

T E X A S
State Affordable Housing Corporation

April Board Meeting

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

Tuesday, April 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**

**April 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, President

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 March 19, 2024. |
| Tab 2 | Presentation, discussion and possible approval of a resolution approving a Texas Housing Impact Fund loan to National Church Residences (NCR) or an affiliate, in an amount not to exceed \$760,000 for the refinance of Live Oak Village, a 76-unit multi-family community in Aransas Pass, Texas. |
| Tab 3 | Presentation, Discussion and Possible Approval of the 2024 Texas Foundations Fund Guidelines. |
| Tab 4 | Presentation, Discussion of Texas State Affordable Housing Corporation’s Mission, Vision, and Value Statements. |

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.

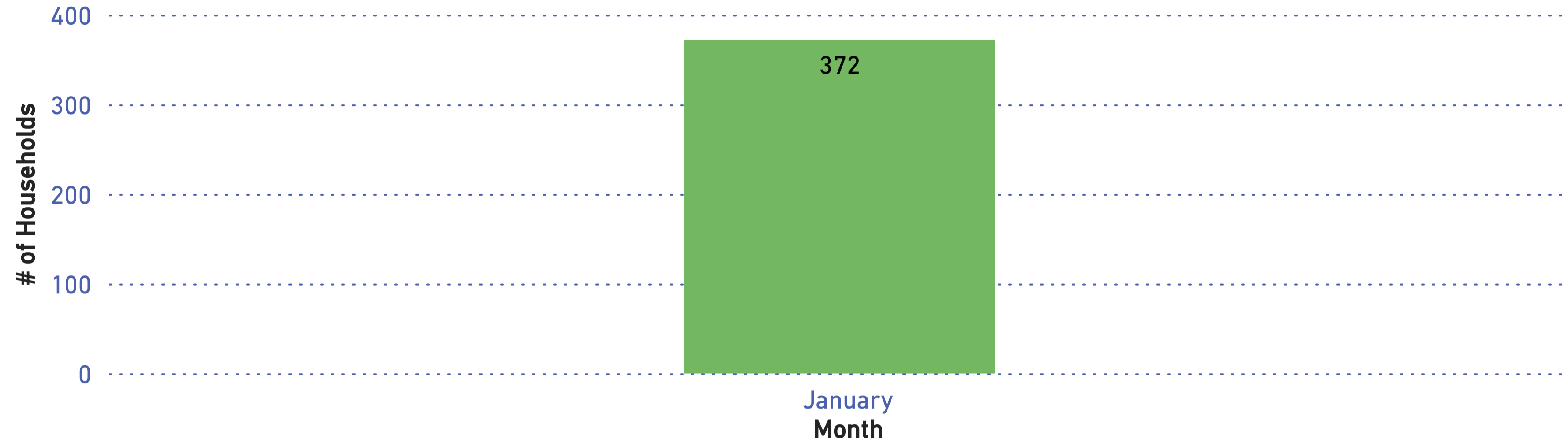
Section 46.035 of the Texas Penal Code prohibits handgun licensees from carrying their handguns at government meetings such as this one. This prohibition applies to both concealed carry and open carry by handgun licensees. Handgun licensees are required by law to refrain from carrying their handguns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

