



**January Board Meeting**

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

Tuesday, January 16, 2024  
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**

**January 16, 2024  
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 December 19, 2023.
Tab 2	Presentation and Discussion by Meeder Public Funds (formerly Patterson & Associates), Investment Advisors.
Tab 3	Presentation, Discussion and Possible Approval of a Resolution appointing hearing officers.
Tab 4	Presentation, Discussion, and Possible Approval of a Resolution approving a Texas Housing Impact Fund bridge loan to Anacua Village, Ltd. in an amount not to exceed \$2,000,000 for the Anacua Village project.

**CLOSED MEETING:**

Consultation with legal counsel on legal matters – Texas Government Code § 551.071  
Deliberation regarding purchase, exchange, lease, or value of real property – Texas Government Code § 551.072  
Deliberation regarding prospective gift or donation to the state or Texas State Affordable Housing Corporation – Texas Government Code § 551.073  
Personnel Matters – Texas Government Code § 551.074  
Implementation of security personnel or devices – Texas Government Code § 551.076  
Other matters authorized under the Texas Government Code

## **ACTION ITEMS IN OPEN MEETING:**

Action in Open Meeting on Items Discussed in Closed Executive Session

## **ANNOUNCEMENTS AND CLOSING COMMENTS**

## **ADJOURN**

*A Board member of the Corporation may participate in a Board meeting by video conference pursuant to Section 551.127 of the Texas Government Code. A quorum of the Board will meet at the Texas State Affordable Housing Corporation's headquarters located at 6701 Shirley Avenue., Austin Texas, 78752.*

*Individuals who require auxiliary aids or services for this meeting should contact Rebecca DeLeon, ADA Responsible Employee, at 512-220-1174 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that the appropriate arrangements can be made.*

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

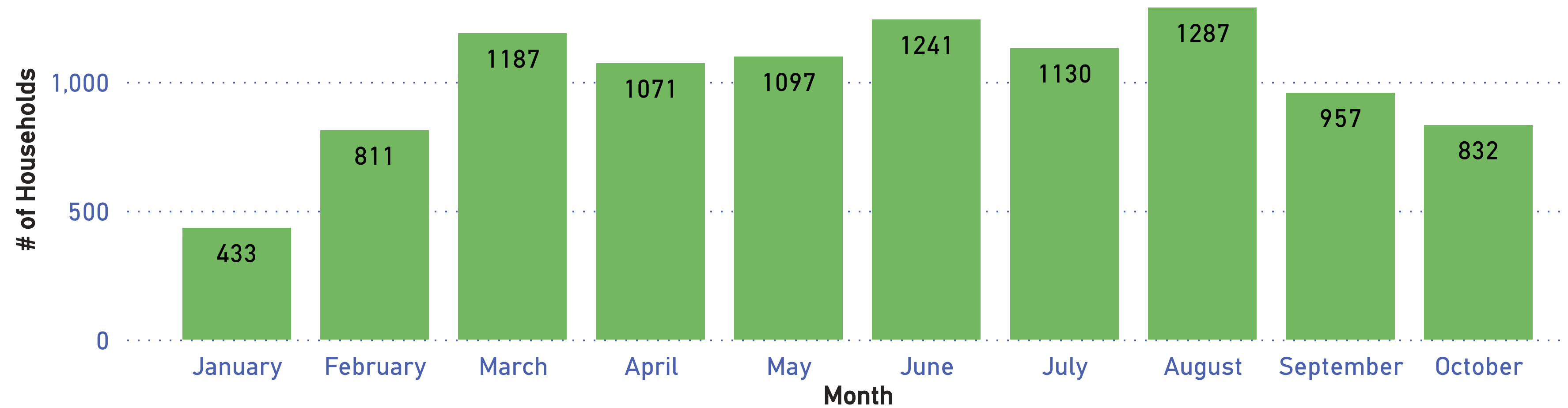
*Texas State Affordable Housing Corporation reserves the right to recess this meeting (without adjourning) and convene at a later stated time, if and to the extent allowed by law. If Texas State Affordable Housing Corporation adjourns this meeting and reconvenes at a later time, the later meeting will be held in the same location as this meeting. Texas State Affordable Housing Corporation also reserves the right to proceed into a closed meeting during the meeting in accordance with the Open Meetings Act, Chapter 551 of the Texas Government Code. If permitted by the Open Meetings Act, Chapter 551 of the Texas Government Code, any item on this Agenda to be discussed in open meeting may also be discussed by the Board (and any other authorized persons) in closed meeting.*

