court;
- f. The State Representative or Senator serving the district where the property is located; or
- g. The Superintendent of Public Schools serving the project site.

a. A-Projects utilizing housing tax credits will also be required to obtain a resolution from the city or county government where the development is located, stating support for the proposed development, including resolutions that meetmeets the standards for low income housing tax credits program pursuant to section 2306.67021 of the Texas Government Code. The submission of this resolution may be done after application, but must be received prior to the reservation of private activity bonds, if included in the financing structure;structure.

b. A letter of support from the local housing finance corporation stating support for the proposed development, unless no local housing finance corporation or other similar entity is available; and

c.h. At least two additional letters of support fulfilling the Corporation's Community Support Threshold as defined by the most recent Multifamily Tax Exempt Bond Program Policies and Request for Proposals.



Development Finance Programs

Agenda Item

Presentation, Discussion and Possible Approval of TSAHC's Joint Venture Guidelines, as amended.

Background

In December 2017, TSAHC's Board approved a resolution and guidelines that would guide our participation in partnerships with Developers to create affordable rental housing. The guidelines were amended in July 2020 and since then, TSAHC has closed on two projects, Juniper Creek in Austin and Park on 14th in Plano.

With these recent experiences in mind, and with input from TSAHC's joint venture counsel, staff proposed changes to the guidelines for joint venture developments. Changes being proposed include:

- Eligible development types, Section 1, are being narrowed to ensure that the projects not only fulfill TSAHC's targeted housing need criteria, but also to ensure that our property tax exemption is used for Developments that provide deeper affordability than developments that do not typically need a property tax exemption.
- Additional details are being added to required application materials, Section 2, to ensure that TSAHC and our counsel can more effectively assess proposed deal structures prior to finalizing memorandums of understanding with potential partners.
- Changes to proposed ownership structures, Section 3, have been made to provide clarity on TSAHC's role and responsibilities in affiliate or subordinate entities needed to carry out the development effectively.
- The timing, amount of fees, and percentages of revenues have been updated in Section 4, Fees.
- Finally, Section 5, Community Outreach, has been amended to match the support letter requirements that TSAHC uses in our Multifamily Private Activity Bond and Affordable Communities of Texas programs. Comments from potential applicants led to additional revisions simplifying the list of entities or persons from whom letters of support may be collected.

The proposed changes were posted on TSAHC's website and public comments are reflected in Community Outreach requirements of Section 5.

Staff Recommendation:

Staff recommends that the Board approve TSAHC's Joint Venture Development Guidelines, as amended.

Tab 6

Presentation, Discussion and Possible Approval of the Texas Foundations Fund: Disaster Recovery Guidelines.



Texas Foundations Fund: FY2024 Disaster Recovery Guidelines

Funding Overview

Through its Texas Foundations Fund (TFF) 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. The disaster must be declared as such on or after **June 1, 2023** by a Federal Emergency Management Agency disaster declaration, a Texas Disaster Declaration, and/or a local city or county disaster declaration.

The total available for TSAHC's fiscal year 2024 is \$250,000. Any disaster recovery funding not requested by **June 1, 2024** 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 TFF 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.
4. **Geographic Requirements:** Applicant must provide critical repairs to disaster-damaged homes located in counties included as part of the Federal Emergency Management

¹ TSAHC defines critical repairs as repairs to a failed or inefficient system that is compromised by the natural disaster, 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

Agency's federal disaster declaration, Texas Disaster Declaration and/or local city or county 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 7

Presentation and Discussion of the Texas State Affordable Housing Corporation's Fiscal Year 2023 and 2024 Strategic Plans.