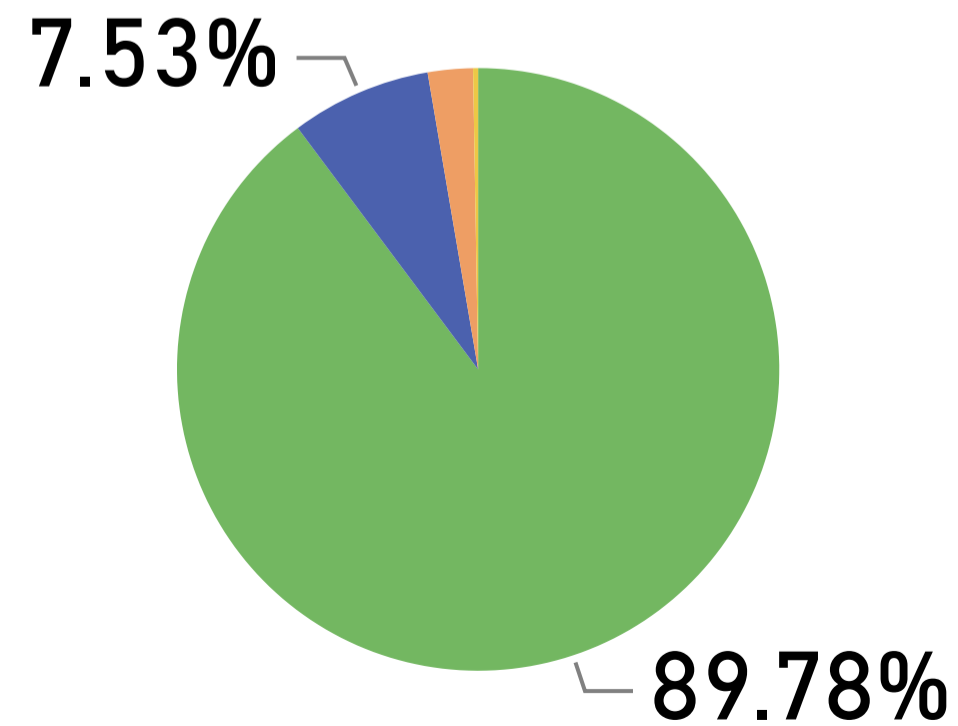
Tab A
Homeownership Finance Report

of Households by Month



Loan Type

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



82.71K

Average Annual Income

242K

Average of Loan Amount

7.58%

Average Interest Rate

698

Average Credit Score

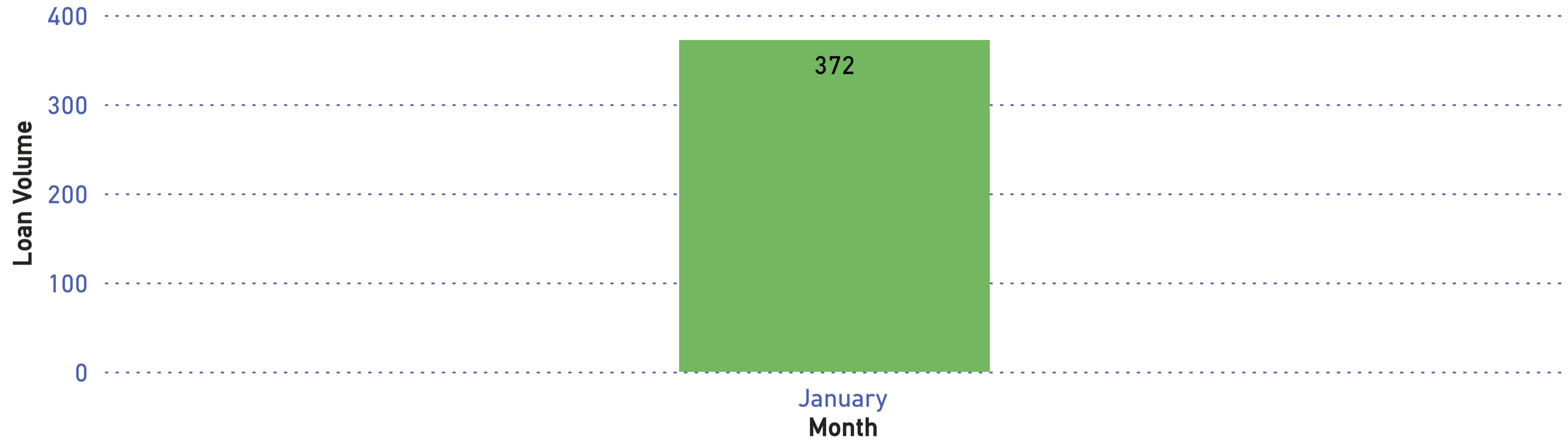
372

Households Served

2

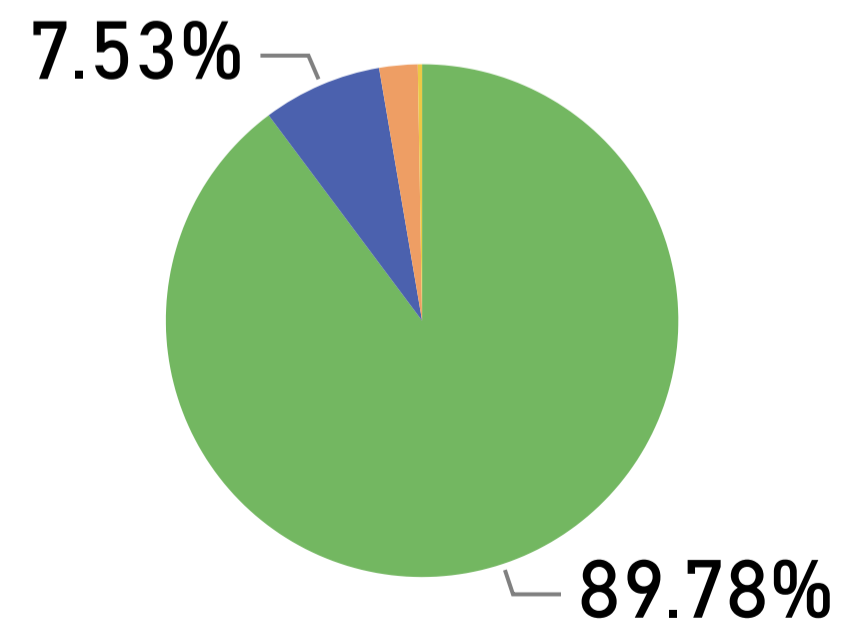
Average Household Size

Loan Volume by Month



Loan Type

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



\$8,308
Average DPA Awarded

\$3,090,735
Total DPA Awarded

82.71K

Average Annual Income

242K

Average Loan Amount

90M

Total Loan Volume

370

Households Served

7.58%

Average Interest Rate

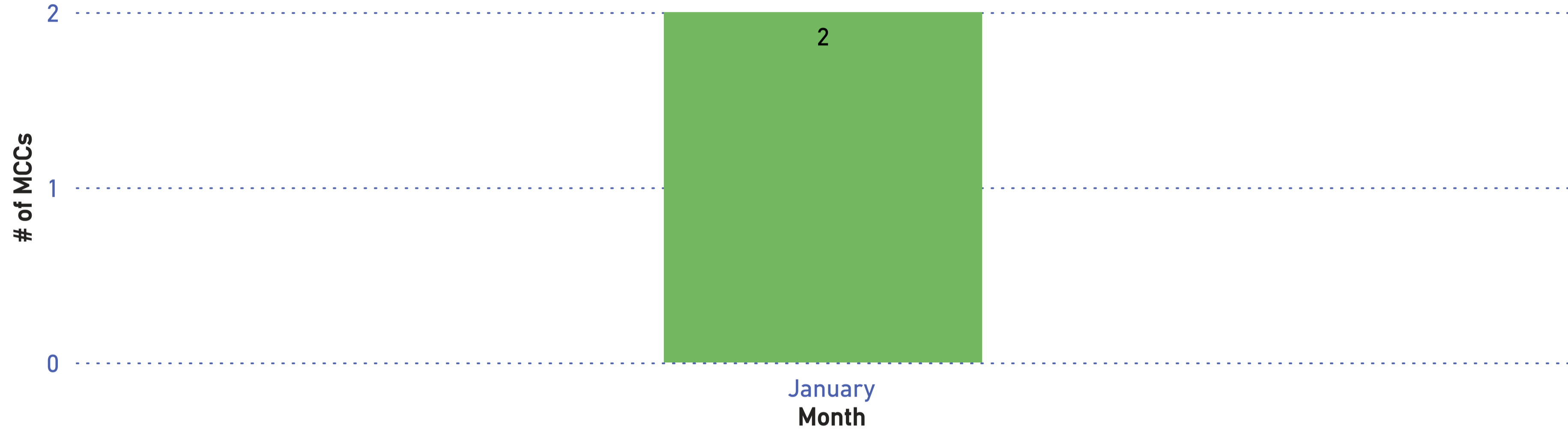
698

Average Credit Score

2

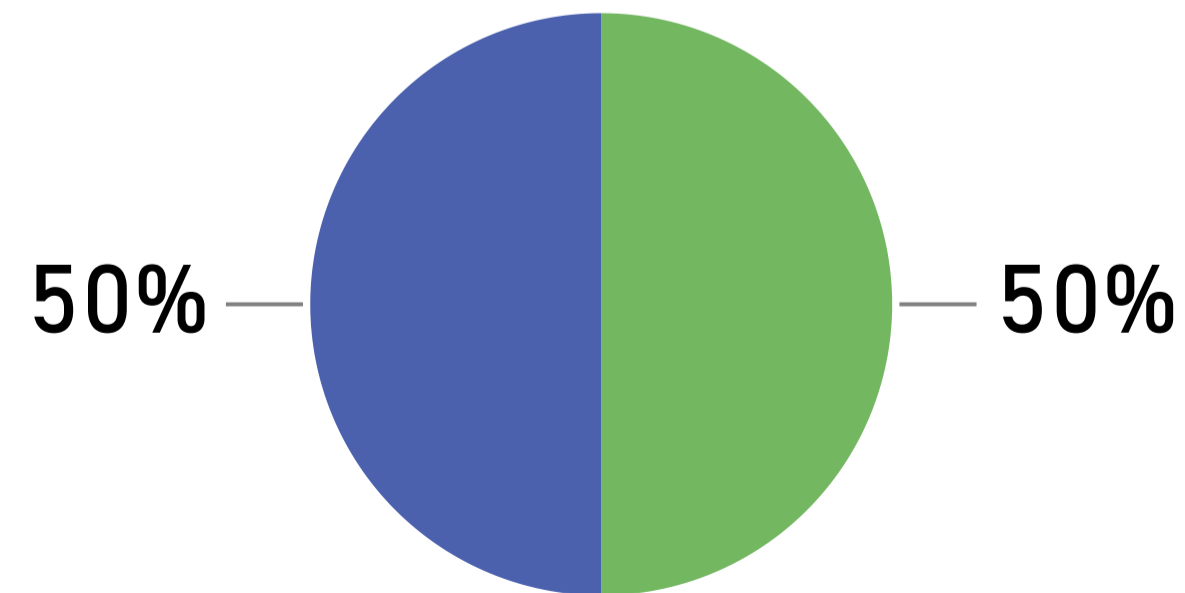
Average Household Size

of MCCs by Month



Loan Type

- Conv. - Purch.
- FHA - Purchase



68.76K

Average Annual Income

209K

Average of Loan Amount

7.10%

Average Interest Rate

666

Average Credit Score

2

Issued MCCs

3

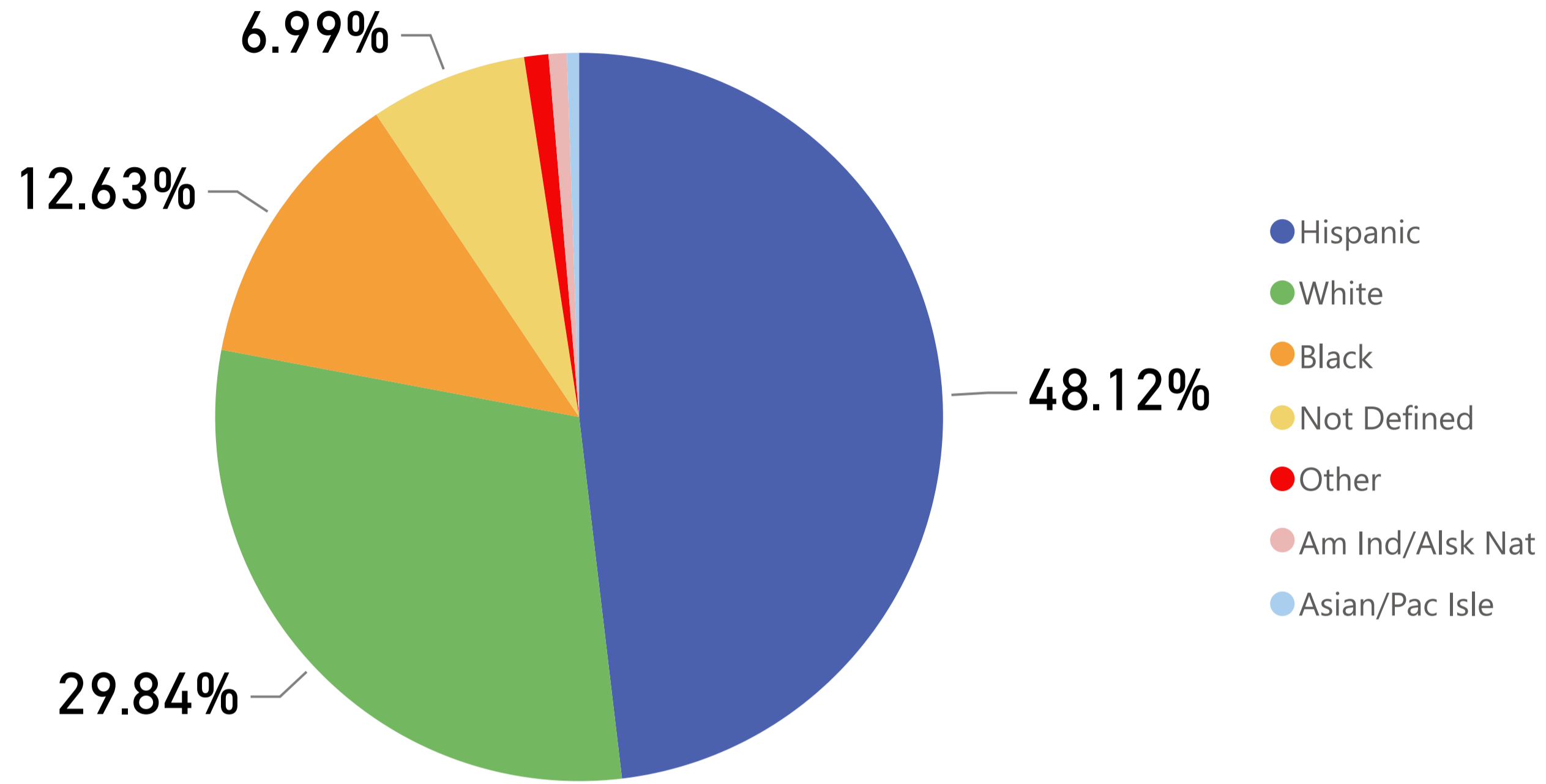
Average Household Size

Professions

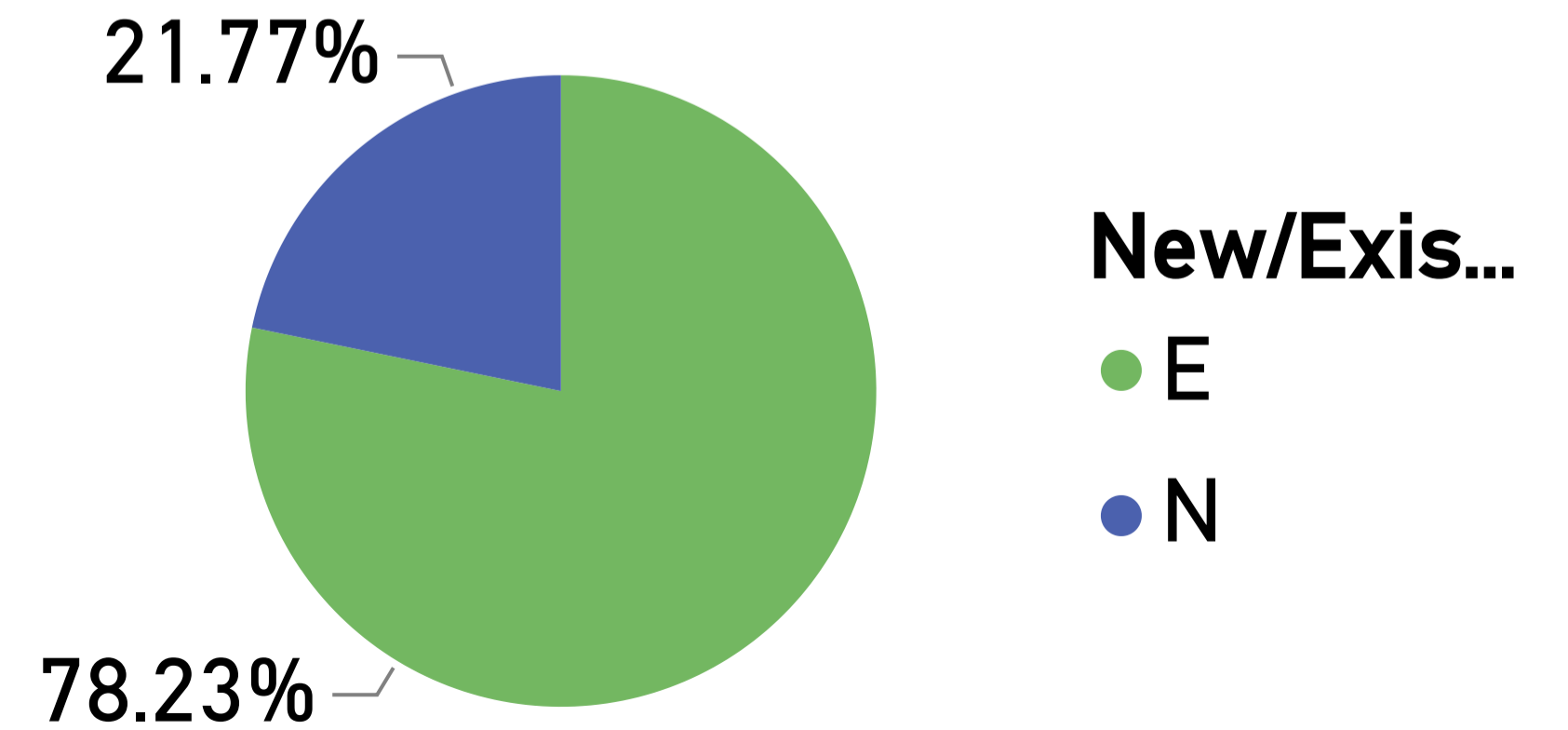
Occupation % of Total

Occupation	% of Total
Other	87.28%
Teacher	6.12%
Prof Nurse Fac	2.04%
Peace Officer	0.89%
Fire Fighter	0.78%
Allied Hlth Fac	0.75%
Active Military	0.59%
Veteran	0.58%
County Jailer	0.47%
Public Sec Off	0.29%
Teacher Aide	0.21%
Total	100.00%

Household Ethnicity



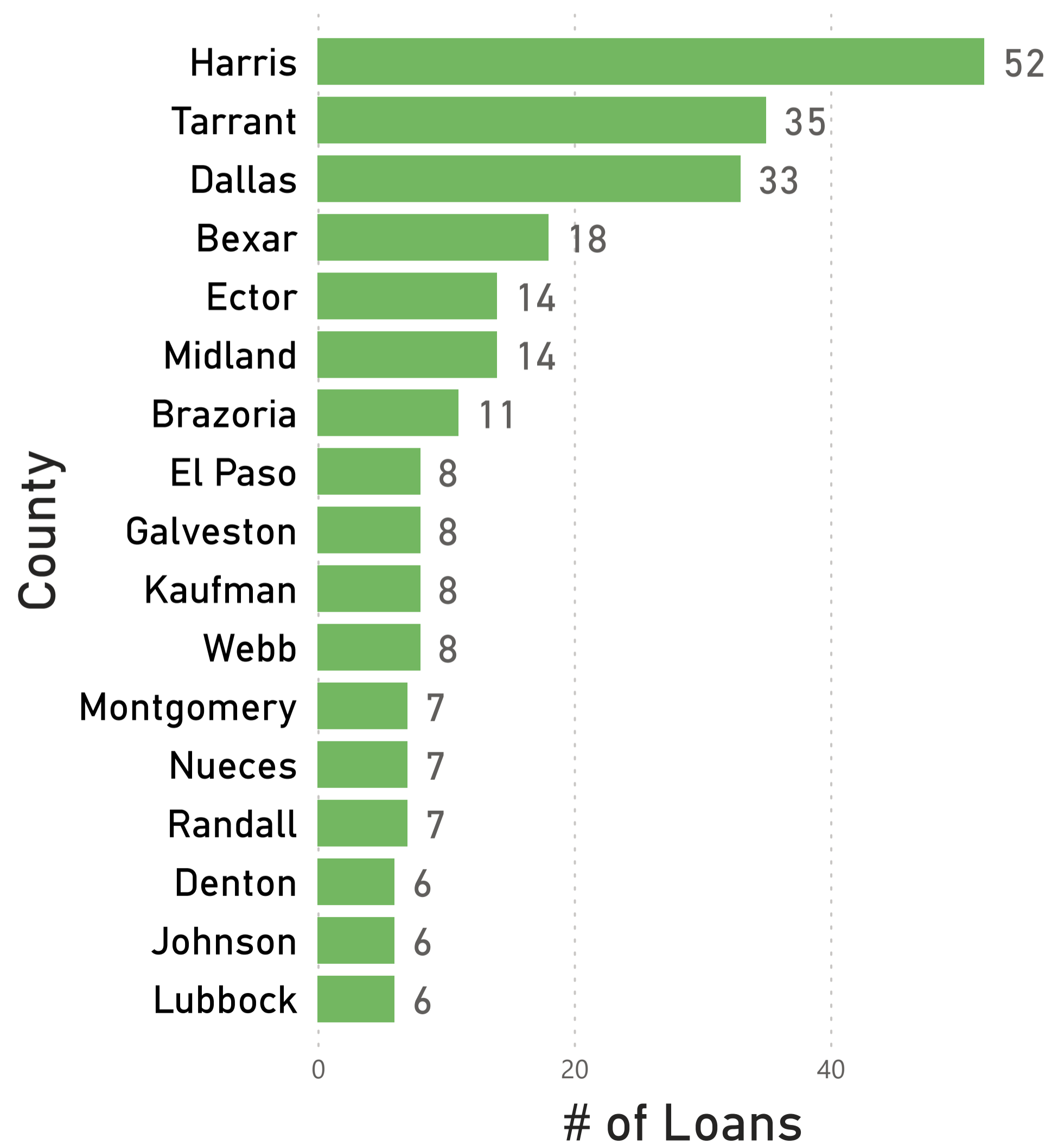
New/Existing Home



Top Lenders

Top Lenders	# of Loans
Everett Financial, dba Supreme Lending	40
Fairway Independent Mortgage Corporation	23
Cardinal Financial Company	15
Mortgage Financial Services, LLC	15
Guaranteed Rate	14
CMG Mortgage, Inc. dba CMG Financial	13
Gateway Mortgage, a division of Gateway	13
Cornerstone Home Lending	12
Highlands Residential Mortgage	11
PrimeLending	11
SFMC, LP dba Service First Mortgage Comp	10
AMERICAN PORTFOLIO MORTGAGE CORP.	9
Guild Mortgage Company LLC	9
Waterstone Mortgage Corporation	9
Crosscountry Mortgage, LLC	8
DHI Mortgage Company, Ltd.	8
Right Start Mortgage, Inc.	8
T2 Financial dba Revolution Mortgage	8
Interlinc Mortgage Services, LLC	7
Total	243

Top Originating Counties



Tab B
Development Finance Report

Texas State Affordable Housing Corporation