# President's Report

Tab A

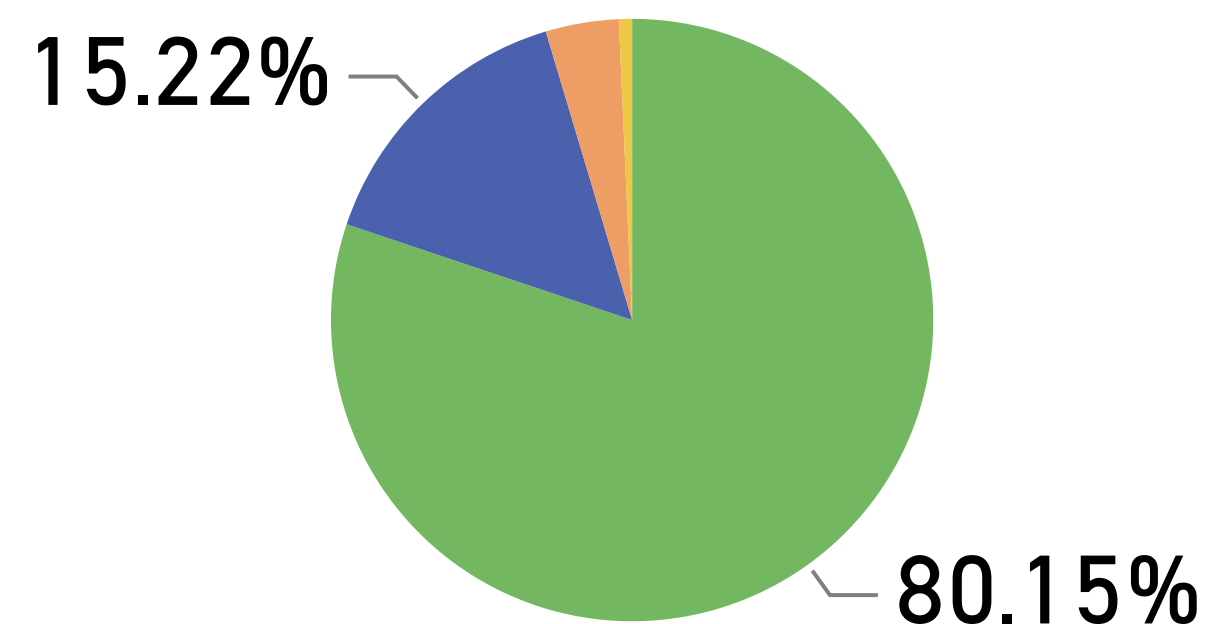
Homeownership Finance Report

## # of Households by Month



## Loan Type

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



**77.34K**

Average Annual Income

**244K**

Average of Loan Amount

**7.01%**

Average Interest Rate

**697**

Average Credit Score

**10.05K**

Households Served

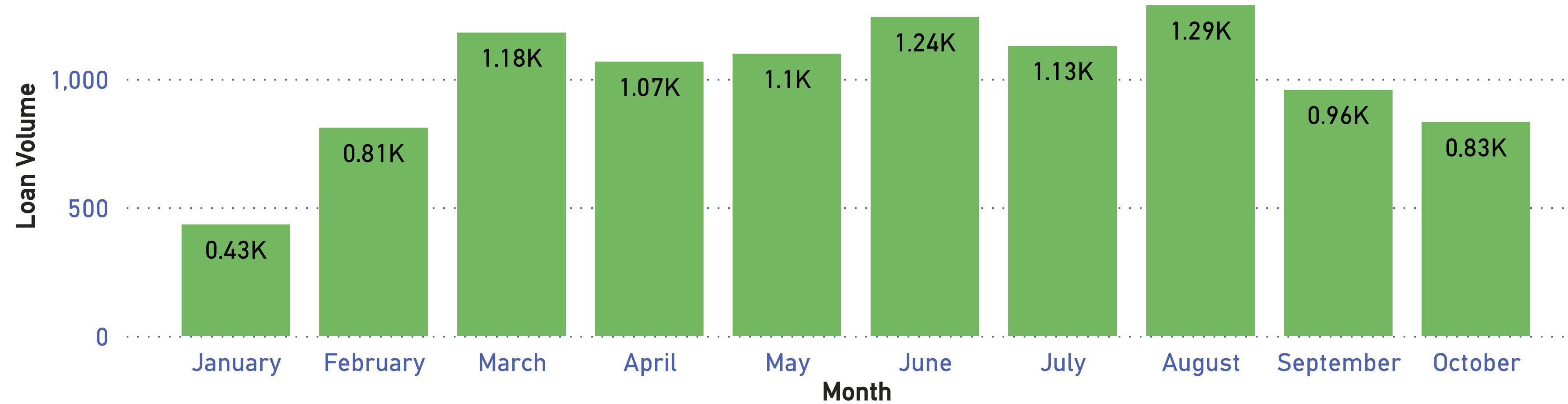
**2**

Average Household Size

# Homeownership DPA Snapshot

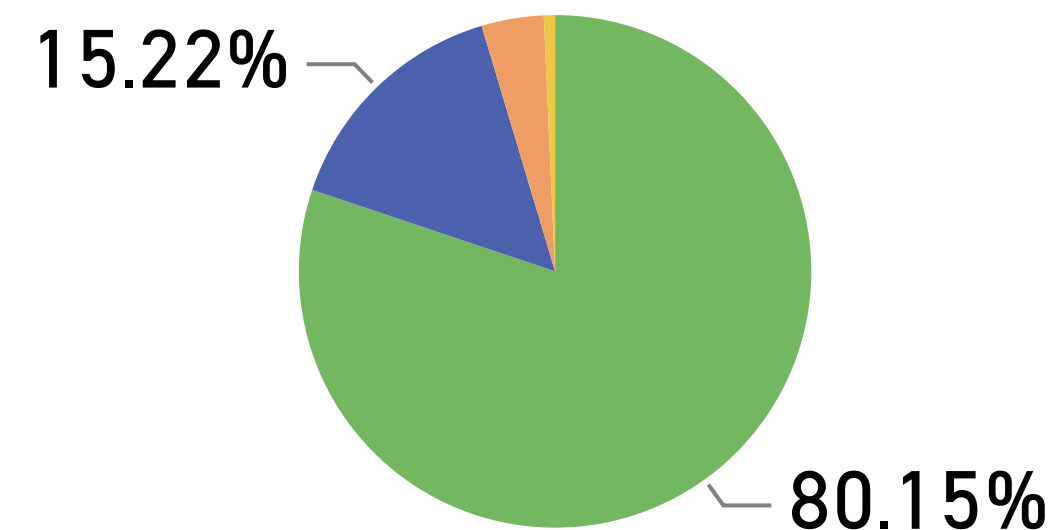
January 1, 2023 to October 31, 2023

## Loan Volume by Month



## Loan Type

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



**\$7,045.78**

Average DPA Awarded

**\$70,796,341**

Total DPA Awarded

**77.34K**

Average Annual Income

**244K**

Average Loan Amount

**2455M**

Total Loan Volume

**10.05K**

Households Served

**7.01%**

Average Interest Rate

**697**

Average Credit Score

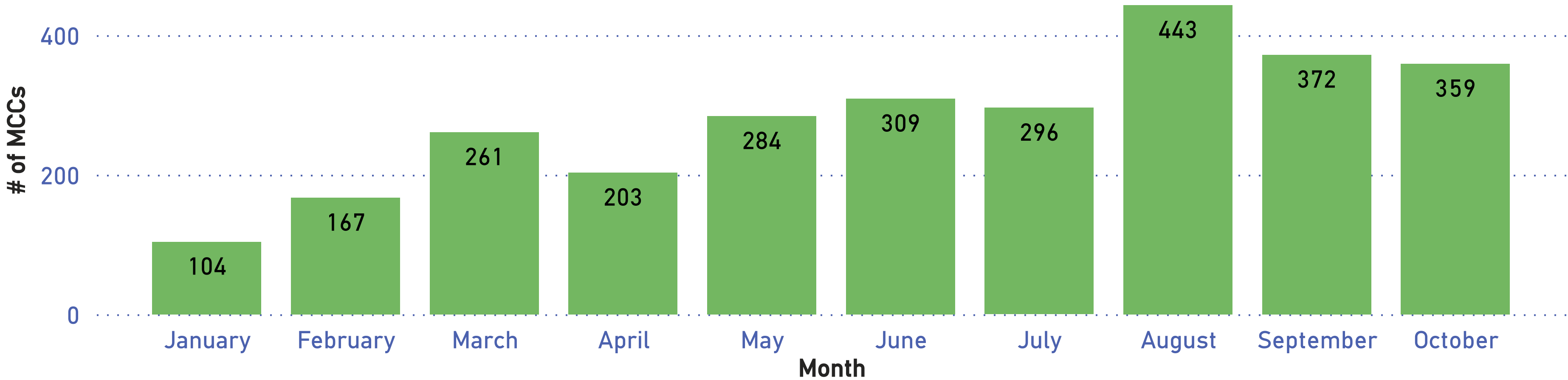
**2**

Average Household Size

# Homeownership MCC Snapshot

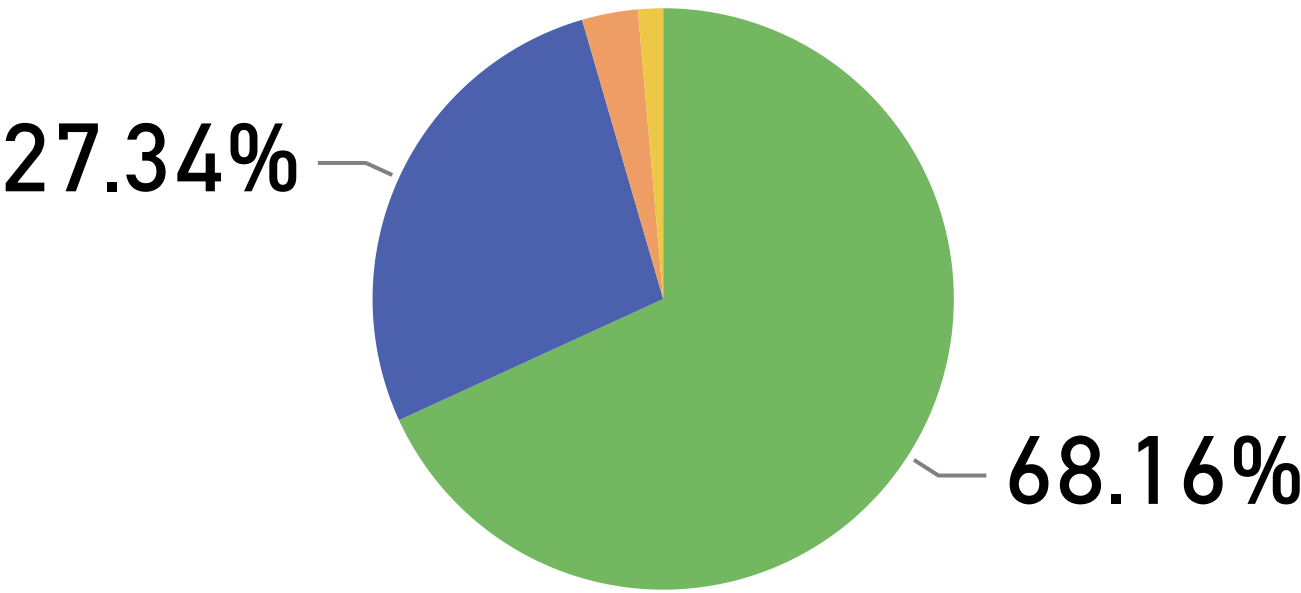
January 1, 2023 to October 31, 2023

## # of MCCs by Month



## Loan Type

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



68.95K

Average Annual Income

246K

Average of Loan Amount

6.68%

Average Interest Rate

705

Average Credit Score

2798

Issued MCCs

2

Average Household Size



## Professions

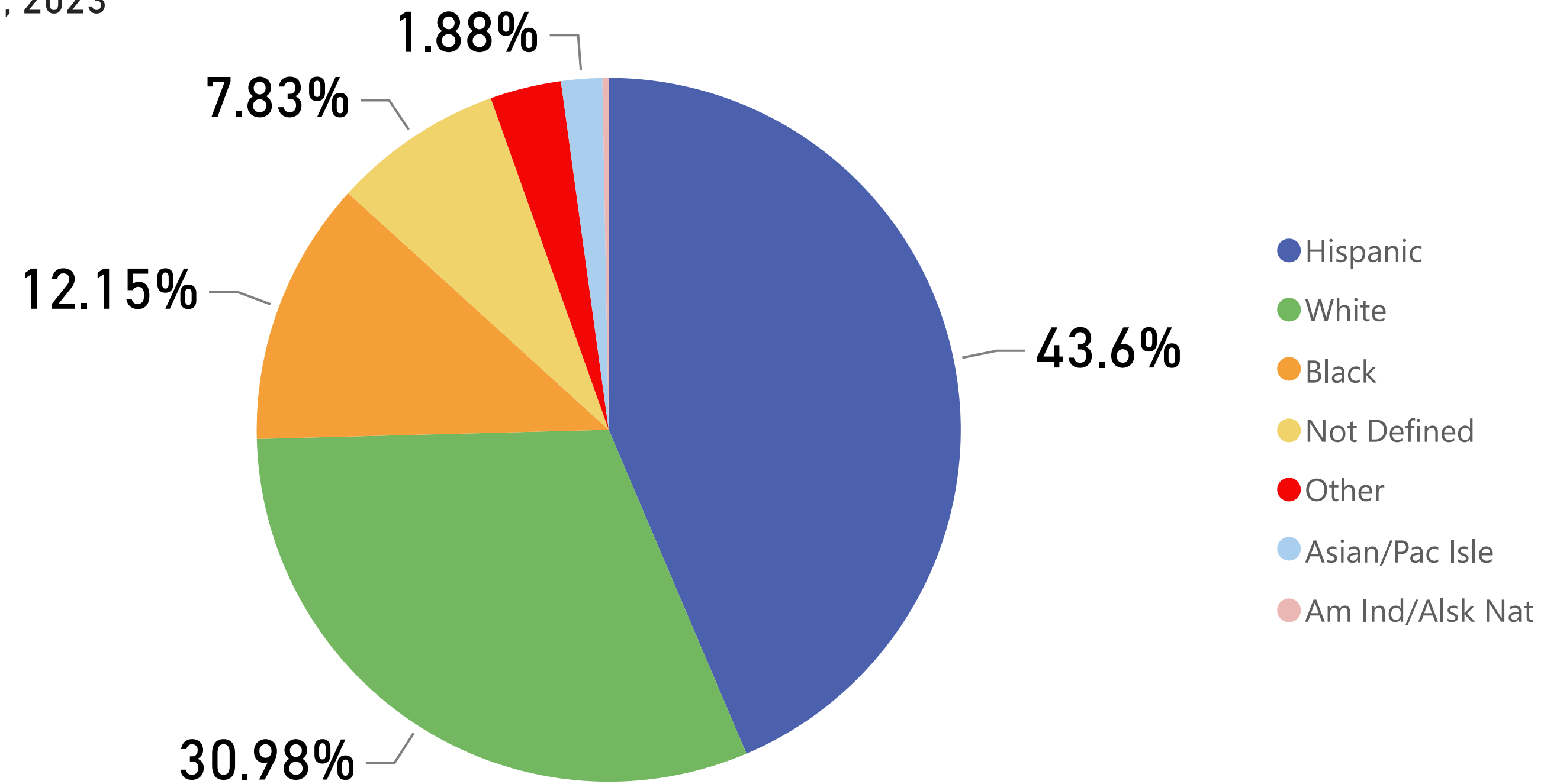
Occupation % of Total



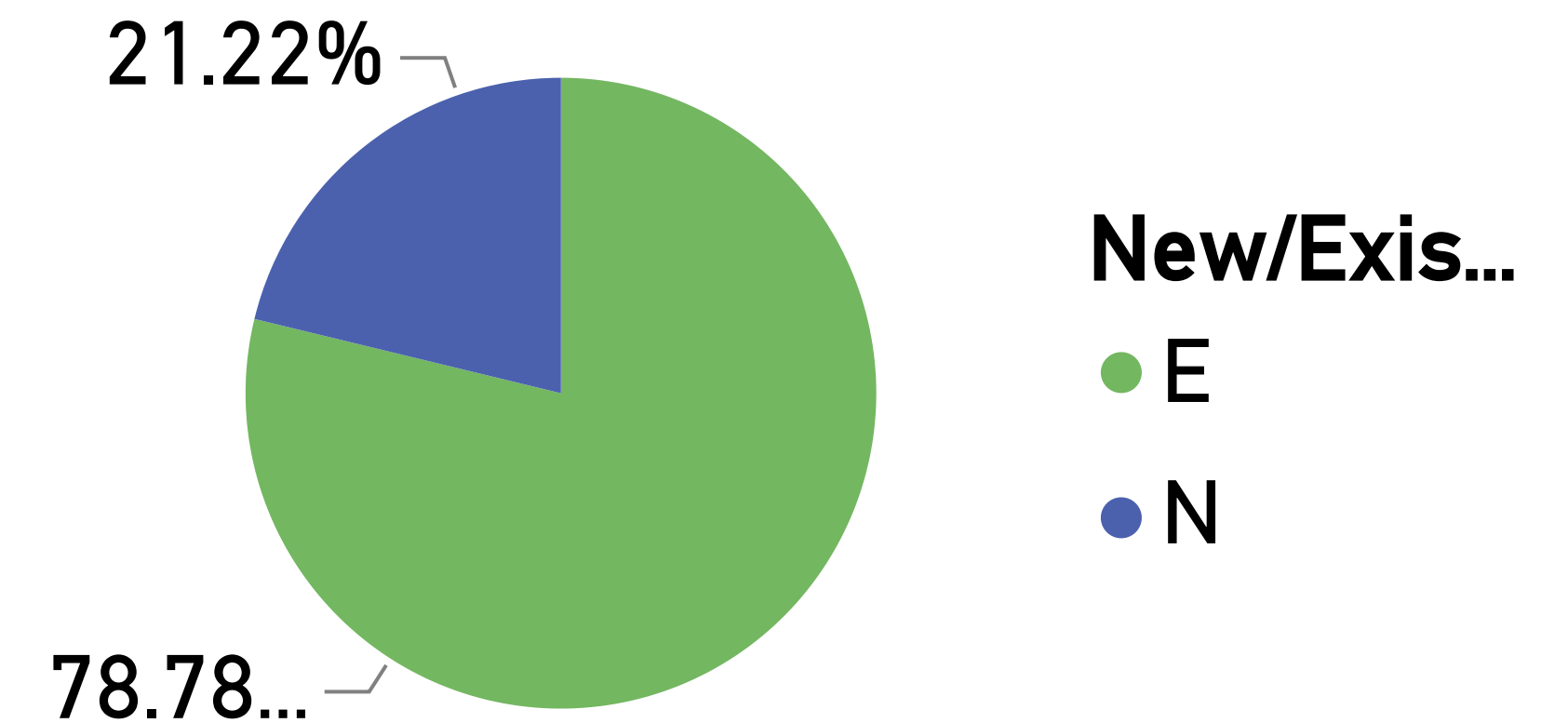
Other	86.85%
Teacher	5.53%
Veteran	2.19%
Prof Nurse Fac	1.66%
Active Military	0.77%
Peace Officer	0.76%
Fire Fighter	0.47%
Corrections Off	0.46%
Public Sec Off	0.34%
EMS Personnel	0.31%
Teacher Aide	0.21%
Allied Hlth Fac	0.17%
Sch Counselor	0.15%
County Jailer	0.05%
School Nurse	0.05%
Sch Librarian	0.03%

**Total 100.00%**

## Household Ethnicity



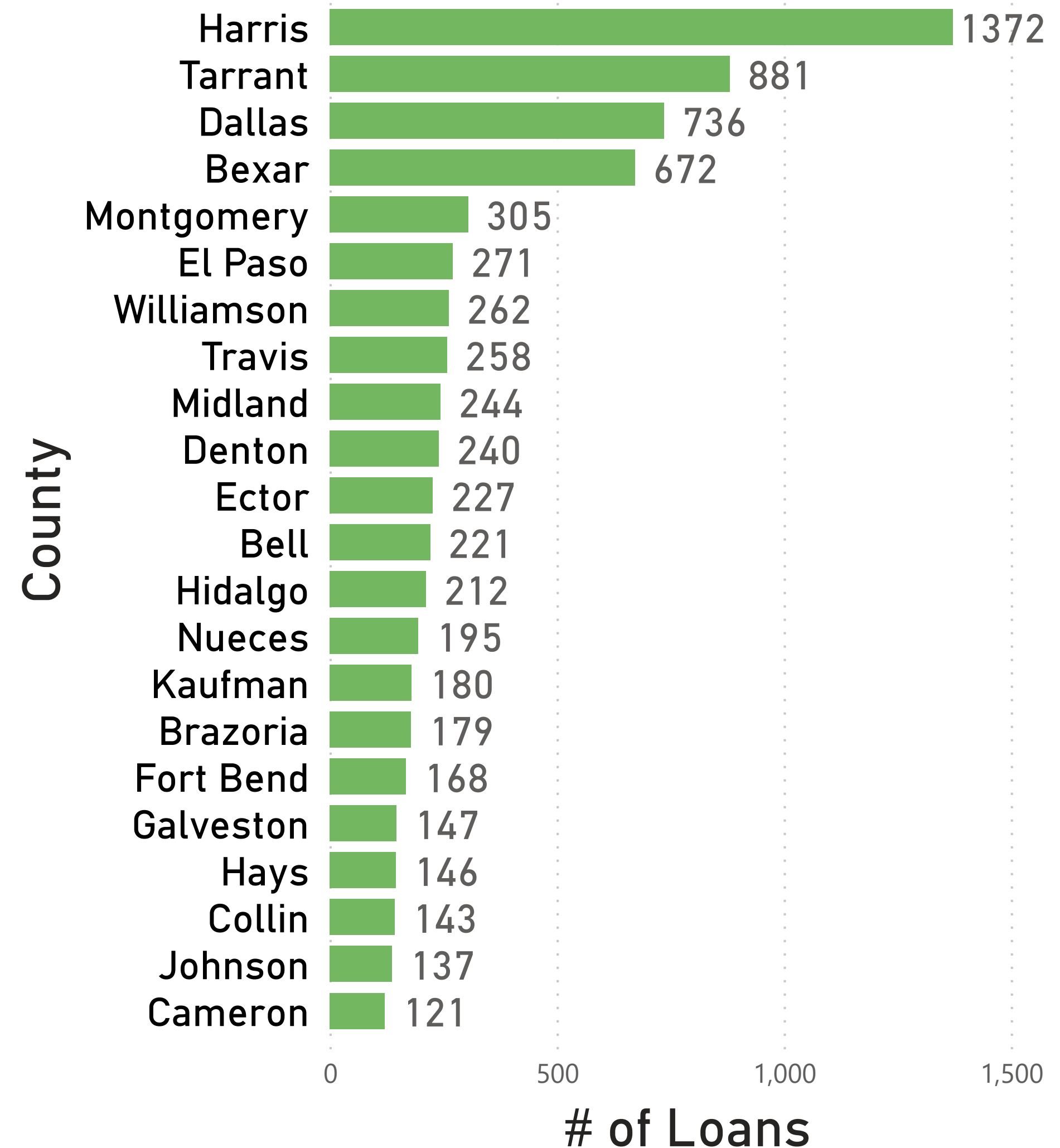
## New/Existing Home



## Top Lenders

Top Lenders	# of Loans
Everett Financial, dba Supreme Lending	715
Fairway Independent Mortgage Corporation	656
Cardinal Financial Company	427
CMG Mortgage, Inc. dba CMG Financial	385
Amcap Mortgage, LTD	354
Guaranteed Rate	348
Crosscountry Mortgage, LLC	310
Gateway Mortgage, a division of Gateway	292
PrimeLending	271
SFMC, LP dba Service First Mortgage Comp	261
Guild Mortgage Company LLC	244
Security National Mortgage Company	239
loanDepot.com LLC	209
Mortgage Financial Services, LLC	205
T2 Financial dba Revolution Mortgage	197
Cornerstone Home Lending	191
Nations Reliable Lending, LLC	167
KBHS Home Loan, LLC	165
DHI Mortgage Company, Ltd.	159
Town Square Mortgage & Investments, LLC	157
Highlands Residential Mortgage	154
Ark-La-Tex Financial (Benchmark Mtg.)	153
<b>Total</b>	<b>6397</b>