Development Finance Programs Report
April 2024

Affordable Communities of Texas Program (ACT)

The ACT program continues to monitor a lot of construction activity. Construction at Juniper Creek (Austin) is approximately 20% complete. Recent construction activity includes retainage walls, elevator preparation, and the addition of structural steel on the upper levels of Building 2.

The Park on 14th (Plano) is approximately 23% complete. Site paving is done, and site utilities remain in progress. Although recent weather conditions have caused some delays, the general contractor is expecting to start framing by mid-April.

Construction on three homes at the Mesquite Wood Subdivision (Harlingen) is nearing completion with certificates of occupancy and final draws anticipated by early April.

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

Program	Portfolio as of March 1, 2024	Transferred	Sold	Portfolio as of April 1, 2024	Current Portfolio Value
ACT Land Bank	36			36	\$2,083,055.60
ACT Land Trust	2			2	\$3,400,000.00
Totals	38			38	\$5,483,055.60

Our current pipeline report:

- 8 properties listed for sale
- 7 homes under construction
- 0 properties leased to Local Partner
- 19 properties in predevelopment
- 1 properties searching for a Local Partner
- 2 multifamily properties under construction (172 units)
- 1 multifamily property in predevelopment

Texas Housing Impact Fund (THIF)

This month, staff will present a proposed loan for the Live Oak Village in Aransas Pass. The loan request is for up to \$750,000 to refinance existing debt. The project is owned and managed by National Church Residences and includes 76 multi-family rental units serving seniors. Live Oak Village is in a census tract that qualifies as both rural and economically distressed, per the U.S. Treasury's Capital Magnet Fund program. Additional materials and a resolution are included in the board book.

Legacy CDC's homeownership program remains busy. They recently sold 603 S. 14th St (Nederland) to an income eligible household. TSAHC acquired this property from the National Community Stabilization Trust's Claims Without Conveyance of Title (CWCOT) program in August 2023 and Legacy CDC acquired and financed the property with their TSAHC revolving line of credit.