## Top Originating Counties



Tab B

Development Finance Report

# Texas State Affordable Housing Corporation

## Development Finance Programs Report January 2024

### **Affordable Communities of Texas Program (ACT)**

There's a lot of ACT Program construction activity to report this month.

Three homes at the Mesquite Wood Subdivision (Harlingen) are approximately 40% construction complete including roofing, exterior siding, interior framing, and window installation. Recent activity includes electrical installation with water and sewer tap installations in process.

Construction progresses at 631 Carolina (San Antonio) with four homes under construction including one home that should be complete by March 2024. In December, staff met with area mortgage lenders and down payment assistance providers that may assist our homebuyers with these condominium home sales.

The Park on 14<sup>th</sup> (Plano) is approximately 15% construction complete with a target completion date of December 2024. The general contractor is now preparing for a foundation pour.

Construction at Juniper Creek (Austin) is roughly 8% complete with one remaining foundation pad pour pending. Weather conditions have caused some delays. Austin Energy is coordinating the electrical transformer installation with the general contractor and development team.

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

Program	Portfolio as of December 1, 2023	Transferred	Sold	Portfolio as of January 1, 2024	Current Portfolio Value
ACT Land Bank	33			33	\$2,111,995.60
ACT Land Trust	2			2	\$3,400,000.00
Totals	35			35	\$5,511,995.60

Our current pipeline report:

- 6 properties listed for sale
- 7 homes under construction
- 0 properties leased to Local Partner
- 19 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 will present a proposed loan for the Anacua Village in Mission. The loan request is for \$2,000,000 in construction bridge financing. The project is in partnership with the Housing Authority of the City of Mission and will include 100 multi-family rental units. Additional materials and a resolution are included in the board book.

# Texas State Affordable Housing Corporation

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## Development Finance Programs Report January 2024

### **Multifamily Bond Program**

With the approval of inducements on three new projects for 2024, staff has been preparing files, public hearing documents and project timelines. This is generally a quiet time until projects begin to set more solid closing dates and begin reserving their bond allocations through the Texas Bond Review Board.

Staff is taking this opportunity to learn about and improve our database functionality. The new PowerApps based database, developed over the past year, should provide us with additional reporting and project management functions. We're hopeful that some steps in our process can be automated to free up staff time for marketing and improved program outputs.

Tab C

Quarterly Compliance and Residential Services  
Reports

## Quarterly Compliance Status for TSAHC

As of the 3rd Quarter Ending September 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	21.7%	22.5%	
75% of units at 80% AMI	77.4%	81.2%	
Total Affordable Units (75% Required)	77.4%	81.2%	
	Odyssey Properties	DHI Woodside	Midland Leased Housing
	Marshall Meadows (San Antonio)	Woodside Village (Palestine)	Ventura at Tradewinds
40% of units at 60% AMI	60.0%	98.9%	100.0%
Total Affordable Units (40% Required)	60.0%	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 Heights Gateway Northwest (Georgetown)	Marshall Apartments	
40% of units at 60% AMI	92.5%	97.7%	100%
Total Affordable Units (40% Required)	92.5%	97.7%	100%
	THF Palladium Midland		
	Palladium Midland (Midland)		
40% of units at 60% AMI	78.0%		
78% of units at 80% AMI	78.0%		
Total Affordable Units (78% Required)	78.0%		
	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%	100%	
Total Affordable Units (40% Required)	100.0%	100.0%	
	LRC Shady Oaks Manor		
	Shady Oaks Manor (Ft. Worth)		
20% of units at 50% AMI	99.2%		
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	95.9%	97.2%	
Total Affordable Units (40% Required)	95.9%	97.2%	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%	92.1%	100.0%
Total Affordable Units (40% Required)	87.5%	92.1%	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	100.0%	100.0%	
Total Affordable Units (40% Required)	100.0%	100.0%	N/A - New construction
	AHA!		
	AHA! At Briarcliff (Austin)		
37% of units at 30% AMI	51.8%		
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 3rd Quarter Ending September 30, 2023				
DALCOR				
	Pine Club (Beaumont)	Ridgewood (Huntsville)	Saddlewood Club (Bryan)	
Number of Services Required	6	6	6	
Number of Services Provided	10	8	0	
	Tealwood Club (Wichita Falls)	Willowgreen (Houston)	Woodglen Park I & II (Dallas)	
Number of Services Required	6	6	6	
Number of Services Provided	0	7	6	
	AHA!	Cesar Chavez Foundation	GESC	Texas Housing Foundation
	AHA! At Briarcliff Apartments (Austin)	Agua 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	10	7	0
	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	5	6	6
	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	14	12
	LH Walnut Creek Austin LP	DHI Woodside Associates, LLC	THF Midland Leased Housing	THF Midland Leased Housing
	Walnut Creek (Austin)	Woodside Village (Palestine)	Scharbauer Flats	Ventura at Tradewinds (Midland)
Number of Services Required	12	6	12	12
Number of Services Provided	4	2	10	12
	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	17	9	14	8
	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	4	7	5	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	24	22	26	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	21	23	22	19
	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	19	19	25	19
	Win-Lin Village (Amarillo)			
Number of Services Required	5			
Number of Services Provided	18			
<b>Notes:</b> The following properties did not meet their resident service requirement and were issued a letter of Non-Compliance with a corrective action period; Tealwood, Saddlewood, Shady Oaks Manor, Scharbauer Flats and Woodside Apartments. The following properties were issued a Finding on their respective AOC Reports; Midland Palladium and Pine Terrace Apartments (corrective action is pending). The following property was issued a letter of Non-Compliance letter with a penalty assessment, Walnut Creek Apartments. The following properties are under construction or completing rehab activities: W Leo Daniels, Sandpiper, Parmore Arcadia Trails, Marketplace at Liberty Crossing, and Bluff View.				

July 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 pm to 5:30 pm	Cesar Chavez Foundation	12	7/3/2023	1
	On Site Library	On-site library available Monday - Friday; 8 books checked out.	Cesar Chavez Foundation	6	7/3/2023	1
	Career Services	Computer Literacy Class: 11 am - 12 pm	Cesar Chavez Foundation	1	7/28/2023	1
AHA! At Briarcliff Apartments	Financial Literacy	credit class	AHA	3	7/13/2023	1
Brooks Manor	Social Services	Social Networking weekly gatherings	Community Manager	4	7/31/2023	1
	Resident Service	Chore Away	Maintenance	8	7/31/2023	1
	Heath Service	Weekly Walking Club	Community Manager	2	7/31/2023	1
	Resident Service	Library Book Club Bi-Weekly	Community Manager	0	7/31/2023	1
Chaparral Village	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	7/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	7/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	7/10/2023	1
	Direct Support	Food Assistance	Westminster Presbyterian Church,	2	7/14/2023	1
	Direct Support	Childcare Assistance	Family Promise of Odessa, Inc., Gre	1	7/14/2023	1
	Direct Support	Legal Assistance	Office of the Attorney General Child	1	7/14/2023	1
	Direct Support	GED Program	RHAC	1	7/14/2023	1
	Direct Support	Citizenship Prep. Program	RHAC	2	7/18/2023	1
	Direct Support	Back to School Supplies Assistance	Elevate Church	1	7/14/2023	1
Cove Village	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/10/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/17/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Health a	1	7/20/2023	1
	Direct Support	Food Assistance	Refuge Ministries, 5 Loaves & 2 Fish	1	7/20/2023	1
	Direct Support	Vocational Program	RHAC	1	7/20/2023	1
El Nido Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	7/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	7/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	7/10/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	7/11/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Departm	1	7/20/2023	1
	Direct Support	Food Assistance	Borderland Rainbow Center, Kelly M	3	7/20/2023	1
Fawn Ridge Apartments	Direct Support	Vocational Program	RHAC	2	7/20/2023	1
	Counseling	Counseling Financial / Credit	Woodforest Bank	0	7/5/2023	1
	Food Drive	Provided diner for children	Driven Force	30	7/18/2023	1
	Food Drive	Provide Diner for children	Driven Force	50	7/25/2023	1
Garden Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/10/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/31/2023	1
	Direct Support	Vocational Program	RHAC	1	7/31/2023	1
	Community Awareness	Popcorn Friday- Social Event	RHAC	9	7/20/2023	1
Gateway Northwest	Personal Development	Book Club	Self	3	7/13/2023	1
	Financial Planning	Financial Skills/with Costco	Self	13	7/7/2023	1
High Plains Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/10/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/11/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/24/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Neighborhood	1	7/17/2023	1
	Direct Support	Food Assistance	First United Methodist Church, Sou	1	7/17/2023	1
Jose Antonio Escajeda Apartm	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/10/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/17/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/24/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/27/2023	1
	Direct Support	ESL Program	RHAC	1	7/21/2023	1
	Direct Support	Food Assistance	Borderland Rainbow Center, Kelly M	2	7/21/2023	1
	Direct Support	Medical Transportation Assistance	Texas Health and Human Services C	1	7/21/2023	1
	Direct Support	Vocational Program	RHAC	2	7/21/2023	1
Las Palmas Villa	Health Screening Service	Blood pressure checks	Good Neighbor Program	0	7/24/2023	1
	Social Services & Referrals	Utility Assistance Programs	Good Neighbor Program	0	7/24/2023	1
	Program Coordination	Community Outreach	Good Neighbor Program	0	7/31/2023	1

July Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Los Ebanos Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/10/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/20/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/27/2023	1
	Direct Support	Vocational Programs	RHAC	1	7/26/2023	1
	Direct Support	Utility Assistance	Community Action Corporation of S	1	7/26/2023	1
	Direct Support	Medical Assistance	Su Clinica, Brownville Community -	1	7/26/2023	1
Marshall Apartments	Family Services	Parenting Classes	Kiki Simmons	3	7/7/2023	1
	Family Service	Counseling	Kendra Jackson	3	7/21/2023	1
	Mobile services	Mobile service	The Source Erin Stiral	4	7/18/2023	1
Marshall Meadows	Resident Services	Parent Café	Vesta	61	7/10/2023	1
Palladium Glenn Heights	N/A	N/A - Property did not submit a report.				
Palladium Midland	N/A	N/A - Property did not submit a report.				
Parmore Arcadia Trails	N/A	N/A - Property in lease up.				
Peoples El Shaddai	Children's services	Summer Lunch and activity program Monday - Friday	City Square	25	7/31/2023	2
	Children's Services	Discussion on Violence	Dallas Creed	23	7/31/2023	1
	Resident Service	Free At home Covid tests, Medicaid Assistance, Food cards, Dental	Morreo Group	7	7/21/2023	1
	Resident Service	Gen Mobile Free Cell phone and Tablets	Gen Mobile	4	7/26/2023	1
Peppertree Acres Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	7/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	7/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	7/10/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	7/11/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	7/24/2023	1
	Direct Support	Food Assistance	Funky Town Fridge, Meadowridge C	2	7/21/2023	1
	Direct Support	Vocational Program	RHAC	1	7/21/2023	1
	Direct Support	GED Program	RHAC	1	7/21/2023	1
Pine Club	N/A	N/A - Property did not provide services.				
Pine Terrace Apartments	Transportation	How to get on demand transportation to grocery, doctors, etc. Flyer	TRAX	66	7/7/2023	1
	Home care	home care services described to residents	Texas Helping Hands	12	7/17/2023	1
Pythian Manor	Resident Service	Food Pantry Box Delivery	North TX food bank	32	7/31/2023	1
	Resident Service	Book Club weekly Tuesday	Community Manager	0	7/31/2023	1
	Resident Services	Housekeeping Class 2x weekly Monday and Friday	Community Manager	0	7/31/2023	1
	Resident Service	On Site Library	Community Manager	0	7/31/2023	1
Ridgewood	Resident Service	On Site Library	Community Manager	0	7/31/2023	1
Rita Blanca	Library	Library-2/3 residents are allowed into office at a time to select a don	Marti Harris	2	7/3/2023	1
	Hygiene Pantry	Hygiene Pantry - Door to door delivery of hygiene products.	Marti Harris	28	7/7/2023	1
	Diaper Pantry	Diaper pantry- delivery of diapers.	Marti Harris	3	7/17/2023	1
River Park Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/10/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/11/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/24/2023	1
Riverstation Apartments	Adult development	Financial Planning, buying vs renting, mental health, parenting class,	Prpurpose	0	7/1/2023	4
	Health	health screening blood pressure, walking, walking exercises 7/21, 7/7	Prpurpose	9	7/7/2023	4
	Youth development	beach party, self reflection journal, summer reading 7/7, 7/16, 7/12	Prpurpose	6	7/16/2023	1
Saddlewood Club	N/A	N/A - Property did not provide services.				
Saint James Manor	Resident Service	Gardening Life. Gardening workshop	Community Manager	0	7/28/2023	1
	Health Service	Flex. Walking Club	Community Manager	0	7/19/2023	1
	Children's Services	Summer Feeding Program Serving Lunch and activities for children M	City Square	25	7/31/2023	2
Salem Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	7/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	7/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	7/10/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	7/13/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	7/24/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	7/27/2023	1

July Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Sandpiper Cove	N/A	N/A - The property did not provide services				
Scharbauer Flats	N/A	N/A - The property did not provide services				
Shady Oaks	Blood Pressure	Blood Pressure	Nurse next Door	3	7/27/2023	1
Sierra Vista	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	7/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	7/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	7/11/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	7/24/2023	1
	Direct Support	Needs Reasonable Accommodation with Management Company	RHAC	4	7/25/2023	1
	Direct Support	Computer Training	Main (Downtown) Library, Volar Ce	1	7/25/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Departm	8	7/25/2023	1
	Direct Support	Food Assistance	Montwood Church of Christ, The Sa	2	7/25/2023	1
	Direct Support	Medical Transportation Assistance	Sun Metro LIFT, Bienvivir	1	7/25/2023	1
Spring Terrace	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/6/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/24/2023	1
	Direct Support	GED Program	RHAC	1	7/26/2023	1
	Children Services	Kids Club	Mission Amarillo	5	7/11/2023	1
Tealwood Club	N/A	N/A - Property did not provide services				
The Willows	N/A	N/A - The property did not provide services				
Ventura at Tradewinds	Recreational Activity	Arts & Crafts	PR Purpose	0	7/11/2023	1
	Family Development	Parenting Class	PR Purpose	0	7/19/2023	1
W. Leo Danials	N/A	N/A - Community room under rehab.				
Walnut Creek Apartments	N/A	N/A - Property did not provide services				
White Rock Apartments	Budgeting	money matters	365 Learn TV	16	7/31/2023	1
	Environmental Education	green living	365 Learn TV	7	7/31/2023	1
	Education/Tutoring	Scholastic tutoring	365 Learn TV	4	7/31/2023	1
	Fitness	24 hour fitness center available to residents	White Rock Fitness Center	36	7/31/2023	1
Willow Green	N/A	N/A - Property did not provide services.				
Win-Lin Village Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/3/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/6/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/10/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Salvation Army	1	7/18/2023	1
	Direct Support	Food Assistance	Central Church of Christ, First Bapti	2	7/18/2023	1
Woodglen Park I & II	N/A	N/A - Property did not provide services.				
Woodside Village	N/A	N/A - Property did not provide services				

August 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 stu	Cesar Chavez Foundation	13	8/31/2023	1
	Parenting Class	Parenting skills workshop held 05/31/23 11:30 am - 12:30 pm, no participati	Cesar Chavez Foundation	0	8/31/2023	1
	Onsite Library	Library book checkout is available Monday - Friday	Cesar Chavez Foundation	0	8/25/2023	1
AHA! At Briarcliff Apartments	Art Class	Ceramics	AHA	8	8/2/2023	1
Brooks Manor	Resident Service	Food Pantry Box Delivery	Place of Grace	31	8/17/2023	1
	Resident Service	Library Book Club	Community Manager	0	8/31/2023	1
	Social Service	Social Networking	Community Manager	1	8/31/2023	1
	Health Service	Walking Club	Community Manager	0	8/31/2023	1
	Resident Service	Chore Away	Maintenance	0	8/30/2023	1
Chaparral Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	80	8/1/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	80	8/3/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	80	8/7/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	80	8/10/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	80	8/31/2023	1
	Direct Support	Vocational Program	RHAC	3	8/29/2023	1
Cove Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	8/1/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	8/3/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	8/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	8/14/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	8/31/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Health a	1	8/15/2023	1
	Direct Support	Vocational Program	RHAC	1	8/15/2023	1
El Nido Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	8/1/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	8/3/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	8/7/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	8/8/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	8/21/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	8/31/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Departm	1	8/17/2023	1
	Direct Support	Food Assistance	Borderland Rainbow Center, Kelly M	1	8/17/2023	1
	Direct Support	Furniture Assistance	Reach and Relieve Ministries, Unite	1	8/17/2023	1
	Direct Support	Vocational Programs	RHAC	1	8/17/2023	1
Fawn Ridge Apartments	Health, Nutrition & fitness	Health. Nutrition and Fitness	Sequoia	0	8/9/2023	1
	Agency Sponsored Event	Back to School event - backpacks with school supplies for the children	YMCA	15	8/16/2023	1
Garden Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	8/1/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	8/3/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	8/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	8/14/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	8/21/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	8/31/2023	1
	Direct Support	Vocational Program	RHAC	3	8/29/2023	1
Gateway Northwest	Personal Development	Book Club	Self	2	8/10/2023	1
	Medical/Health Services	Fitness & Exercise	Self	5	8/17/2023	1
High Plains Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	8/1/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	8/3/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	8/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	8/14/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	8/21/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	8/31/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Neighborhood	3	8/14/2023	1
Jose Antonio Escajeda Apartm	Direct Support	Childcare Assistance	Workforce Solutions South Plains, B	1	8/18/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	8/1/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	8/3/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	8/7/2023	1
Las Palmas Villas	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	8/8/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	8/31/2023	1
	Direct Support	Food Assistance	Borderland Rainbow Center, Kelly M	3	8/21/2023	1
Las Palmas Villas	Adult Development	Nutrition: Enjoy Healthy Foods that Taste Good	Good Neighbor Program	3	8/1/2023	1
	Community Garden*	Summer Gardening Tips	Good Neighbor Program	3	8/2/2023	1
	Partnership w/ Local Enforcement	Resident Engagement Program	Good Neighbor Program	3	8/8/2023	1
	Health & Screening Services*	Blood Pressure Checks	Good Neighbor Program	2	8/9/2023	1
	Social Services & Referrals	Social Services & Referrals	Good Neighbor Program	3	8/9/2023	1
	Food Pantry*	Food Pantry Availability	Good Neighbor Program	4	8/16/2023	1

August Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Los Ebanos Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/1/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/3/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/14/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/21/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/31/2023	1
Marshall Apartments	Mobile Clinic	Women's Health	Erin Stibral	2	8/15/2023	1
	Access Dental	Health Screening / Kids Snow Cone Social	Meko Scott	5	8/11/2023	1
Marshall Meadows	Resident Services	Resident Service every Wednesday 9am-5pm, Community Bingo 8/9/23 11am	Vesta	69	8/10/2023	2
Palladium Glenn Heights	Food Pantry	Notarize Legal Documents	Cares Team/Office Staff	0	8/1/2023	1
	After school Program	Skill Training, Crafts, Mentorship, Snacks	Cares Team	37	8/1/2023	1
	Business Center	Computer Room for Resident Use	Cares Team/Office Staff	9	8/1/2023	1
	Crime Watch Meeting	Safety Precautions	Courtesy Officer	5	8/1/2023	1
	Notary Service	Notary	Office Staff	0	8/1/2023	1
	Health	Heathy Eating Class	Resident Coordinator	7	8/1/2023	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	Resident's services	On Site Library open daily Monday-Friday	Community Manager	0	8/31/2023	1
	Children's Services	Afterschool feeding program Monday - Friday feeding 20-30 children daily	Feeding Hands	30	8/31/2023	2
Peppertree Acres Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/1/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/3/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/7/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/10/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/31/2023	1
Pine Club	Valet Trash Service	Provide free valet trash service to all residents	Pine Club	232	8/1/2023	1
	Fax/Copy	Provide fax and copy service to all residents and applicants	Pine Club	9	8/1/2023	1
	Notary	Free notary service available to all residents and applicants	Ashley Amerson	0	8/1/2023	1
	Food Pantry	Provide free food pantry to all residents during business hours	Pine Club	7	8/1/2023	1
	Coffee Bar	Provide free coffee to all residents and applicants during business hours	Pine Club	20	8/1/2023	1
Pine Terrance Apartments	N/A	N/A - The property did not submit a report				
Pythian Manor	Resident Service	Monthly Food Pantry Box Delivery	North TX food bank	28	8/31/2023	1
	Health Service	Wheel Chair Clinic - Discussion on Mobility needs	Wheelchair Guy	3	8/16/2023	1
	Health Service	Healthcare Benefit Discussion	Aetna	4	8/14/2023	1
	Resident Service	Share Library-Open in the community room during normal business hours.	Community Manager	0	8/31/2023	1
Ridgewood	Valet Trash Service	Provide free valet trash service to all residents.	Ridgewood West	232	8/1/2023	1
	Fax/Copy	Free fax and copy service available to all residents and applicants.	Ridgewood West	0	8/1/2023	1
	Notary	Free notary service available to all residents and applicants.	Ridgewood West	0	8/1/2023	1
	Food Pantry	Provide free food pantry to all resident's during business hours	Ridgewood Wood	0	8/1/2023	1
Rita Blanca	Library	Library- 2/3 Residents are allowed into office at a time to select a donated book	Marti Harris	3	8/1/2021	1
	Hygiene Pantry	Hygiene Pantry- Delivery of hygiene products.	Marti Harris	27	8/1/2023	1
River Park Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/1/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/3/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/7/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/8/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/10/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/21/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/31/2023	1
Riverstation Apartments	N/A	N/A - The property did not submit a report				
Saddlewood Club	N/A	N/A - The property did not submit a report				
Saint James Manor	Resident's services	On Site Library open daily Monday-Friday	Community Manager	5	8/31/2023	2
	Children's Services	Afterschool feeding program feeding 20-30 children daily	Feeding Hands	30	8/31/2023	2

August Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Salem Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/1/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/3/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/14/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/21/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/31/2023	1
	Direct Support	Backpack Assistance	RHAC	8	8/7/2023	1
Scharbauer Flats	Resident Engagement	Resident Engagement	Good Neighbor Program	0	8/29/2023	1
	Food Pantry	Food pantry availability	Good Neighbor Program	0	8/8/2023	1
	Youth Development	Kid Kitchen Takeover	Good Neighbor Program	5	8/28/2023	1
Sandpiper Cove	N/A	N/A - The community room is under construction				
Scharbauer Flats	Food Pantry	Food pantry	Good Neighbor Program	0	8/8/2023	1
	Food Pantry	Food pantry	Good Neighbor Program	0	8/18/2023	1
	Youth Development	Kids kitchen takeover	Good Neighbor Program	5	8/28/2023	1
	Partnership with Local Law Enforcement	Resident engagement	Good Neighbor Program	0	8/29/2023	1
Shady Oaks Manor	Senior Medicare	Meet and Greet with local Medicare Agents	Jana Shelton Medicare Broker	2	8/17/2023	1
	Food Service	Free Bread, Buns and Snacks	Mrs. Baird / Bimbo	13	9/21/2023	1
Sierra Vista	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/1/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/3/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/7/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/8/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/17/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/31/2023	1
Spring Terrace	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/1/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/3/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/8/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/21/2023	1
	Direct Support	Vocational Programs	RHAC	1	8/15/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Amarillo West	1	8/14/2023	1
	Direct Support	Job Search Assistance	Goodwill Industries of Northwest T	1	8/14/2023	1
	Direct Support	Medical Transportation Assistance	Amarillo City Transit, Texas Health	1	8/14/2023	1
Tealwood Club	N/A	N/A - The property did not provide services				
The Willows	N/A	N/A - The property did not submit a report				
Ventura at Tradewinds	Adult Development	Post It Note Chart	PR Purpose	0	8/4/2023	1
	Family Development	Fire safety class	PR Purpose	0	8/14/2023	3
	neighborhood development	door to door/heart to heart	PR Purpose	5	8/21/2023	2
W Leo Daniels	N/A	N/A - The property did not submit a report				
Walnut Creek Apartments	Drug Awareness Workshop	Mind Matters: Drugs and the Brain	Portfolio Resident Services	8	8/5/2023	1
	Health & Nutritional Course	The Five Food Groups	Portfolio Resident Services	6	8/5/2023	1
	Operation Back to School	Operation Back to School. Hand out bookbags and school supplies	Portfolio Resident Services	20	8/10/2023	1
	Parenting Class	Communicate with Love and Understanding	Portfolio Resident Services	6	8/10/2023	1
White Rock Apartments	Budgeting	money matters	365 Learn TV	14	8/31/2023	1
	Education/Tutoring	scholastic tutoring	365 Learn TV	9	8/31/2023	1
	Kids Zone	kids zone	365 Learn TV	7	8/31/2023	1
	Health	health and fitness	365 Learn TV	12	8/31/2023	1
	Fitness	24 hour fitness center	White Rock Fitness Center	39	8/31/2023	1
	Library Assistant	provide books and magazines to help relieve stress. You can bring in books a	White Rock Library Assistant	11	8/31/2023	1
Willow Green	Valet Trash Service	Provide free valet trash service to all residents	Willow Green	336	8/1/2023	1
	Fax/Copy	Free fax and copy service available to all residents and applicants	Willow Green	0	8/1/2023	1
	Notary	Free notary service available to all residents and applicants	Jacqueline Rodas	0	8/1/2023	1
	Food Pantry	Provide free food pantry to all residents during business hours	Willow Green	0	8/1/2023	1

August Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Win-Lin Village Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/2/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/3/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/8/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/31/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Salvation Army	2	8/10/2023	1
	Direct Support	Food Assistance	Central Church of Christ, First Baptist	2	8/10/2023	1
Woodglen Park I & II	N/A	N/A - The property did not submit a report				
Woodside Village	Bus Stop Safety	Discussing safety tips at the bus stop	Woodside Village	4	8/10/2023	1
	Preschooler Parenting Tip Awareness	Discussing awareness on parenting styles with preschoolers	Woodside Village	6	8/24/2023	1



September Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks Apartments	After School Program	After school Program Monday-Friday 3:30-6:00 pm.	Cesar Chavez Foundation	13	9/30/2023	2
	On-site library	Library checkout open Monday -Friday - 4 books checked out.	Cesar Chavez Foundation	4	9/30/2023	1
	Medical & Health Services	Health and Nutrition course hosted by San Antonio Food Bank on Sep. 15, 2023	San Antonio Food Bank	5	9/15/2023	1
AHA! At Briarcliff Apartments	N/A	N/A - The property did not submit a report				
Brooks Manor	Resident Service	Notary free to residents during normal business hours	Community Manager	0	9/30/2023	1
	Food Service	Food pantry box delivery	Place of Grace	36	9/14/2023	1
	Resident Service	Library Book Club	Community Manager	0	9/30/2023	1
	Health Service	Walking Club held weekly	Community Manager	0	9/30/2023	1
	Resident Service	Chore Away weekly assistance carrying laundry/groceries and trash removal	Maintenance	7	9/30/2023	1
Chaparral Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	9/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	9/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	9/11/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	9/14/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	9/19/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	9/25/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Reliant Energy, Pe	1	9/7/2023	1
	Direct Support	Clothing Assistance	First United Methodist Church- ECISD	1	9/7/2023	1
	Direct Support	Furniture Assistance	The Attic Foster Network, Sleep In He	1	9/7/2023	1
Cove Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/5/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/11/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/12/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/18/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/19/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/25/2023	1
	Transportation Services	Bus Passes	RHAC	2	9/13/2023	1
El Nido Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	9/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	9/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	9/11/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	9/14/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	9/18/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	9/25/2023	1
	Direct Support	Job Search Assistance	Project Bravo, Texas workforce Soluti	1	9/21/2023	1
	Direct Support	ESL	RHAC	1	9/21/2023	1
	Direct Support	Vocational Program	RHAC	1	9/20/2023	1
Fawn Ridge Apartments	Food Drive	Dinner for kids in the household	Driven Force	35	9/5/2023	1
	After School Program	Local YMCA comes Monday - Friday after school for 3 hours to assist with ho	YMCA	10	9/5/2023	2
	Social Activities	National Night Out	Fawn Ridge, Woodland Township, Dri	40	9/26/2023	1
Garden Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	9/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	9/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	9/11/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	9/18/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	9/25/2023	1
	Direct Support	Childcare Assistance	Workforce Solutions South Plains , Bu	1	9/11/2023	1
Gateway Northwest	Personal Development	Book Club	Self	2	9/12/2023	1
	Personal Development	Counseling/Bingo	Self	8	9/21/2023	1
High Plains Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/11/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/19/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Neighborhood Ho	2	9/18/2023	1
	Direct Support	Food Stamp Assistance	Texas Health and Human Services Cor	1	9/18/2023	1
Jose Antonio Escajeda Apartm	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	9/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	9/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	9/11/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	9/12/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	9/19/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	9/25/2023	1
	Direct Support	Food Assistance	Borderland Rainbow Center, Kelly Me	2	9/21/2023	1
Las Palmas Villas	Community Garden	Tips & Inspiration to Get Growing @ 12:00pm - 2:30pm	The Good Neighbor Program	5	9/7/2023	1
	Adult Development	Smartphones 101 @ 2:30pm - 5:00pm	The Good Neighbor Program	4	9/7/2023	1
	Health Fair	Mini Health Fair @ 12:00pm - 3:00pm	The Good Neighbor Program	1	9/19/2023	1
	Health & Screening Service	Health Screening and Self-examinations @ 3:00pm - 5:00pm	The Good Neighbor Program	3	9/19/2023	1
	Food Pantry	Food Pantry Availability @ 1:00pm - 3:00pm	The Good Neighbor Program	5	9/26/2023	1

September Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Los Ebanos Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	9/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	9/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	9/11/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	9/14/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	9/18/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	9/19/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	9/25/2023	1
	Direct Support	Childcare Assistance	Cherokee Home for Children, Child Care	1	9/8/2023	1
Marshall Apartments	Family Services	Parenting Classes	KiKi Simmons	5	9/7/2023	1
	Tutoring	Tutoring - every Monday	Jessica Post	3	9/4/2023	1
	Access Dental	Health Screening/Kids snow Cone Social	Meko Scott	3	9/27/2023	1
Marshall Meadows	Resident Services	Financial Literacy Class 9/20/23 11am-1pm, Credit Repair Class 9/27/23 3pm	Vesta	66	9/10/2023	3
Palladium Glenn Heights	N/A	N/A - The property did not submit a report				
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	Afterschool feeding program. Feeds 20-30 children Daily Monday - Friday	Feeding Hands	30	9/30/2023	2
	Resident Service	Community Library Open during normal business hours	Community Manager	0	9/30/2023	1
	Resident Service	Computer Lab Open During Normal Business hours	Community Manager	0	9/30/2023	1
Peppertree Acres Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	9/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	9/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	9/11/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	9/18/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	9/25/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Utility Help	2	9/12/2023	1
	Direct Support	Job Search Assistance	Workforce Solutions, Women's Center	1	9/11/2023	1
	Direct Support	Medical Transportation	Catholic Charities Fort Worth, Mid-City	1	9/11/2023	1
	Direct Support	Vocational Program	RHAC	2	9/11/2023	1
	Direct Support	GED Program	RHAC	2	9/11/2023	1
Pine Club	Valet Trash Service	Provide free valet trash service to all residents.	Pine Club	232	9/1/2023	1
	Fax/Copy	Provide fax and copy service to all residents and applicants.	Pine Club	21	9/1/2023	1
	Notary	Free notary service available to all residents and applicants.	Adrienne Johnson	0	9/1/2023	1
	Food Pantry	Provide free food pantry to all resident during business hours.	Pine Club	0	9/1/2023	1
	Coffee Bar	Provide free coffee to all residents and applicants during business hours.	Pine Club	17	9/1/2023	1
Pine Terrance Apartments	Classes	on site classes finance - taxes	management agent	15	9/7/2023	1
	Classes	on site classes finance - taxes - events	management agent	12	9/21/2023	1
Pythian Manor	Resident Service	Food pantry box delivery	North TX food bank	27	9/30/2023	1
	Resident Service	Free Government Phones	Gen-Mobile	8	9/15/2023	1
	Resident Service	Share Library-Open in the community room during normal business hours.	Community Manager	0	9/30/2023	1
	Resident Service	Housekeeping Class 2x weekly Monday and Friday	Community Manager	0	9/20/2023	1
Ridgewood	Valet Trash Service	Provide valet trash service for all residents	Ridgewood West	232	9/1/2023	1
	Fax/ Copy	Free fax and copy service available to all residents and applicants	Ridgewood West	0	9/1/2023	1
	Food Pantry	Provide free food pantry to all residents during business hours	Ridgewood West	0	9/1/2023	1
Rita Blanca	Library	Library- 2/3 Residents are allowed into office at a time to select a donated item	Marti Harris	2	9/1/2023	1
	Hygiene Pantry	Hygiene Products- Delivery of hygiene products.	Marti Harris	28	9/1/2023	1
River Park Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/11/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/14/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/25/2023	1
	Direct Support	Utility Assistance	Texas Utility Help, St. Mary's Catholic	1	9/19/2023	1
	Direct Support	Food Assistance	Westminster Presbyterian Church West	1	9/19/2023	1
Riverstation Apartments	N/A	N/A - The property did not submit a report				
Saddlewood Club	N/A	N/A - The property did not provide services				

September Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Saint James Manor	Resident Service	Computer Lab Open during normal Business hours	Community Manager	0	9/30/2023	1
	Resident Service	Library Open during normal building hours	Community Manager	0	9/30/2023	1
	Youth Services	Afterschool feeding program. Monday - Friday serving between 20-30 children	Community Manager	30	9/30/2023	2
Salem Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	9/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	9/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	9/12/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	9/14/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	9/18/2023	1
	Children Services	Tutoring	Mid-Coast Family Services	8	9/18/2023	1
Sandpiper Cove	N/A	N/A - The property did not provide services				
Scharbauer Flats	Food pantry	Food pantry availability	Good Neighbor Program	0	9/5/2023	1
	Income Tax Preparation	Needed documents throughout the year	Good Neighbor Program	0	9/19/2023	1
	Health Fair	Back to school health fair	Good Neighbor Program	0	9/22/2023	1
Shady Oaks Manor	Family Services	Queso and Questions Event	Oak St Health	8	9/14/2023	1
	Food Drive	Free Bread	Mrs. Baird / Bimbo	8	9/18/2023	1
Sierra Vista	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	9/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	9/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	9/11/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	9/14/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	9/25/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Department of Housing and Community Affairs	4	9/8/2023	1
	Direct Support	Childcare Assistance	YWCA El Paso Del Norte Region Workforce Development	1	9/8/2023	1
	Direct Support	Food Assistance	Montwood Church of Christ, The Salvation Army	1	9/8/2023	1
	Direct Support	ESL Program	RHAC	1	9/8/2023	1
	Direct Support	Vocational Program	RHAC	1	9/8/2023	1
Spring Terrace	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/11/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/18/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/25/2023	1
	Direct Support	Senior Activity Program	RHAC	1	9/29/2023	1
Tealwood Club	N/A	N/A - The property did not submit a report				
The Willows	Case Management	Case Management for all residents	Mary Lee Foundation	64	9/1/2023	5
Ventura at Tradewinds	Adult Development	Chaoz Energizing Activity	PR Purpose	0	9/1/2023	1
	Neighborhood Development	Resident Community Outreach and National Preparedness Month	PR Purpose	0	9/5/2023	3
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	19	9/30/2023	1
	Environmental Education	green living	365 Learn TV	6	9/30/2023	1
	Education/Tutoring	tutoring	365 Learn TV	19	9/30/2023	1
	Kids Zone	Kids zone	365 Learn TV	10	9/30/2023	1
	Health	health and fitness	365 Learn TV	21	9/30/2023	1
	Technology	technology	365 Learn TV	6	9/30/2023	1
	Parenting	parenting	365 Learn TV	8	9/30/2023	1
Willow Green	Valet Trash Service	Provide free valet trash service to all residents.	Willow green	336	9/1/2023	1
	Fax/Copy	Free fax and copy service available to all residents and applicants	Willow Green	5	9/1/2023	1
	Food Pantry	Provide free food pantry too all residents during business hours	Willow Green	2	9/1/2023	1
Win-Lin Village Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/5/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/12/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/14/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/25/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Salvation Army, Central Church of Christ, First Baptist Church	1	9/13/2023	1
	Direct Support	Food Assistance	Central Church of Christ, First Baptist Church	1	9/13/2023	1
Woodglen Park I & II	Valet trash	Provide free valet trash service to all residents	Woodglen Park	232	9/30/2023	1
	Notary	Free notary service available to all residents and applicants	Woodglen Park	0	9/30/2023	1
	After School Food Program	After School Program- snacks and food for children (provided for entire month)	Nutrition transitions	43	9/30/2023	1
	Food Pantry	Free food pantry available to all residents during business hours	Woodglen Park	2	9/30/2023	1
	Transportation	Free bus tickets available to all residents	woodglen park	2	9/30/2023	1
	Fitness Center	Provide fitness equipment to support a healthy way of life	Woodglen park	15	9/30/2023	1
Woodside Village	N/A	N/A - The property did not submit a report				

Tab D

Quarterly Fundraising Report

**Texas State Affordable Housing Corporation**  
**2024 Quarterly Fundraising Report**  
**January 10, 2024**

2024-2025 Homeownership and Home Buyer Education Initiatives			
Funder	Amount	Status	Notes
Individual Donations	\$ 4,271.16	Received	Received since November 2023 to support 2024 Housing Connection workshops
Texas Community Bank	\$ 10,000.00	Received	Received in December 2023 to support 2024 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	Approved	Approved in December 2023 to support a pilot program providing closing cost assistance to home buyers receiving ITIN mortgage loans in Harris County. Funds will be administered by Avenue CDC.
Texas Financial Education Endowment	\$ 80,000.00	Declined	Applied in September 2023 to support the 2024 and 2025 Housing Connection workshops
<b>Total Requests Received/Partially Received</b>	<b>\$ 219,419.16</b>		

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
Insperity	\$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
PNC	\$20,000	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

<b>Total Requests Approved/Received</b>	<b>\$130,504</b>

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

Texas Department of Transportation	\$30,000,000	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.
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<b>Total Requests Pending/Under Discussion</b>	<b>\$30,000,000</b>
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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. Still awaiting grant agreement from Texas HHSC
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	Received 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