Texas State Affordable Housing Corporation

Development Finance Programs Report

April 2024

Multifamily Bond Program

One of the original applications for private activity bonds (submitted October 2023), has withdrawn their application due to the timing of federal grant and financing applications. Therefore, TSAHC has re-opened its application cycle and is seeking a project that can utilize the remaining \$19.5 million in private activity bond volume cap available from our annual allocation.

Tab C

Quarterly Compliance and Residential Services
Reports

Quarterly Compliance Status for TSAHC

As of the 4th Quarter Ending December 31, 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	20.2%	22.8%	
75% of units at 80% AMI	77.4%	81.5%	
Total Affordable Units (75% Required)	77.4%	81.5%	
	DHI Woodside	Midland Leased Housing	
	Woodside Village (Palestine)	Ventura at Tradewinds	
40% of units at 60% AMI	98.9%	58.8%	
Total Affordable Units (40% Required)	98.9%	58.8%	
	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	78.4%		
78% of units at 80% AMI	78.4%		
Total Affordable Units (78% Required)	78.4%		
	Steele		
	Peoples El Shaddai (Dallas)	St James Manor (Dallas)	Brooks Manor (West Columbia)
5% of units at 30% AMI	19.0%	17.0%	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%	7%	
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	100.0%		
20% of units at 50% AMI	100.0%		
Total Affordable Units (40% Required)	100.0%		

Rainbow			
	Chaparral Village (Odessa)	Cove Village (Copperas Cove)	El Nido (El Paso)
100% of units at 60% AMI	100.0%	100.0%	100.0%
Total Affordable Units (100% Required)	100.0%	100.0%	100.0%
	Garden (Lubbock)	High Plains (Lubbock)	Jose Antonio Escajeda (El Paso)
100% of units at 60% AMI	100.0%	100.0%	100.0%
Total Affordable Units (100% Required)	100.0%	100.0%	100.0%
	Los Ebanos (Brownsville)	River Park (Lampasas)	Peppertree (Fort Worth)
100% of units at 60% AMI	100.0%	100.0%	100.0%
Total Affordable Units (100% Required)	100.0%	100.0%	100.0%
	Salem Village (Victoria)	Sierra Vista (El Paso)	Spring Terrace (Amarillo)
100% of units at 60% AMI	100.0%	100.0%	100%
Total Affordable Units (100% Required)	100.0%	100.0%	100.0%
	Win-Lin Village (Amarillo)		
100% of units at 60% AMI	100.0%		
Total Affordable Units (100% Required)	100.0%		
	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	95.4%	100.0%	
Total Affordable Units (40% Required)	95.4%	100.0%	N/A - New construction
	Involve Community Mgmt	Green Development Company	Dallas Leased Housing
	Fawn Ridge	Pine Terrace	Riverstation
40% of units at 60% AMI	87.5%	96.5%	100.0%
Total Affordable Units (40% Required)	87.5%	96.5%	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	51.9%		
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	40.0%		
Total Affordable Units (20% Required)	40.0%		
Notes:			

TSAHC - Quarterly Resident Services Summary				
As of the 4th Quarter Ending December 31, 2023				
DALCOR				
	Pine Club (Beaumont)	Ridgewood (Huntsville)	Saddlewood Club (Bryan)	
Number of Services Required	6	6	6	
Number of Services Provided	20	7	6	
	Tealwood Club (Wichita Falls)	Willowgreen (Houston)	Woodglen Park I & II (Dallas)	
Number of Services Required	6	6	6	
Number of Services Provided	6	11	22	
	AHA1	Cesar Chavez Foundation	GESC	
	AHA1 A1 Briarcliff Apartments (Austin)	Agulla Oaks (San Antonio)	Rita Blanca (Dalhart)	
Number of Services Required	5 consistently throughout year	6	5	
Number of Services Provided	5	12	8	
	Mary Lee Foundation	Texas Housing Foundation	Texas Housing Foundation	Texas Housing Foundation
	The Willows (Austin)	Gateway Northwest (Georgetown)	Palladium Glenn Heights (Dallas)	Palladium Midland (Midland)
Number of Services Required	5	6	6	6
Number of Services Provided	13	10	12	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	16	17	16	14
	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	28	6	18	16
	White Rock	EC Fawn Ridge	Apartment Las Palmas	EC Marshall LLC
	White Rock Apts	Fawn Ridge Apartments	Las Palmas Villas	Marshall Apartments
Number of Services Required	0	6	6	6
Number of Services Provided	20	11	27	9
	LPM Pine Terrace LP	Dallas Leased Housing Associates XI, LLP	LRC Shady Oaks Manor, LLC	Roers Boerne Apts Owner LLC
	Pine Terrace Apartments	Riverstation	Shady Oaks Manor	Bluff View (Boerne)
Number of Services Required	12	6	6	12
Number of Services Provided	12	6	6	N/A - New Construction
	W Daniels Townners 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	12	N/A - New Construction
	Rainbow Housing			
	Chaparral Village (Odessa)	Cove Village (Copperas Cove)	El Nido (El Paso)	Garden Apartments (Lubbock)
Number of Services Required	5	5	5	5
Number of Services Provided	19	20	16	21
	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	17	16	20	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	16	20	14	13
	Win-Lin Village (Amarillo)			
Number of Services Required	5			
Number of Services Provided	21			
Notes:				

October 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 pm - 6:00 pm	Cesar Chavez Foundation	12	10/31/2023	2
	On-site library	Library: Open Monday - Friday	Cesar Chavez Foundation	2	10/31/2023	1
	Parenting Class	Pumpkin Painting and Growth Mindsets class held 12:00 - 1:00 PM	Cesar Chavez Foundation	8	10/29/2023	1
AHA! At Briarcliff Apartments	Financial Literacy	Borrowing Basics: safe options for borrowing and what they cost	AHA	2	10/19/2023	1
Brooks Manor	Resident Service	Notary Free for residents during normal business hours	Community Manager	0	10/31/2023	1
	Food Service	Place of Grace Food Box Delivery	Place of Grace	34	10/12/2023	1
	Social Service	Social Networking Held weekly with various discussion topics such as	Community Manager	2	10/31/2023	1
	Heath Service	Walking club held weekly	Community Manager	0	10/31/2023	1
	Resident Service	Library Book Club held bi-weekly	Community Manager	0	10/31/2023	1
Chaparral Village	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	10/2/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	10/3/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	10/5/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	10/9/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	10/30/2023	1
	Direct Support	Food Assistance	Westminster Presbyterian Church, W	5	10/9/2023	1
Cove Village	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/9/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/5/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Health an	2	10/10/2023	1
	Direct Support	Food Assistance	Refuge Ministries, 5 Loaves & 2 Fish	1	10/10/2023	1
	Direct Support	Vocational Program	RHAC	1	10/10/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/3/2023	1
	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/2/2023	1
El Nido Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	10/2/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	10/3/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	10/5/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	10/9/2023	1
	Direct Support	ESL Program	RHAC	1	10/13/2023	1
Fawn Ridge Apartments	Food Drive	Food for the children in household	Driven Force	25	10/31/2023	1
	Food Drive	Food for children in household	Driven Force	22	10/10/2023	1
Garden Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	10/2/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	10/3/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	10/5/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	10/9/2023	1
	Direct Support	Food Assistance	Salvation Army, Lubbock Impact, Fir	1	10/13/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Utility He	1	10/13/2023	1
	Direct Support	Internet Assistance	TruConnect, Spectrum, Comcast, St	1	10/13/2023	1
Gateway Northwest	Personal Development	Book Club	Self	3	10/23/2023	1
	Financial Planning	Financial Skills/Bingo	Self	7	10/12/2023	1
	Food pantry	Food pantry open daily for all residents	Self	3	10/27/2023	1
High Plains Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/2/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/3/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/5/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/9/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/19/2023	1
	Direct Support	Medical Transportation	Texas Health and Human Services C	1	10/10/2023	1
Jose Antonio Escajeda Apartm	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	10/2/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	10/3/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	10/5/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	10/9/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	10/30/2023	1
Las Palmas Villa	Community Event	National Night Out 2pm-5pm	The Good Neighbor Program	10	10/3/2023	1
	Family Development	Daily Affirmations 1pm-3pm	The Good Neighbor Program	7	10/5/2023	1
	Adult Development	Computer Access/Training 3:30pm-5:00pm	The Good Neighbor Program	6	10/10/2023	1
	Community Garden	Newspaper Plant Pots 1pm-3pm	The Good Neighbor Program	7	10/12/2023	1
	Health & Screening Service	Glucose Test 1pm-3pm	The Good Neighbor Program	10	10/17/2023	1
	Program Coordination	Community Outreach 3pm-5pm	The Good Neighbor Program	7	10/19/2023	1
	Food Pantry	Food Assistance Program 1pm-3pm	The Good Neighbor Program	7	10/24/2023	1
	Partnership W/Local Law E	Holiday Safety 1pm-3pm	The Good Neighbor Program	6	10/26/2023	1
	Health Fair	Health Information Seminar 3pm-5pm	The Good Neighbor Program	6	10/26/2023	1
Los Ebanos Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	10/3/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	10/5/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	10/19/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	10/30/2023	1

October Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Marshall Apartments	Food Service	Covid-19 Community Food Program	Briana De'Deanae Murphy	11	10/16/2023	1
	Women's Health	The Source/Mobile Clinic	Erin Stibral Physician Asst.	0	10/13/2023	1
	Tutoring	Tutoring - every Monday	Jessica Post	4	10/2/2023	1
Palladium Glenn Heights	Business Center	Business Center open to Residents during Office Hours	Office Staff	3	10/1/2023	1
	Notary Service	Provided by Office for Legal document certification	Office Staff	1	10/1/2023	1
	Health Fair	Free Exams for primary Health Check	Office Staff/Black Health Association	5	10/1/2023	1
	Food Pantry	For Residents in need	Office	7	10/1/2023	1
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	Afterschool Feeding Program serving between 20-30 Children Monday	Peaches and Pears	25	10/31/2023	1
	Resident Service	Library and computer labs Open Monday - Friday during normal business hours	Community Manager	0	10/31/2023	1
	Children's service	Arts and Crafts afterschool	Community Manager	10	10/31/2023	1
	Children's Services	Library book club afterschool 2 days a week	Peaches and Pears	0	10/31/2023	1
Peppertree Acres Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	10/2/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	10/3/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	10/5/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	10/9/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	10/30/2023	1
Pine Club	Valet Trash Service	Provide free valet trash service to all residents.	Pine Club	232	10/1/2023	1
	Fax/Copy	Provide fax and copy service to all residents and applicants.	Pine Club	15	10/1/2023	1
	Notary	Free notary service available to all residents and applicants.	Adrienne Johnson	0	10/1/2023	1
	Food Pantry	Provide free food pantry to all resident during business hours.	Pine Club	0	10/1/2023	1
	Coffee Bar	Provide free coffee to all residents and applicants during business hours	Pine Club	20	10/1/2023	1
	After School Tutoring	Provide homework help and free hot meals to all children, under 18, after school	Pine Club	43	10/1/2023	2
Pine Terrace Apartments	Classes	Learn about Medicare Insurance	Titus Co Medical	12	10/5/2023	1
	Classes	Learn about Emergency Health Care	Titus Co Medical	15	10/16/2023	1
	Transportation	Arrange transportation for residents to medical appointments, shopping	TRAX	20	10/26/2023	1
	Notary	Notary services	management	0	10/1/2023	1
Pythian Manor	Food Service	Food pantry Box Delivery	North TX food bank	24	10/31/2023	1
	Health Service	Bingo and presentation by Oak Street health Primary Care Center	Oak Street health	10	10/19/2023	1
	Health Service	Medicare plan review and presentation	CareFree Ins. Services	2	10/16/2023	1
	Health Service	Halloween treats and insurance flyers proved by Aetna delivered to each resident	Aetna health	76	10/30/2023	1
Ridgewood	Valet Trash Service	Provide valet trash service to all residents.	Ridgewood West	232	10/1/2023	1
	Halloween Party	Pass out candy to all residents	Ridgewood West	15	10/31/2023	1
Rita Blanca	Hygiene Pantry	Hygiene -Door to door delivery of hygiene products.	Marti Harris	28	10/10/2023	1
	Library	Library - 2/3 Residents are allowed into library at a time to select a do	Marti Harris	2	10/16/2023	1
	Diaper Pantry	Diaper Pantry - Door to door delivery if diapers.	Marti Harris	4	10/23/2023	1
River Park Village	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/2/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/3/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/5/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/9/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/30/2023	1
Riverstation Apartments	Computer Lab Training	Computer Basics	GNP	0	10/18/2023	1
	After School Program	Homework Help	GNP	0	10/18/2023	1
	Neighborhood Development	Door to Door, Heart to Heart	GNP	0	10/19/2023	1
	English as a Second Language	Holiday Plans Activity	GNP	0	10/19/2023	1
	Diabetes Heart Disease Control	Living with Diabetes	GNP	0	10/20/2023	1
	After School Program	Homework Help	GNP	0	10/30/2023	1
Saddlewood Club	Valet Trash Service	Door to door trash pickup 3 times per week	Saddlewood Staff	232	10/1/2023	1
	Fax/Copy	Provide fax and copy service to all applicant and residents	Saddlewood Staff	0	10/2/2023	1
Saint James Manor	Children's services	Afterschool feeding program. Monday - Friday serving between 20-30	Peaches and Pears	25	10/31/2023	2
	Resident Service	Library Open During normal business hours	Community Manager	0	10/31/2023	1
	Children's service	Kids arts and Crafts	Community Manger	20	10/31/2023	1
	Children's Services	Library Book Club Afterschool M-F	Peaches and Pears	20	10/31/2023	1

October Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Salem Village	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	10/2/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	10/3/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	10/5/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	10/9/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	10/12/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	10/30/2023	1
	Children Services	Tutoring	Mid-Coast Family Services	8	10/2/2023	1
Sandpiper Cove	N/A	N/A - The community room is under construction				
Scharbauer Flats	Food Pantry	Food pantry availability	Good Neighbor Program	1	10/20/2023	1
	Health Fair	Health information seminar	Good Neighbor Program	0	10/23/2023	1
	Income Tax Preparation	Needed documents throughout the year	Good Neighbor Program	0	10/23/2023	1
	Partnership with Law Enforcement	Stronger together get together	Good Neighbor Program	0	10/30/2023	1
Shady Oaks	Food Drive	Free Bread	Tarrant County Food Bank	9	10/16/2023	1
	Resident Services	Medicare Q & A - Free Breakfast Seminar	Jana Shelton - Empower Brokerage	5	10/26/2023	1
Sierra Vista	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	10/2/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	10/12/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	10/19/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	10/30/2023	1
Spring Terrace	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/3/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/10/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/12/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/30/2023	1
Tealwood Club	N/A	Property did not offer services this month.				
The Willows	Resident Service	CM spoke with resident regarding legal concerns and provided	Mary Lee Foundation	1	10/2/2023	1
	Food Pantry	CM assisted residents with food from food pantry and assisted resident	Mary Lee Foundation	17	10/2/2023	1
	Resident Service	CM, went to the ATM for resident and purchased a money order for resident	Mary Lee Foundation	1	10/2/2023	1
	Community Resources	CM provide resident with a list of low income properties in the community	Mary Lee Foundation	1	10/4/2023	1
	Employment	CM spoke with resident about volunteer services and employment opportunities	Mary Lee Foundation	1	10/16/2023	1
Ventura at Tradewinds	Arts & Crafts	Scarecrow Decorating 10.09	PR Purpose	0	10/9/2023	1
	Neighborhood Development	Community Outreach 10.09	PR Purpose	0	10/9/2023	1
	Recreational Activity	Pinecone Garland 10.09	PR Purpose	0	10/9/2023	1
	Family Development	Family Fall bucket list 10.27	PR Purpose	0	10/27/2023	1
	Social Services	Health and Human Services	PR Purpose	0	10/18/2023	1
W. Leo Danials	N/A	Community room under rehab.				
Walnut Creek Apartments	Character Building	Making Fair Decisions - weekday character building	GNP	5	10/12/2023	1
	Drug Awareness Workshop	Alcohol Risks & Effects	GNP	3	10/7/2023	1
	Financial Planning/Credit Counseling	Money Management	GNP	12	10/6/2023	1
	Fitness & Exercise Class	Chair Exercises	GNP	4	10/12/2023	1
	Health Fair	Mini Health Fair - Provided by a health care professional	GNP	22	10/10/2023	1
	Job Skills/Training	Job Search	GNP	20	10/12/2023	1
	National Night Out	National Night Out	GNP	22	10/3/2023	1
	Neighborhood Development	Stop Bullying	GNP	3	10/3/2023	1
	Parenting Class	Aggression	GNP	12	10/6/2023	1
White Rock Apartments	Budgeting	Money matters	365 Learn TV	21	10/31/2023	1
	Environmental Education	Green living	365 Learn TV	19	10/31/2023	1
	Education/Tutoring	Education scholastic tutoring	365 Learn TV	11	10/31/2023	1
	Health	Health and fitness	365 Learn TV	17	10/31/2023	1
	Technology	Technology	365 Learn TV	10	10/31/2023	1
	Travel	Travel	365 Learn TV	9	10/31/2023	1
	Library Assistant	Provide books and magazines to residents	White Rock Library Assistant	11	10/31/2023	1
	Parenting	Parenting	365 Learn TV	18	10/31/2023	1
Willow Green	Valet Trash Service	Provide free valet trash service to all residents	Willow Green	336	10/1/2023	1
	Fax/Copy	Free fax and copy service available to all residents and applicants	Willow Green	0	10/1/2023	1
	Food Pantry	Provide free food pantry to all residents during business hours.	Willow Green	0	10/1/2023	1
Win-Lin Village Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/2/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/3/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/5/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/9/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/12/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	10/30/2023	1
	Direct Support	Medical Transportation Assistance	Jan Werner Adult Day Care Center,	1	10/12/2023	1

October Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Woodglen Park I & II	Food pantry	Provide staple goods and basic items to community in need at no cost	Woodglen Park	0	10/31/2023	1
	Notary	Provide notary services free of charge to community	Primera Sanchez	0	10/31/2023	1
	Fax/ Copy/ Scan	Provide fax, copy, scan, email service to community at no cost	Woodglen Park	6	10/31/2023	1
	Valet Trash	provide Valet Trash service to the community	Woodglen Park	232	10/31/2023	1
	After School Program	Provide after school program with dinner and snack.	Nutrition Transitions	30	10/31/2023	1
	Bus pass	Provide bus passes to community free of charge	Woodglen Park	1	10/30/2023	1
	How to work the web	Information and direction on the importance of the internet and integ	Spectrum	6	10/19/2023	1
Woodside Village	Mental Health Service	Discussing Mental Health Services	Woodside Village	4	10/12/2023	1
	Children Services	Discussing children's services available in Anderson County	Woodside Village	4	10/26/2023	1