<b>Total Requests Approved/Received/Partially Received</b>	<b>\$11,908,736</b>
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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

<b>Total Requests Received</b>	<b>\$500,000</b>
--------------------------------	------------------

Summary	
<b>Total Requests Approved/Received/Partially Received</b>	<b>\$12,758,659</b>
<b>Total Requests Pending/Under Discussion</b>	<b>\$30,000,000</b>

Tab E

Monthly Financial Reports

# Texas State Affordable Housing Corporation

## Statement of Net Position (unaudited)

As of November 30, 2023

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### Assets

#### Current assets:

Cash and cash equivalents	\$ 7,431,285
Pooled investments	6,058,359
Restricted assets:	
Cash and cash equivalents	5,243,132
Accrued interest	43,820
Investments, at fair value	20,643,944
Accounts receivable and accrued revenue	23,914
Accrued interest receivable	195,972
Loans receivable, current portion	52,361
Notes receivable, current portion	101,077,368
Downpayment assistance, current portion	132,074
Prepaid expenses	<u>377,444</u>

Total current assets	<u>141,279,673</u>
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#### Noncurrent assets:

Loans receivable, net of uncollectible amounts of \$10,183	158,994
Notes receivable, net of allowance for loss \$544,541	167,755,561
Lease Receivable	115,682
Investments, at fair market value	18,535,927
Mortgage servicing rights, net of accumulated amortization of \$2,652,660	75,401
Capital assets, net of accumulated depreciation of \$1,125,204	5,635,114
Owned real estate, net of depreciation of \$2,370,583	19,568,140
Downpayment assistance	2,533,222
Restricted investments held by bond trustee, at fair market value	<u>74,965,182</u>

Total noncurrent assets	<u>289,343,223</u>
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Total assets	<u>\$ 430,622,896</u>
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(continued)



# Texas State Affordable Housing Corporation

## Statement of Net Position (unaudited)

As of November 30, 2023

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### Liabilities

#### Current liabilities:

Accounts payable and accrued expenses	\$ 458,175
Notes payable, current portion	750,702
Custodial reserve funds	170,771
Other current liabilities	194,013
Payable from restricted assets held by bond trustee:	
Revenue bonds payable, current portion	375,000
Accrued interest on revenue bonds	872,758

Total current liabilities	<u>2,821,419</u>
---------------------------	------------------

#### Noncurrent liabilities:

Notes payable	712,555
Revenue bonds payable	78,737,489
Unearned revenue	490,584

Total noncurrent liabilities	<u>79,940,628</u>
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Total liabilities	<u>82,762,047</u>
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### Deferred Inflows of Resources

Deferred revenue	<u>366,073</u>
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Total deferred inflows of resources	<u>366,073</u>
-------------------------------------	----------------

### Net Position

Invested in capital assets	5,635,114
Restricted for:	
Debt service	139,871
Other purposes	2,619,994
Unrestricted	<u>339,099,797</u>

Total net position	<u>347,494,776</u>
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Total liabilities and net position	<u><u>\$ 430,622,896</u></u>
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## Texas State Affordable Housing Corporation

### Statement of Revenues, Expenses and Changes in Net Position (unaudited) For the 3 Months Ending November 30, 2023

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Operating Revenues:	
Interest and investment income	\$ 1,299,266
Net increase (decrease) in fair value of investments	(330,924)
Single family income	13,691,900
Asset oversight and compliance fees	93,041
Rental program income	284,077
Multifamily income	63,667
Land bank income	40,151
Public support:	
Federal & state grants	4,057
Contributions	123,051
Other operating revenue	<u>53,417</u>
Total operating revenues	\$ <u>15,321,703</u>
Operating Expenses:	
Interest expense on bonds and notes payable	\$ 905,237
Program and loan administration	106,777
Texas Foundation Fund & Misc. Grants	89,400
Salaries, wages and payroll related costs	1,047,664
Professional fees and services	186,073
Depreciation and amortization	20,347,421
Office expense and maintenance	41,361
Travel and meals	36,514
Other operating expenses	<u>257,149</u>
Total operating expenses	<u>23,017,596</u>
Net income	(7,695,893)
Total net position, beginning	<u>355,190,669</u>
Total net position, ending	\$ <u><u>347,494,776</u></u>

**Texas State Affordable Housing Corporation**  
**Budget Report**  
**November 30, 2023**

	<b>Annual Budget</b>	<b>Actual</b>	<b>Percent of Annual Budget</b>	<b>Reference</b>
<b>Revenue</b>				
Single Family Program Revenue	10,472,000	3,353,187	32.02%	
Lending Program Revenue	2,762,000	378,224	13.69%	
Multifamily Program Revenue	1,272,000	93,885	7.38%	
Rental Program Revenue	1,364,000	317,141	23.25%	
Federal & State Grants	198,000	2,274	1.15%	
Grants, Donations & Other Awards	250,000	60,536	24.21%	
Land Bank Revenue	4,893,000	188,258	3.85%	
Servicing Revenue	72,000	14,289	19.85%	
Investment Revenue	1,380,000	411,518	29.82%	
<b>Total Revenue</b>	<b>22,663,000</b>	<b>4,819,312</b>	21.27%	
<b>Expenditures</b>				
Texas Housing Impact Fund	9,221,000	2,568,555	27.86%	
Affordable Communities of Texas	5,390,000	267,347	4.96%	
Other Program Expenditures	553,000	154,840	28.00%	
Salaries & Payroll Related Expenditures	4,500,000	1,047,664	23.28%	
Grants	1,005,000	93,269	9.28%	
Principal & Interest on Notes Payable	213,000	55,380	26.00%	
Professional Services	791,000	205,313	25.96%	
Marketing	169,000	33,998	20.12%	
Insurance	310,000	89,877	28.99%	
Travel & Meals	124,000	36,515	29.45%	
Furniture, Equipment, & Software	54,000	6,647	12.31%	
Building Maintenance	69,000	17,314	25.09%	
Professional Dues, Conferences & Training	49,000	13,724	28.01%	
Sponsorships	25,000	2,500	10.00%	
Communication	21,000	6,272	29.87%	
Publications, Subscriptions & Other Office Expenditures	25,000	5,344	21.38%	
Freight, Delivery, Postage	12,000	3,478	28.98%	
Printing & Office Supplies	5,000	1,478	29.56%	
<b>Total Expenditures</b>	<b>22,536,000</b>	<b>4,609,515</b>	20.45%	
<b>Excess Revenues Over Expenditures</b>	<b>127,000</b>	<b>209,797</b>		

**Average Expected Percent Received/Expended = 25.00%**

## Tab 1

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

**TEXAS STATE AFFORDABLE HOUSING CORPORATION  
BOARD MEETING**

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

**December 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 Valerie Cardenas, Vice Chairman, at 10:30 a.m., on December 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:**

Valerie Cardenas, Vice Chair  
Lemuel Williams, Member  
David Rassin, Member

**Guests Present:**

Chris Spelbring, Raymond James  
David Jones, CSG Advisors  
Routt Thornhill, Coats Rose

**Public Comment:**

Katie Claflin, Senior Director of Communications & Development introduced Cary Mansfield and Ruben Montoya with Texas Community Bank (TCB). Cary Mansfield presented a \$10,000 donation check.

**President’s Report**

**David Long**

**Tab 1                    Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on November 14, 2023.**

Mr. Williams made a motion to approve the minutes of the Board meeting held November 14, 2023. Mr. Rassin seconded the motion. Ms. Cardenas asked for public comment, and none was given. A vote was taken, and the motion was approved as presented.

See page 17 in the official transcript.

**Tab 2                    Presentation, Discussion and Possible Approval of a Resolution Authorizing the Issuance, Sale and Delivery of Single Family Mortgage Revenue Bonds, Series 2024A (Non-AMT) and Single Family Mortgage Revenue Bonds, Series 2024B (Taxable); Authorizing a Trust**

**Indenture, Official Statement, Bond Purchase Agreement and Continuing Disclosure Agreement Relating to Such Bonds, Making Certain Findings and Determinations; Authorizing the Execution of Documents and Instruments Necessary or Convenient to Carry Out the Texas State Affordable Housing Corporation Single Family Home Loan Program Relating to Such Bonds; and Containing Other Matters Incident and Related Thereto.**

Presented by Joniel LeVecque, Senior Director of Single Family Programs, David Jones, CSG Advisors and Chris Spelbring, Raymond James

Mr. Williams made a motion to Approve a Resolution Authorizing the Issuance, Sale and Delivery of Single Family Mortgage Revenue Bonds, Series 2024A (Non-AMT) and Single Family Mortgage Revenue Bonds, Series 2024B (Taxable); Authorizing a Trust Indenture, Official Statement, Bond Purchase Agreement and Continuing Disclosure Agreement Relating to Such Bonds, Making Certain Findings and Determinations; Authorizing the Execution of Documents and Instruments Necessary or Convenient to Carry Out the Texas State Affordable Housing Corporation Single Family Home Loan Program Relating to Such Bonds; and Containing Other Matters Incident and Related Thereto. Mr. Rassin seconded the motion. Ms. Cardenas asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 18 in the official transcript.

**Tab 3                    Presentation, Discussion and Possible Approval of a Resolution Authorizing Request for Unencumbered State Ceiling; the Conversion to Mortgage Credit Certificates and Containing Other Provisions Relating to the Subject.**

Presented by Joniel LeVecque, Senior Director of Single Family Programs

Mr. Rassin made a motion to Approve a Resolution Authorizing Request for Unencumbered State Ceiling; the Conversion to Mortgage Credit Certificates and Containing Other Provisions Relating to the Subject.

Mr. Williams seconded the motion. Ms. Cardenas asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 30 in the official transcript.

**Tab 4                    Presentation, Discussion and Possible approval of a Resolution regarding the submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with proceeds of future debt for Bluffs at Nelms.**

Presented by David Danenfelzer, Senior Director, Development Finance and Robbye Meyer, ARX Advantage

Mr. Williams made a motion to Approve a Resolution regarding the submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with proceeds of future debt for Bluffs at Nelms. Mr. Rassin seconded the motion. Ms. Cardenas asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 35 in the official transcript.

**Tab 5                    Presentation, Discussion and Possible Approval of a Resolution Authorizing the Texas State Affordable Housing Corporation to take preliminary action to carry out the financing of Bluffs at Nelms located in Austin, Texas, including creating entities, negotiating finance documents, and filing applications to obtain debt and grant financing for the Project.**

Presented by David Danenfelzer, Senior Director, Development Finance

Mr. Williams made a motion to Approve a Resolution Authorizing the Texas State Affordable Housing Corporation to take preliminary action to carry out the financing of Bluffs at Nelms located in Austin, Texas, including creating entities, negotiating finance documents, and filing applications to obtain debt and grant financing for the Project. Mr. Rassin seconded the motion. Ms. Cardenas asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 45 in the official transcript.

**Tab 6                    Presentation, Discussion and Possible Approval of a Resolution regarding the submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with proceeds of future debt for Cairn Point at Montopolis.**

Presented by David Danenfelzer, Senior Director, Development Finance and Valentin DeLeon, Vecino Bond Group

Mr. Williams made a motion to Approve a Resolution regarding the submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with proceeds of future debt for Cairn Point at Montopolis and removed the “at” from the project name which now reads: Cairn Point Montopolis. Mr. Rassin seconded the motion as amended. Ms. Cardenas asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 47 in the official transcript.

**Tab 7                    Presentation, Discussion and Possible Approval of a Resolution Authorizing the Texas State Affordable Housing Corporation to take preliminary action to carry out the financing of Cairn Point at Montopolis located in Austin, Texas, including creating entities, negotiating finance documents, and filing applications to obtain debt and grant financing for the Project.**

Presented by David Danenfelzer, Senior Director, Development Finance and Valentin DeLeon, Vecino Group

Mr. Rassin made a motion to Approve a Resolution Authorizing the Texas State Affordable Housing Corporation to take preliminary action to carry out the financing of Cairn Point at Montopolis located in Austin, Texas, including creating entities, negotiating finance documents, and filing applications to obtain debt and grant financing for the Project. Mr. Williams seconded the motion. Ms. Cardenas asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 54 in the official transcript.

**Tab 8                    Presentation, Discussion and Possible Approval of a Resolution regarding the submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with proceeds of future debt for Burleson Studios.**

Presented by Cassandra Ramirez, Development Finance Manager and Sabrina Butler, Foundation Communities

Mr. Williams made a motion to Approve a Resolution regarding the submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with proceeds of future debt for Burleson Studios. Mr. Rassin seconded the motion. Ms. Cardenas asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 59 in the official transcript.

**Tab 9                    Presentation, Discussion and Possible Approval of a Resolution Authorizing the Texas State Affordable Housing Corporation to take preliminary action to carry out the financing of Boulevard 61 located in Houston, Texas, including creating entities, negotiating finance documents, and filing applications to obtain debt and grant financing for the Project.**

Presented by Cassandra Ramirez, Development Finance Manager and Janine Sisak, DMA Development Co, LLC

Mr. Williams made a motion to Approve a Resolution Authorizing the Texas State Affordable Housing Corporation to take preliminary action to carry out the financing of Boulevard 61 located in Houston, Texas, including creating entities, negotiating finance documents, and filing applications to obtain debt and grant financing for the Project. Mr. Rassin seconded the motion. Ms. Cardenas asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 65 in the official transcript.

**Tab 10                  Presentation, Discussion and Possible Approval for Publication and Public Comment of the Draft of the Texas State Affordable Housing Corporation's 2024 Annual Action Plan.**

Presented by Michael Wilt, Senior Manager, External Relations

Mr. Williams made a motion to Approve a Publication and Public Comment of the Draft of the Texas State Affordable Housing Corporation's 2024 Annual Action Plan. Mr. Rassin seconded the motion. Ms. Cardenas asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 74 in the official transcript.

**Announcements**

Mr. Long and Board Members tentatively scheduled the next Board Meeting for January 16, 2024, at 10:30am.



**Adjournment**

Ms. Cardenas adjourned the meeting at 12:01 pm.

Respectfully submitted by \_\_\_\_\_  
Rebecca DeLeon, Corporate Secretary

## Tab 2

Presentation and Discussion by Meeder Public Funds (formerly  
Patterson & Associates), Investment Advisors.

## Tab 3

Presentation, Discussion and Possible Approval of a Resolution appointing hearing officers.

**RESOLUTION NO. 24-\_\_\_\_\_**

**RESOLUTION APPOINTING HEARING OFFICERS**

WHEREAS, the Texas State Affordable Housing Corporation (the “Corporation”) desires to appoint representatives to conduct any public hearings held by the Corporation, including any public hearing relating to the issuance of obligations to be issued by the Corporation (including any public hearings required by Section 147(f) of the Internal Revenue Code of 1986, as amended);

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

Section 1. Appointment of Hearing Officers. The President, the Executive Vice President and the Chief Financial Officer of the Corporation, the Secretary of the Board of Directors of the Corporation, the Corporation’s Director of Development Finance, the Corporation’s Director of Home Ownership Programs, the Corporation’s Manager of Development Finance and the Corporation’s Manager of Home Ownership Programs, as well as representatives of the Corporation’s Bond Counsel with respect to each bond program and the issuance of obligations associated therewith, are each hereby appointed to act individually as the Corporation’s Hearing Officers and to conduct any and all public hearings on behalf of the Corporation in connection with the issuance of single family mortgage revenue obligations, multifamily housing revenue obligations, including refundings of any of those obligations and any other matters that require the holding of a public hearing.

Section 2. Open Meeting. It is hereby officially found and determined that the meeting at which this resolution was adopted was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 3. Severability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. Repealer. All orders, resolutions and ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent of such inconsistency.

PASSED, APPROVED AND EFFECTIVE this January 16, 2024.

TEXAS STATE AFFORDABLE  
HOUSING CORPORATION

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary

## Tab 4

Presentation, Discussion, and Possible Approval of a Resolution approving a Texas Housing Impact Fund bridge loan to Anacua Village, Ltd. in an amount not to exceed \$2,000,000 for the Anacua Village project.

## 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 of the Corporation (the “Board”) convened on January 16, 2024, at the Corporation’s offices in Austin, Texas, and the roll was called of the duly constituted members of said Board, who are as follows:

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

2. The officers of the Corporation (who are not Board members) are as follows:

<u>Name</u>	<u>Office</u>
David Long	President
Janie Taylor	Executive Vice President
Melinda Smith	Chief Financial Officer and Treasurer
Rebecca DeLeon	Secretary
Cynthia Gonzales	Assistant Secretary

All Board members were present except \_\_\_\_\_, thus constituting a quorum. All of the officers of the Corporation were present at the meeting.

3. Whereupon, among other business, the following written resolution (the “Resolution”) bearing the following caption:

### **RESOLUTION NO. 24-\_\_**

#### **TEXAS STATE AFFORDABLE HOUSING CORPORATION**

**RESOLUTION APPROVING A TEXAS HOUSING IMPACT FUND BRIDGE  
LOAN TO ANACUA VILLAGE, LTD. IN AN AMOUNT NOT TO EXCEED  
\$2,000,000 FOR THE ANACUA VILLAGE PROJECT**

was duly introduced for the consideration of the Board and said caption was read in full. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion and request for comments, said motion prevailed and was carried by the following vote:

\_\_\_\_ AYES

\_\_\_\_ NOS

\_\_\_\_ ABSTENTIONS

4. That a true, full and correct copy of the Resolution adopted at the meeting described in the above is attached to this certificate; that the adoption of the Resolution will be duly recorded in the Board's minutes of the meeting; that the persons named above are the duly chosen, qualified and acting members of the Board and the officers of the Corporation as indicated; that each member 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 the Resolution would be introduced and considered for adoption at said meeting.

SIGNED this 16<sup>th</sup> day of January, 2024.

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Rebecca DeLeon, Secretary  
Texas State Affordable Housing Corporation

## **RESOLUTION NO. 24-\_\_**

### **TEXAS STATE AFFORDABLE HOUSING CORPORATION**

#### **RESOLUTION APPROVING A TEXAS HOUSING IMPACT FUND BRIDGE LOAN TO ANACUA VILLAGE, LTD. IN AN AMOUNT NOT TO EXCEED \$2,000,000 FOR THE ANACUA VILLAGE PROJECT**

WHEREAS, the Texas State Affordable Housing Corporation (the “Corporation”) has been duly created and organized pursuant to and in accordance with the provisions of Subchapter Y (Section 2306.551 et. seq.) of Chapter 2306, Texas Government Code, as amended, and other applicable provisions of Texas law (collectively, the “Act”); and

WHEREAS, under the Act, the Corporation is authorized to perform activities and services that the Corporation’s Board of Directors determines will promote the public health, safety, and welfare through the provision of adequate, safe, and sanitary housing primarily for individuals and families of low, very low, and extremely low income, and such activities and services shall include engaging in lending transactions; and

WHEREAS, said activities and services include those permitted to be funded by the Texas Housing Impact Fund (“THIF”), a fund established and maintained by the Corporation, which include the provision of bridge loans for affordable multifamily rental housing satisfying the requirements of the Corporation’s THIF Policy and Guidelines; and

WHEREAS, the Board of Directors has reviewed and discussed a staff proposal (approved by the Loan Committee of the Corporation) to make THIF funds available as a third lien bridge loan to Anacua Village, Ltd. (“Anacua Village”) in the maximum principal amount of \$2,000,000 (the “Bridge Loan”), with the loan proceeds to be used by Anacua Village, together with other available funds, to finance the development and construction of a 100-unit mixed-income multifamily project in Mission, Texas as set forth in the project summary attached to the Board’s January agenda targeted as follows: 59 units will be set-aside for households earning 60% or less than the area median income (AMI), 17 units will be set-aside for households earning 50% or less than AMI, 9 units will be set-aside for households earning less than 30% AMI, and 15 units will be market rate; and

WHEREAS, after due discussion and consideration, the Board of Directors of the Corporation has determined to approve the Bridge Loan for the purposes described above.

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

Section 1. Approval of Bridge Loan and Related Matters. The Board of Directors approves the Bridge Loan by the Corporation to Anacua Village, Ltd. in the maximum principal amount of \$2,000,000, the proceeds of which are to be used by Anacua Village, Ltd., together with other available funds, to finance the development and construction of a 100-unit mixed-income multifamily project in Mission, Texas.



The Board has determined that a bridge loan for affordable multifamily rental housing is a suitable purpose under the THIF Policy and Guidelines and such purpose is approved by the Board of Directors.

The Board authorizes the President and the Executive Vice President to approve, in consultation with counsel, the form and substance of all necessary documents relating to the Bridge Loan, including but not limited to a promissory note, loan agreement, restrictive covenants, and related security documents (collectively, the “Transaction Documents”).

Section 2. Execution and Delivery of Transaction Documents. The President and the Executive Vice President are each, in the name and on behalf of the Corporation, authorized to execute and deliver the Transaction Documents to which the Corporation is a party.

Section 3. Execution and Delivery of Ancillary Documents; Taking of Ancillary Actions. The President and the Executive Vice President are each, in the name and on behalf of the Corporation, authorized by the Board of Directors, at any time before or after the execution and delivery of the Transaction Documents, in consultation with counsel, to (i) execute, acknowledge and deliver any and all such orders, directions, certificates, agreements, documents, instruments, amendments and other papers or items (collectively, “Ancillary Documents”), and (ii) do or cause to be done any and all such acts and things (collectively, “Ancillary Actions”), which such officer deems necessary or desirable in connection to consummate the transactions contemplated by the Transaction Documents, or to otherwise fulfill the purposes of this resolution.

Section 4. Ratification of Prior Actions. All actions taken prior to the date of this Resolution by any officer of the Corporation in the name and on behalf of the Corporation, with respect to any of the matters and transactions described above, are ratified, confirmed and approved by the Board of Directors.

Section 5. Conflicting Prior Actions. Any order, resolution, approval or any action of the Board of Directors in conflict with this Resolution is hereby repealed to the extent of any such conflict.

Section 6. Severability. Any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 7. Effective Date. This Resolution shall be in full force and effect from and upon its adoption.

*[Remainder of Page Intentionally Left Blank]*

APPROVED AND EFFECTIVE this 16<sup>th</sup> day of January, 2024.

TEXAS STATE AFFORDABLE HOUSING  
CORPORATION

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William H. Dietz, Chairperson

ATTEST:

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Rebecca DeLeon, Secretary  
Texas State Affordable Housing Corporation

# Texas State Affordable Housing Corporation

## Texas Housing Impact Fund Loan Recommendation

### **Agenda:**

Presentation, discussion, and possible approval of a resolution approving a Texas Housing Impact Fund bridge loan to Anacua Village, Ltd. in an amount not to exceed \$2,000,000 for the Anacua Village project.

### **Summary:**

Staff received an application from Anacua Village, Ltd. (Borrower) in December of 2023 requesting up to \$2,000,000 in construction financing for the Anacua Village - a proposed 100-unit multifamily project in Mission.



906 E 8<sup>th</sup> Street Mission, Texas

### **Public Benefit:**

TSAHC's loan will help finance the development of a 100-unit mixed-income multifamily community in south Texas with primary financing through the 9% LIHTC program. The proposed development will consist of a mix of one-, two-, and three-bedroom units serving families. Of the 100 units, 59 units will be set-aside for households earning 60% or less than the area median income (AMI), 17 units will be set-aside for households earning 50% or less than AMI, nine units will be set-aside for households earning 30% or less than AMI, and 15 units will be market rate units. The project is in partnership with the Housing Authority of the City of Mission.

### **Financial Summary:**

The total projected development budget for Anacua Village is \$22.1 million, or approximately \$221,000, per unit. This includes \$350,000 for demolition costs, \$16 million for construction, \$2.5 million in financing and soft costs, \$2.7 million in developer fees, and \$500,000 for marketing and reserves. Property costs are minimal since the land is being leased from the Housing Authority and the project benefits from a 100% property tax exemption.

The project financing includes \$16.4 million in equity from 9% housing tax credits, \$4.4 million in permanent debt through Regions Bank and approximately \$1.4 million in deferred developer fee.

TSAHC's loan will be used for construction, excluding demolition costs. The loan is anticipated to be in third lien position behind the primary permanent lender and the primary construction lender - second lien position. The borrower requests a two- and half-year term with interest only payments. TSAHC will be repaid at the permanent loan closing after construction completion. The project loan is eligible for Capital Magnet Funds based on site location and because it is reserving more than 20% of total units for households earning less than 50% AMI.

### **Market Conditions:**

Anacua Village is located near downtown Mission and is less than two miles from Pearson Elementary School, several retail and grocery store options, the Mission Food Pantry, Mayberry Pool and Catholic Veterans Park. Currently, this site consists of eighty units of public housing originally constructed in the 1950s. The underground infrastructure needs replacement and the buildings are in poor repair. The existing housing will be demolished and reconstructed on a portion of the original site as a new construction LIHTC development. Twenty-five of the public housing units will be transferred to the new site, as a condition of the 9% LIHTC award under the at-risk set-aside.

# Texas State Affordable Housing Corporation

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## Texas Housing Impact Fund Loan Recommendation

Anacua Village has the full support of the City of Mission and the community at large. In fact, the City Council passed a resolution of support as part of the project's Housing Tax Credit application. City Council also passed a resolution formalizing their downtown improvement area into a Concerted Revitalization Plan (CRP) area, such that the Development would qualify for CRP points as part of the Housing Tax Credit application.

### **Borrower Summary:**

The ownership entity is Anacua Village, Ltd of which the Brownstone Group is part of the general partnership and is Co-developer and Co-guarantor in partnership with the Housing Authority of the City of Mission.

The Brownstone Group is a leading multi-family construction, development, and property management company headquartered in Houston with offices in San Antonio; Laredo; Monroe, Louisiana; and Melbourne, Florida. Since 2005, the Company has contracted and developed over \$2.25 billion in residential developments throughout Texas and the Southeast, consisting of over 18,530 units in 115 properties. They have developed 14 properties (1,532 units) in partnership with housing authorities, including properties in Laredo and the Rio Grande Valley. Brownstone's most recent TDHCA Previous Participation report was provided to staff and referenced a favorable compliance review including a Category 1 designation.

Established in 1942, the Housing Authority's mission is to provide subsidized rental housing for low-income families and provide assistance programs including City and School pilot initiatives and housing repair services. Specific to its housing portfolio, the Housing Authority maintains a Low-Rent Housing Program that includes 270 units and a Section 8-Voucher Housing Program serving 749 households. The average family housing expenditure (per month) is less than \$300.

### **Recommendation:**

Staff recommends that the Board approve the resolution authorizing a Texas Housing Impact Fund bridge loan to Anacua, Ltd in an amount not to exceed \$2,000,000 for the Anacua Village project. Additional terms and conditions, recommended by Loan Committee, will be provided by staff during their presentation.

*Recommendations:*

Loan Committee is recommending the approval of a bridge loan in an amount not to exceed \$2,000,000 for the Anacua Village, a 100-unit affordable new construction rental project to be located in Mission Texas, subject to the following conditions:

- Interest rate of 4.25% per annum for a 30-month term;
- Monthly payments of interest only to be made during the term of the loan;
- TSAHC will collect a commitment fee of \$20,000 on the date of closing;
- Loan closing will be conditioned upon receipt of final financing commitment letters/term sheets from other construction and perm lenders referenced in the loan application;
- Closing of the TSAHC loan must occur simultaneously with other construction and permanent financing sources noted in the loan application. TSAHC must approve of any subordination or parity agreements;
- TSAHC loan funds cannot be applied to demolition costs, per CMF requirements; and
- Approval and funding are conditioned on a satisfactory financial review.

## Anacua Village - MF Underwriting - Project Summary

### Project Summary

Applicant Anacua Village, Ltd.  
 Project Name Anacua Village

### Location

Address 906 E 8th Street City Mission  
 County: Hidalgo State Texas 78572  
 Census Tract: 48215020403

### Loan Request

Loan Amount: \$ 2,000,000.00 Loan Type: Construction  
 Loan Term: 2.5 years Amort: 0

### Perm Funding Sources

	Amount	% of Total
Perm Loan	\$ 4,350,000	19.64%
HTC Equity	\$ 16,398,360	74.05%
Deferred Dev Fee	\$ 1,397,620	6.31%
0	\$ -	0.00%
0	\$ -	0.00%
0	\$ -	0.00%
0	\$ -	0.00%
<b>Totals</b>	<b>\$ 22,145,980</b>	<b>100%</b>

\* not included in total

### Market Summary

	City	County	State	Census Tract
Population:	85,778	870,781	29,145,505	4,712
Median Age:	33	30	35	36
Diversity Index:	20	14	-	13
% Hispanic:	89%	92%	39%	94%
% Persons with Disability:	14%	13%	11%	26%
% Households that Rent:	29%	32%	38%	46%
Median Rents:	831	799	1,146	632
% Renters Who are Cost Burdened:	44%	45%	45%	56%
Median Home Price:	\$ 127,300	\$ 94,600	\$ 202,600	\$ 63,600
Median Household Income:	\$ 53,067	\$ 44,666	\$ 67,321	\$ 31,623
Unemployment:	5.98%	6.50%	3.90%	0.00%
Persons w/o Insurance:	30%	31%	18%	33%
Medically Underserved Area:	-	-	-	NA
% Attending Public Schools:	98%	98%	92%	100%
Graduation Rate (Missoin CISD):	90%			
CRA Eligible Census Tract:	N/A			
# of LI Projects and Units:	6	218		

## Anacua Village - MF Underwriting - Summary Sources and Uses

### Summary of Sources and Uses

Applicant Anacua Village, Ltd.  
 Project Name Anacua Village  
 Number of Units 100

Sources	Amount	Amount Per Unit	Percentage of Total
Perm Loan	\$ 4,350,000	\$ 43,500	20%
HTC Equity	\$ 16,398,360	\$ 163,984	74%
Deferred Dev Fee	\$ 1,397,620	\$ 13,976	6%
<b>Total Sources</b>	\$ 22,145,980	\$ 221,459.80	100%

Uses			
Acquisition		\$ -	0%
Off-Site Construction/Demolition	\$ 350,000	\$ 3,500.00	2%
On-Site Work	\$ 1,645,000	\$ 16,450.00	7%
Site Amenities	\$ -	\$ -	0%
Building Costs	\$ 11,687,927	\$ 116,879.27	53%
Other Const/Contingency/Contractor Fees	\$ 2,730,538	\$ 27,305.38	12%
Soft Costs	\$ 1,014,604	\$ 10,146.04	5%
Financing Costs	\$ 1,485,830	\$ 14,858.30	7%
Developer Fees	\$ 2,659,551	\$ 26,595.51	12%
Marketing & Reserve Accounts	\$ 572,531	\$ 5,725.31	3%
<b>Total Uses</b>	\$ 22,145,981	\$ 221,459.81	100%

(Gap) / Reserve	\$ (1)
Percent of Developer Fee Deferred	52.55%

# Anacua Village - MF Underwriting - Operating Proforma

## Operating Proforma

Applicant Anacua Village, Ltd.  
Project Name Anacua Village

Total Units: 100 Min. Set Aside Election: 20% @ 50% AMI  
Min. Afford. Units: 40 % Affordable: 85%  
Afford. Units: 85 Accessible Unit Min. 5

### Residential Income

Unit Type	Unit Sq. Ft.	Net Sq. Ft.	# units	Rent	Mo. Income	Inflator	Rent Limiter
30% -1br	671	2,013	3	\$ 140	\$ 420	1.02	30% AMI PH
50% -1br	671	2,013	3	\$ 140	\$ 420	1.02	50% AMI PH
50% -1br	671	671	1	\$ 601	\$ 601	1.02	50% AMI
60% -1br	671	8,723	13	\$ 736	\$ 9,568	1.02	60% AMI
MKT -1br	671	2,013	3	\$ 945	\$ 2,835	1.02	MKT
30% -2br	975	4,875	5	\$ 165	\$ 825	1.02	30% AMI PH
50% -2br	975	8,775	9	\$ 165	\$ 1,485	1.02	50% AMI PH
60% -2br	975	30,225	31	\$ 875	\$ 27,125	1.02	60% AMI
MKT -2br	975	7,800	8	\$ 1,045	\$ 8,360	1.02	MKT
30% -3br	1247	1,247	1	\$ 190	\$ 190	1.02	30% AMI PH
50% -3br	1247	4,988	4	\$ 190	\$ 760	1.02	50% AMI PH
60% -3br	1247	18,705	15	\$ 1,005	\$ 15,075	1.02	60% AMI
MKT -3br	1247	4,988	4	\$ 1,145	\$ 4,580	1.02	MKT
Subtotals:				97,036	100	\$ 72,244	

Other income:	Late Fees	\$ 12.88	\$ 1,288	1.02
	Op Sub for 25 PH	\$ 195.97	\$ 4,899	1.02

Potential gross income

Residential vacancy loss	7.50%
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Effective Gross Residential Income

Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
\$ 5,040	\$ 5,141	\$ 5,244	\$ 5,348	\$ 5,455	\$ 6,023	\$ 6,650
\$ 5,040	\$ 5,141	\$ 5,244	\$ 5,348	\$ 5,455	\$ 6,023	\$ 6,650
\$ 7,212	\$ 7,356	\$ 7,503	\$ 7,653	\$ 7,807	\$ 8,619	\$ 9,516
\$ 114,816	\$ 117,112	\$ 119,455	\$ 121,844	\$ 124,281	\$ 137,216	\$ 151,497
\$ 34,020	\$ 34,700	\$ 35,394	\$ 36,102	\$ 36,824	\$ 40,657	\$ 44,889
\$ 9,900	\$ 10,098	\$ 10,300	\$ 10,506	\$ 10,716	\$ 11,831	\$ 13,063
\$ 17,820	\$ 18,176	\$ 18,540	\$ 18,911	\$ 19,289	\$ 21,297	\$ 23,513
\$ 325,500	\$ 332,010	\$ 338,650	\$ 345,423	\$ 352,332	\$ 389,003	\$ 429,490
\$ 100,320	\$ 102,326	\$ 104,373	\$ 106,460	\$ 108,590	\$ 119,892	\$ 132,370
\$ 2,280	\$ 2,326	\$ 2,372	\$ 2,420	\$ 2,468	\$ 2,725	\$ 3,008
\$ 9,120	\$ 9,302	\$ 9,488	\$ 9,678	\$ 9,872	\$ 10,899	\$ 12,034
\$ 180,900	\$ 184,518	\$ 188,208	\$ 191,973	\$ 195,812	\$ 216,192	\$ 238,694
\$ 54,960	\$ 56,059	\$ 57,180	\$ 58,324	\$ 59,490	\$ 65,682	\$ 72,519
\$ 866,928.00	\$ 884,266.56	\$ 901,951.89	\$ 919,990.93	\$ 938,390.75	\$ 1,036,059.21	\$ 1,143,893.09
\$ 15,456.00	\$ 15,765	\$ 16,080	\$ 16,402	\$ 16,730	\$ 18,471	\$ 20,394
\$ 58,791.00	\$ 59,966.82	\$ 61,166.16	\$ 62,389.48	\$ 63,637.27	\$ 64,910.01	\$ 66,208.21
\$ 941,175	\$ 959,999	\$ 979,198	\$ 998,782	\$ 1,018,758	\$ 1,119,441	\$ 1,230,495
\$ (65,020)	\$ (66,320)	\$ (67,646)	\$ (68,999)	\$ (70,379)	\$ (77,704)	\$ (85,792)
\$ 876,155	\$ 893,679	\$ 911,552	\$ 929,783	\$ 948,379	\$ 1,041,736	\$ 1,144,703

### Operating Expenses

Expenses	TSAHC est.	Borrower Yr 1	% EGI	Variance	Per Unit	Inflator	
General & Administrative	\$ 40,700	\$ 44,050	5.03	8%	\$ 441	1.03	
Management Fee	\$ 35,400	\$ 44,025	5.02	24%	\$ 440	1.03	
Payroll and Related	\$ 120,500	\$ 123,812	14.13	3%	\$ 1,238	1.03	
Maintenance & Repair	\$ 54,100	\$ 59,000	6.73	9%	\$ 590	1.03	
Utilities	\$ 77,600	\$ 47,760	5.45	-38%	\$ 478	1.03	
Insurance	\$ 63,600	\$ 85,000	9.70	34%	\$ 850	1.03	
Tax Exempt	\$ -	\$ -	0.00	#DIV/0!	\$ -	1.03	
Operating Debt Service Reserves			0.00	#DIV/0!	\$ -	1.03	
Replacement reserves	\$ 25,000	\$ 30,000	3.42	20%	\$ 300	1.03	
HTC/HOME Compliance Fees	\$ 7,500	\$ 7,500	0.86	n/a	\$ 40	1.03	
TSAHC Compliance Fees			0.00	#DIV/0!	\$ 45	1.03	
Other (specify):	Ground Lease	\$ 100	\$ 100	0.01	0	\$ 1	1.03
Total Operating Expenses	\$ 424,500	\$ 441,247		4%	\$ 4,422.47		
			state avg		\$ 4,672.00	per unit	

\$ 44,050	\$ 45,372	\$ 46,733	\$ 48,135	\$ 49,579	\$ 57,475	\$ 66,630
\$ 44,025	\$ 45,346	\$ 46,706	\$ 48,107	\$ 49,551	\$ 57,443	\$ 66,592
\$ 123,812	\$ 127,526	\$ 131,352	\$ 135,293	\$ 139,351	\$ 161,547	\$ 187,277
\$ 59,000	\$ 60,770	\$ 62,593	\$ 64,471	\$ 66,405	\$ 76,982	\$ 89,243
\$ 47,760	\$ 49,193	\$ 50,669	\$ 52,189	\$ 53,754	\$ 62,316	\$ 72,241
\$ 85,000	\$ 87,550	\$ 90,177	\$ 92,882	\$ 95,668	\$ 110,906	\$ 128,570
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 30,000	\$ 30,900	\$ 31,827	\$ 32,782	\$ 33,765	\$ 39,143	\$ 45,378
\$ 7,500	\$ 7,725	\$ 7,957	\$ 8,195	\$ 8,441	\$ 9,786	\$ 11,344
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 100	\$ 103	\$ 106	\$ 109	\$ 113	\$ 130	\$ 151
\$ 441,247	\$ 454,484	\$ 468,119	\$ 482,163	\$ 496,627	\$ 575,727	\$ 667,426
\$ 4,412	\$ 4,545	\$ 4,681	\$ 4,822	\$ 4,966	\$ 5,757	\$ 6,674



Anacua Village - MF Underwriting - Operating Proforma

Operating Expenses as a percentage of Effective Gross Income

50.4%	50.9%	51.4%	51.9%	52.4%	55.3%	58.3%
\$ 434,908	\$ 439,194	\$ 443,433	\$ 447,621	\$ 451,751	\$ 466,009	\$ 477,278

NET OPERATING INCOME

## Anacua Village - MF Underwriting - Operating Proforma

### NET OPERATING INCOME

\$	434,908	\$	439,194	\$	443,433	\$	447,621	\$	451,751	\$	466,009	\$	477,278
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### PRIMARY DEBT SERVICE

	Principal	Rate	Amort	Term
Perm Loan	\$ 4,350,000	7.75%	35	18
Total Primary Debt	\$ 4,350,000			

Net Cashflow After Primary Debt

DSCR Primary Debt

Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
\$ 361,316	\$ 361,316	\$ 361,316	\$ 361,316	\$ 361,316	\$ 361,316	\$ 361,316
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 361,316	\$ 361,316	\$ 361,316	\$ 361,316	\$ 361,316	\$ 361,316	\$ 361,316

\$ 73,593	\$ 77,878	\$ 82,117	\$ 86,305	\$ 90,436	\$ 104,693	\$ 115,962
1.20	1.22	1.23	1.24	1.25	1.29	1.32

### SOFT SUBORDINATE DEBT & EQUITY

HTC Equity	\$ 16,398,360	0.00%		
Deferred Dev Fee	\$ 1,397,620	0.00%		
Total Secondary Debt	\$ 17,795,980			

Net Cash Flow of Secondary Debts

\$ 73,593	\$ 77,878	\$ 82,117	\$ 86,305	\$ 90,436	\$ 104,693	\$ 115,962