November 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 3:30PM- 6:00PM	Cesar Chavez Foundation	11	11/30/2023	2
	On-Site Library	Library: Open Monday- Friday	Cesar Chavez Foundation	4	11/30/2023	1
	Health and Nutrition	San Antonio Food Bank course rescheduled for December	San Antonio Food Bank	0	11/30/2023	1
AHA! At Briarcliff Apartments	Art Class	Ceramics Painting	AHA	7	11/22/2023	1
	Financial Literacy	Financial Literacy Class	FHP	1	11/28/2023	1
Brooks Manor	Children's services	Notary services free to resident during normal business hours	Peaches and Pears	25	11/30/2023	1
	Resident Service	Pantry food box delivery	Place of Grace	25	11/9/2023	1
	Heath Service	11/7/23- No attendance	Community Manager	0	11/9/2023	1
	Resident Service	Library Book Club	Community Manager	0	11/30/2023	1
	Resident Service	11/1/23 No request	Maintenance	3	11/30/2023	1
Chaparral Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	11/2/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	11/6/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	11/9/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	11/13/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	11/30/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Reliant Energy,	1	11/30/2023	1
Cove Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/2/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/6/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/9/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/13/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/20/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/27/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/30/2023	1
El Nido Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	11/2/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	11/6/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	11/9/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	11/13/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	11/30/2023	1
Fawn Ridge Apartments	Tutoring	Tutoring	Agency Sponsored Event	12	11/6/2023	1
	Food Drive	Food Drive	Driven Force	9	11/7/2023	1
Garden Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	11/2/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	11/6/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	11/9/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	11/13/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	11/20/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	11/30/2023	1
	Transportation Services	Bus Passes	RHAC	1	11/30/2023	1
Gateway Northwest	Personal Development	Book Club	Self	2	11/13/2023	1
	Personal Development	Counseling/Pop for popcorn	Self	11	11/28/2023	1
	Notary	Notary	Self	0	11/1/2023	1
	Food pantry	Food pantry open all month	Self	2	11/30/2023	4
High Plains Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/2/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/6/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/9/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/13/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/30/2023	1
Jose Antonio Escajeda Apartm	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	11/2/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	11/6/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	11/9/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	11/14/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	11/30/2023	1
Las Palmas Villa	Social Services & Referrals	Social Worker Availability - 3pm - 5pm	The Good Neighbor Program	5	11/7/2023	1
	Family Development	Winter Warm-up w/a Good Book - 1pm-3pm	The Good Neighbor Program	5	11/9/2023	1
	Adult Development	Nutrition: Enjoy Healthy Foods That Taste Great - 1pm - 2pm	The Good Neighbor Program	7	11/20/2023	1
	Adult Development	Strength Exercises - 2pm - 5pm	The Good Neighbor Program	7	11/20/2023	1
	Health & Screening Services	Blood Pressure Test - 1pm - 3pm	The Good Neighbor Program	7	11/21/2023	1
	Partnership w/Local Law Enforcem	Resident Engagement Program - 1pm - 3pm	The Good Neighbor Program	8	11/22/2023	1
	Community Garden	Community Garden Planning and Prevention - 3pm - 5pm	The Good Neighbor Program	8	11/22/2023	1
	Food Pantry	Food Assistance Program - 1pm - 3pm	The Good Neighbor Program	5	11/30/2023	1
	Program Coordination	Community Outreach - 3pm - 4pm	The Good Neighbor Program	5	11/30/2023	1

November 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	11/2/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	11/6/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	11/9/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	11/13/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	11/27/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	11/30/2023	1
	Direct Support	ESL	RHAC	1	11/14/2023	1
	Direct Support	Food Assistance	Brownsville Wellness Coalition - Food	3	11/14/2023	1
	Direct Support	Medical Assistance	Su Clinica , Brownville Community -	1	11/14/2023	1
	Direct Support	Computer Training	Northstar	1	11/14/2023	1
Marshall Apartments	Food Service	Covid-19 Community Food Program	Brrroama De'Seaniae Murphy	5	11/13/2023	1
	Tutoring	Tutoring - every Monday	Jessica Post	3	11/6/2023	1
	Mentoring	Big Fish Club - every Thursday	Jessica Post	36	11/9/2023	1
	Access Dental	Dental Screening	Meko Scott	5	11/20/2023	1
Palladium Glenn Heights	Residents Meeting	Resident Concerns	Office Staff, Regional, Courtesy Office	20	11/28/2023	1
	Business Center	Computer Room for Resident	Office Staff	2	11/1/2023	1
	Food Pantry	Food for those in need	Office	7	11/1/2023	1
Palladium Midland	Childrens Library	Library Event - Books read aloud.	Kym Lusk	8	11/20/2023	1
	Health Education	Medicare Seminar	Juan Ortega	1	11/7/2023	1
	Social Event	Board Games & Refreshments Mixer	Midland Staff	12	11/15/2023	1
	Craft	Hand Turkey	Midland Staff	10	11/10/2023	1
Parmore Arcadia Trails	Weekly Exercise	Walking group 11/02, 11/07, 11/09, 11/14, 11/16, 11/21, 11/28, 11/30	Parmore Arcadia Trails	11	11/2/2023	2
	Arts/crafts/recreation	Game days 11/08 and 11/29	Parmore Arcadia Trails	11	11/8/2023	1
	Home chores seniors/disabled	All staffed helped with home chores help to our seniors/disabled. Hang picture	Parmore Arcadia Trails	11	11/22/2023	2
	Health Fair	Oak St. Health provided oxygen level checks, blood pressure checks, fever checks	Oak St. Health	6	11/15/2023	1
	Notary Public	Assistant manager/Manager both notaries	Parmore Arcadia Trails	8	11/30/2023	1
	Health and Nutrition		Parmore Arcadia Trails	0	11/8/2023	1
	Health Fair		Parmore Arcadia Trails	0	11/22/2023	1
	Notary	Stacie Linnear, Yesica Gurrola provide notary services.	Parmore Arcadia Trails	6	11/15/2023	1
Peoples El Shaddai Village	Children's services	Library Open During Normal Business hours	Community Manager	0	11/30/2023	1
	Resident Services	Safety Meeting	Dallas PD	11	11/20/2023	1
	Children's service	Arts and crafts	Community Manager	7	11/16/2023	1
	Resident Service	Computer lab open during normal business hours	Community Manager	0	11/30/2023	1
	Children's Services	Afterschool feeding program M-F serving 25-30 children per day	Peaches and Pears	25	11/30/2023	2
Peppertree Acres Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	11/2/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	11/6/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	11/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	11/9/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	11/13/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	11/20/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	11/30/2023	1
	Direct Support	Childcare Assistance	The Salvation Army North Texas Area	2	11/27/2023	1
Pine Club	Valet Trash Service	Provide free valet trash service to all residents.	Pine Club	232	11/1/2023	1
	Fax/Copy	Provide fax and copy services to all residents and applicants.	Pine Club	5	11/1/2023	1
	Notary	Free notary service available to all residents and applicants.	Adrienne Johnson	0	11/1/2023	1
	Food Pantry	Provide free food pantry to all resident during business hours.	Pine Club	1	11/1/2023	1
	Coffee Bar	Provide free coffee to all residents and applicants during business hours.	Pine Club	32	11/1/2023	1
	After School Tutoring	Provide homework help and free hot meals to all children, under 18, afterschool	Pine Club	44	11/1/2023	1
Pine Terrance Apartments	Transportation	TRAX	TRAX	25	11/30/2023	1
	Class	Medicare	Titus Co Medical	6	11/15/2023	1
	Notary	Notary available at management office	management	0	11/30/2023	1
	Class	Learn about Emergency Health Care	Titus Co Medical	0	11/1/2023	1
Pythian Manors	Resident Service	Foot pantry box delivery	North TX food bank	26	11/30/2023	1
	Resident Service	Bingo snacks games and prizes	Oak Street health	3	11/7/2023	1
	Health Service	Free Flu, RSV, Pneumonia and COVID vaccine	Walmart Pharmacy	0	11/28/2023	1
	Resident Service	Free and reduced cost internet service sign up with free food and activities by	MetConnect	3	11/1/2023	1
	Resident Service	Friends giving provided by Aetna	Atena Medicare solutions	4	11/3/2023	1
	Resident Services	Notary Services offered during normal business hours at no charge to residents	Community Manager	0	11/30/2023	1
Ridgewood	Valet Trash Service	Provide twice weekly valet trash service to all residents	Ridgewood West	232	11/1/2023	1
	Fax/Copy	Provide free fax and copy services to all residents and applicants during business hours	Ridgewood West	3	11/1/2023	1
	Food Pantry	Provide free food pantry to all residents during business hours.	Ridgewood West	0	11/1/2023	1

November Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Rita Blanca	Library	Library- 2/3 residents are allowed in the office at a time to select a donated book	Marti Harris	2	11/6/2023	1
	Hygiene Pantry	Hygiene Pantry- Door to door delivery of hygiene products.	Marti Harris	28	11/7/2023	1
	Diaper Pantry	Diaper Pantry- Door to door delivery of diapers.	Marti Harris	3	11/20/2023	1
River Park Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/2/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/6/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/9/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/30/2023	1
Riverstation Apartments	N/A	The property did not offer services this month.				
Saddlewood Club	Valet Trash Service	Door to door trash pickup 3 times per week	Saddlewood Staff	232	11/2/2023	1
	Fax/Copy		Saddlewood Staff	0	11/2/2023	1
Saint James Manor	Resident Service	Safety Meeting	Dallas PD	5	11/28/2023	1
	Children's Services	Arts and Crafts	Community Manager	4	11/16/2023	1
	Children's service	Afterschool feeding program serving 20-30 children daily M-F	Peaches and Pears	25	11/30/2023	2
	Resident Service	Computer lab open M-F during normal business hours	Community Manager	0	11/30/2023	1
	Resident Service	Library open during normal business hours	Community Manager	0	11/30/2023	1
Salem Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	11/2/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	11/6/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	11/9/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	11/20/2023	1
	Direct Support	Food Assistance	C3 Victory Food Pantry, St. Vincent c	3	11/29/2023	1
	Direct Support	Medical Assistance	Care Guide Services, Foundation Co	1	11/29/2023	1
	Direct Support	Furniture Assistance	Golden Crescent Habitat for Human	1	11/29/2023	1
Scharbauer Flats	Food Pantry	Food pantry available to residents	Good Neighbor Program	0	11/3/2023	1
	Arts and Crafts	Fall pumpkin door swag	Good Neighbor Program	0	11/3/2023	1
	Arts and Crafts	Poetry	Good Neighbor Program	1	11/6/2023	1
	Health Fair	Health information seminar	Good Neighbor Program	0	11/10/2023	1
	Social Events	Indoor campout	Good Neighbor Program	0	11/10/2023	1
	Social Event	DIY Pie Bar	Good Neighbor Program	4	11/17/2023	1
	Income Tax Preparation	Preparing for tax season	Good Neighbor Program	0	11/20/2023	1
Sandpiper Cove	N/A	N/A - The community room is under construction				
Scharbauer Flats	Food Pantry	Food pantry available to residents	Good Neighbor Program	0	11/3/2023	1
	Arts and Crafts	Fall pumpkin door swag	Good Neighbor Program	0	11/3/2023	1
	Arts and Crafts	Poetry	Good Neighbor Program	1	11/6/2023	1
	Health Fair	Health information seminar	Good Neighbor Program	0	11/10/2023	1
	Social Events	Indoor campout	Good Neighbor Program	0	11/10/2023	1
	Social Event	DIY Pie Bar	Good Neighbor Program	4	11/17/2023	1
	Income Tax Preparation	Preparing for tax season	Good Neighbor Program	0	11/20/2023	1
Shady Oaks Manor	Internet	Verizon Internet	Margarita Resto	14	11/8/2023	1
	Insurance	Obamacare application - Medicare	Norma Fernandez	8	11/14/2023	1
Sierra Vista	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	11/2/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	11/6/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	11/7/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	11/9/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	11/16/2023	1
	Direct Support	Citizenship Preparation Classes	RHAC	1	11/27/2023	1
Spring Terrace	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/2/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/9/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/16/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Amarillo Westle	2	11/21/2023	1
Tealwood Club	N/A	Property did not offer services this month.				
The Willows	Resident Service	CM assisted residents with rent checks and lease recertification documents.	Mary Lee Foundation	11	11/1/2023	1
	Maintenance	CM assisted residents with concerns with repairs to apartments	Mary Lee Foundation	6	11/7/2023	1
	Food Pantry	CM delivered food to multiple residents and ordered holiday meals from com	Mary Lee Foundation	11	11/2/2023	1
	Medication Concerns	CM spoke with resident regarding the dangers of weight loss surgery, assist a	Mary Lee Foundation	2	11/14/2023	1
	Transportation	CM assisted resident with metro pass	Mary Lee Foundation	1	11/14/2023	1

November Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Ventura at Tradewinds	Adult Development		PR Purpose	0	11/3/2023	1
	Arts & Crafts	Cackles and Pumpkin Carving	PR Purpose	0	11/7/2023	1
	Neighborhood Development	Community Outreach	PR Purpose	0	11/10/2023	1
	Recreational Activity	Bingo	PR Purpose	0	11/15/2023	1
	Youth Program	Hot Chocolate Slime	PR Purpose	0	11/25/2023	1
W Leo Daniels	N/A	N/A - The property did not submit a report				
Walnut Creek Apartments	Adult Development	Celebrating Relationships	GNP	11	11/25/2023	1
	Character building	Growing Grateful	GNP	15	11/9/2023	1
	Drug Awareness Workshop	Drug Awareness Bingo	GNP	4	11/14/2023	1
	Financial Planning/Credit Counsel	Counseling Workshop Expenses	GNP	3	11/7/2023	1
	Fitness & Exercise Class	Stretching Exercise Class	GNP	20	11/20/2023	1
	Health & Nutritional Course	Creating a Healthy Meal Plan	GNP	22	11/16/2023	1
	Health Fair	Mini Health Fair	GNP	4	11/7/2023	1
	Job Skills/Training	Application Assistance	GNP	4	11/9/2023	1
	Parenting Class	Addressing Sleep Issues	GNP	4	11/28/2023	1
	Health & Nutritional Course	Essential Vitamins	GNP	22	11/10/2023	1
White Rock Apartments	Budgeting	money matters	365 Learn TV	9	11/30/2023	1
	Environmental Education	green living	365 Learn TV	7	11/30/2023	1
	Education/Tutoring	education tutoring	365 Learn TV	14	11/30/2023	1
	Health	health and fitness	365 Learn TV	11	11/30/2023	1
	Library Assistant	provide books and magazines to residents	White Rock Library Assistant	9	11/30/2023	1
Willow Green	Valet Trash Service	Provide valet trash service to all residents.	Willow Green	336	11/1/2023	1
	Fax/Copy	Provide free fax and copy services to residents and applicants.	Willow Green	2	11/1/2023	1
	Food Pantry	Provide free food pantry to all residents during business hours.	Willow Green	0	11/1/2023	1
	After School Meals	Provide after school meals to all resident children after school.	Hope Center	52		1
Win-Lin Village Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/2/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/6/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/9/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/13/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/14/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/16/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/20/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/27/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	11/30/2023	1
Woodglen Park I & II	Fax/Copy/Scan	Fax copy scan email service for community at no charge	Woodglen Park	17	11/30/2023	1
	Notary	notary service at no charge for community	Primera Sanchez	0	11/30/2023	1
	Transpiration	Provide Dart Bus pass to community at no cost	Woodglen Park	3	11/21/2023	1
	Holiday Food Drive	Hold annual holiday food drive to donate to the food bank during holiday	Woodglen Park	5	11/30/2023	1
	Food Pantry	Provide food pantry at no cost to residents. take what you need""	Woodglen Park	1	11/30/2023	1
	After School Program	Provide nutrition's after school meal for community	Nutrition Transitions	32	11/30/2023	1
	Turkey Dinner Giveaway	Raffle allowing community to enter to win Turkey Dinner (2)	Woodglen Park	17	11/16/2023	1
	Happy Birthday	Birthday Cupcake celebrating November Babies	woodglen Park	10	11/10/2023	1
	Valet trash service	Provide valet trash service to the community	woodglen park	219	11/30/2023	1
	Fitness center	Provide fitness area to promote healthy way of life in the community	woodglen park	15	11/30/2023	1
Woodside Village	Mental Health for the Holidays	Discussing managing your mental health during the holidays	Woodside Village	8	11/9/2023	1
	Food Safety	Provided hand outs on information on food safety	Woodside Village	9	11/16/2023	1

December Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks Apartments	After School Program	Monday - Friday: 3:30 pm, 6:30 pm - 10 students (holiday break from 12/15/23)	Cesar Chavez Foundation	10	12/15/2023	1
	On-site library	One student checked out 4 books	Cesar Chavez Foundation	1	12/31/2023	1
	Medical & Health Services	Health and Nutrition Class: Healthy Eating Tips class hosted by Community S	Cesar Chavez Foundation	3	12/28/2023	1
	Computer Literacy Class	Computer Literacy - Class hosted on Monday, December 18, 2023, 2:00 - 3:00	Cesar Chavez Foundation	0	12/18/2023	1
AHA! At Briarcliff Apartments	N/A	The property did not submit a report				
Brooks Manor	Resident Service	Notary Free during normal business hours	Community Manager	0	12/31/2023	1
	Resident Service	Food pantry box delivery	Place of Grace	37	12/7/2023	1
	Health Service	Walking Club	Community Manager	0	12/31/2023	1
	Resident Service	West Columbia Police department Senior visitation and crime watch	West Columbia Police Department	0	12/31/2023	1
	Resident Service	Library Book Club held weekly	Community Manager	0	12/31/2023	1
	Resident Service	Chore Away. Trash Pick up, light bulb replacement and laundry assistance w	Community Manager	0	12/31/2023	1
Chaparral Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	80	12/4/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	80	12/7/2023	1
	Direct Support	Legal Assistance	Legal Aid of Northwest Texas, The Asf	1	12/26/2023	1
	Direct Support	GED	RHAC, Catholic Charities of Odessa/ P	1	12/26/2023	1
	Direct Support	Clothing Assistance	First United Methodist Church- ECISD	2	12/26/2023	1
	Direct Support	Medical Assistance	Texas Tech Physicians - Odessa, Ector	2	12/26/2023	1
	Direct Support	ESL Program	RHAC	1	12/26/2023	1
Cove Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	12/4/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	12/5/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	12/7/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	12/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	12/21/2023	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Health and	1	12/15/2023	1
El Nido Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	12/4/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	12/5/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	12/7/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	12/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	12/21/2023	1
	Direct Support	Medical Assistance	Good Samaritan Society - Home Health	1	12/28/2023	1
Fawn Ridge Apartments	After School	YMCA learn about Canva painting for Christmas	YMCA	6	12/8/2023	1
	Food Drive	Food Drive	YMCA	25	12/8/2023	1
	Children Event	Bikes for Christmas- Kids learn how to use a bike and importance of wearing	Sun & Ski Cycling	5	12/11/2023	1
	After School program	YMCA backpacks for back to school after Cris	YMCA	9	12/15/2023	1
	Agency Sponsored Event	Food Drive	YMCA	9	12/15/2023	1
	After School Program	HOPE for Christmas toys, candy, snacks and fellowship	Home City Church	25	12/16/2023	1
	Agency Sponsored Event	Bikes for Christmas - kids learned how to use a bike, importance of wearing	YMCA	7	12/20/2023	1
Garden Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	12/4/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	12/5/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	12/7/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	12/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	12/21/2023	1
	Direct Support	Food Assistance	Salvation Army, Lubbock Impact, First	1	12/15/2023	1
	Direct Support	Toy Assistance	Salvation Army Toys for Tots	1	12/15/2023	1
Gateway Northwest	Personal Development	Book Club	Self	3	12/11/2023	1
	Personal Development	Counseling with Breakfast on the Go	Self	5	12/12/2023	1
	Nutrition Services	Food Pantry	Site/Self	1	12/1/2023	1
High Plains Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	12/4/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	12/5/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	12/7/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	12/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	12/21/2023	1
	Direct Support	Internet Assistance	TruConnect, Spectrum, Comcast, Stan	1	12/27/2023	1
Jose Antonio Escajeda Apartm	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	12/4/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	12/5/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	12/7/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	12/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	12/21/2023	1
	Direct Support	Vocational Program	RHAC	2	12/18/2023	1

December Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Las Palmas Villa	Program Coordination	Resident Outreach en Espanol - 1pm-4pm	The Good Neighbor Program	7	12/5/2023	1
	Heath Fair	Mini Health Fair - 3pm-4pm	The Good Neighbor Program	5	12/13/2023	1
	Health & Screening Service	Blood Pressure Checks - 4pm-5pm	The Good Neighbor Program	5	12/13/2023	1
	Neighborhood Development	Community Partner Outreach - 2pm-3pm	The Good Neighbor Program	4	12/14/2023	1
	Partnership w/Local Law Enforcement	Holiday Safety - 1pm-3pm	The Good Neighbor Program	16	12/19/2023	1
	Community Garden	Winter Gardening Tips - 3pm-5pm	The Good Neighbor Program	16	12/19/2023	1
	Family Development	Winter Warm-up/ a Good Book - 1pm-3pm	The Good Neighbor Program	5	12/20/2023	1
	Program Coordination	Community Outreach - 1pm-3pm	The Good Neighbor Program	4	12/28/2023	1
	Food Pantry	Food Assistance Program - 3pm-4pm	The Good Neighbor Program	4	12/28/2023	1
Los Ebanos Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	12/4/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	12/5/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	12/7/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	12/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	12/21/2023	1
	Community Awareness	Community Event- Daily Supper Meals	La Petite	50	12/1/2023	1
Marshall Apartments	Food Service	Covid-19 Community Food Program	Briana De'Seaniae Murphy	16	12/4/2023	1
	Health Screening	Access Dental	Meko Scott	2	12/15/2023	1
Palladium Glenn Heights	Business Center	Computer Room for Residents6 use	Office	6	12/1/2023	1
	Fitness Center	Exercise Room for Residents	Office	6	12/1/2023	1
	Notary Service	Notarize Legal Documents	Office	0	12/1/2023	1
	Food Pantry	Open every Friday or by request for any Resident in need	Office	3	12/1/2023	1
	Crime Watch Meeting	Provide Residents with Crime Stats and Safety precautions	Courtesy Office	0	12/1/2023	1
Palladium Midland	Financial Planning	The New \$71 Giveback Plan in Midland	AARP	2	12/18/2023	1
	Arts & Crafts	Holiday Ornaments	Office Staff	5	12/1/2023	1
Parmore Arcadia Trails	Arts/Crafts/Rec	Twice a month (12/06: Game Day, 12/13 Ornament, cookie decorating)	Parmore Arcadia Trails	18	12/6/2023	1
	Weekly Exercise	Weekly walk for dates December 5th, 7th, 12th, 14th, 19th, 21st, 28th.	Parmore Arcadia Trails	10	12/5/2023	1
	Health Fair	December 11th and 18th	Oak Street Health	9	12/11/2023	1
	Notary Service	Stacie Linnear and Yesica Gurrola both provide free notary services	Parmore Arcadia Trails	7	12/1/2023	1
Peoples El Shaddai Village	Children's services	Afterschool feeding program feeding between 20-35 children daily Monday	Peaches and Pears	30	12/31/2023	1
	Resident Service	Crime Watch Meeting	Dallas PD	4	12/18/2023	1
	Youth Services	December Arts and Crafts	Community Manager	3	12/20/2023	1
	Resident Service	Community Library open during normal business hours	Community Manager	0	12/31/2023	1
	Resident Service	Monthly Book Club	Community Manager	0	12/31/2023	1
Peppertree Acres Apartments	Resident Service	Computer lab open during normal business hours	Community Manager	0	12/31/2023	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	12/4/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	12/5/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	12/7/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	12/11/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	12/12/2023	1
Pine Club	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	12/14/2023	1
	Valet Trash Service	Provide free valet trash service to all residents.	Pine Club	232	12/1/2023	1
	Fax/Copy	Provide fax and copy services to all residents and applicants.	Pine Club	8	12/1/2023	1
	Notary	Free notary service available to all residents and applicants.	Adrienne Johnson	1	12/1/2023	1
	Food Pantry	Provide free food pantry to all residents during business hours.	Pine Club	1	12/1/2023	1
	Coffee Bar	Provide free coffee to all residents and applicants during office hours.	Pine Club	50	12/1/2023	1
	After School Tutoring	Provide homework help and free hot meals to all children, under 18, afterschool	Pine Club	46	12/1/2023	2
Pine Terrace Apartments	Class	New HUD rules (HOTMA)	management agent	5	12/20/2023	1
	Social Event	Holiday party	management agent	26	12/21/2023	1
	Transportation	Arrange transportation	TRAX	0	12/1/2023	1
	Notary	Notary Services	Management	0	12/1/2023	1
Pythian Manor	Resident Service	Food Pantry Box Delivery	North TX food bank	24	12/21/2023	1
	Resident Service	Aetna Xmas party. Serving desserts, raffles and discussion on Aetna Medicare	Aetna	4	12/15/2023	1
	Resident Service	Crime Watch Meeting	Dallas Police Department	3	12/15/2023	1
	Resident Service	Curbside pickup Book club held weekly every Tuesday	Community Manager	0	12/31/2023	1
Ridgewood	Trash Valet	Valet Trash Service 3x a week	Maintenance Staff	232	12/11/2023	1
	Resident Service	Printer & Fax in the Resident Office	Office Staff	0	12/1/2023	1
Rita Blanca	Library	Library-2/3 residents are allowed into office at a time to select a donated book	Marti Harris	2	12/4/2023	1
	Hygiene Pantry	Hygiene Products- door to door delivery of hygiene products.	Marti Harris	28	12/11/2023	1

December Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
River Park Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	12/4/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	12/5/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	12/7/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	12/11/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	12/14/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	12/21/2023	1
Riverstation Apartments	N/A	The property did not offer services this month.				
Saddlewood Club	Valet Trash Service		Saddlewood Staff	232	12/2/2023	1
	Fax/Copy	Provide fax and copy service to all applicant and residents	Saddlewood Staff	0	12/2/2023	1
Saint James Manor	Children's services	After School Program feeding 20-35 children Daily Monday - Friday	Peaches and Pears	30	12/31/2023	1
	Resident Service	Crime Watch Meeting	Dallas PD	4	12/18/2023	1
	Children's service	December Arts and Crafts	Community Manager	10	12/20/2023	1
	Resident Service	Annual Holiday Community Gathering	Community Manager	41	12/21/2023	1
	Resident Service	Community Library open during normal business hours	Community Manager	0	12/31/2023	1
	Resident Service	Book Club held monthly	Community Manager	0	12/31/2023	1
Salem Village	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	12/4/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	12/5/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	12/14/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	12/21/2023	1
	Direct Support	Utility Assistance	St. Vincent de Paul- The Cathedral of Our Lady	1	12/6/2023	1
	Children Services	Tutoring	Mid-Coast Family Services	4	12/4/2023	1
Sandpiper Cove	Notary Service	Offer free notary service to all residents and applicants	Gail Johnson	2	12/1/2023	1
	Fax/Copy	Provided free fax and copy service to all residents and applicants	Sandpiper Staff	9	12/1/2023	1
Scharbauer Flats	Food Pantry	Food pantry availability	Good Neighbor Program	3	12/1/2023	1
	Arts and Crafts	Rudolph Garland	Good Neighbor Program	0	12/1/2023	1
	Health Fair	Health information seminar	Good Neighbor Program	0	12/11/2023	1
	Social Event	'Sleighing' it celebration	Good Neighbor Program	22	12/15/2023	1
	Income Tax Preparation	Preparing for tax season	Good Neighbor Program	1	12/18/2023	1
	Arts and Crafts	Toilet paper snowman	Good Neighbor Program	0	12/18/2023	1
	Partnership With Local Law	Holiday safety	Good Neighbor Program	8	12/22/2023	1
Shady Oaks Manor	Crime Prevention / Safety	Community Crime Watch meeting	NPO Martinez	6	12/7/2023	1
	Health Screening	Blood Pressure Check	Lee Hecker - Nurse Next Door	6	12/13/2023	1
Sierra Vista	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	12/4/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	12/5/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	12/12/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	12/14/2023	1
Spring Terrace	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	12/4/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	12/5/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	12/7/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	12/18/2023	1
	Direct Support	Food Assistance	High Plains Food Bank, Catholic Charities	2	12/28/2023	1
Tealwood Club	Fax Service	Resident access to fax machine	Site	1	12/15/2023	1
	Bus Ticket	Ticket for Bus service	Dart	1	12/5/2023	1
	Crime Watch Meeting	Crime watch meeting for residents	Local PD	0	12/7/2023	1
	Notary	Notary Services for residents	Site	0	12/31/2023	1
	Food Pantry	Food Pantry services	Site	1	12/31/2023	1
	Holiday Party	Christmas party for residents	Site			
The Willows	Resident Service	Assisted resident with completing employment application	Mary Lee Foundation	2	12/15/2023	1
	Food Pantry	Distributed food to tenants at Willows	Mary Lee Foundation	10	12/21/2023	1
	Resident Service	Assisted resident with obtaining money order to pay rent	Mary Lee Foundation	1	12/29/2023	1
Ventura at Tradewinds	Recreational Activity	Bingo 12.04	PR Purpose	0	12/4/2023	1
	Job & Career Development	Mock interviews	PR Purpose	0	12/5/2023	1
	Fitness & Exercise	Fitness bootcamp	PR Purpose	0	12/4/2023	1
	Arts & Crafts	Tree Decorating 12.12	PR Purpose	0	12/12/2023	1
	Adult Development	Social Media for Older Adults 12.11	PR Purpose	0	12/11/2023	1
	Youth Program	Hot Chocolate Slime 12.12	PR Purpose	0	12/12/2023	1
W Leo Daniels	Notary Service	Free notary service to residents and applicants	Michelle	5	12/1/2023	1
	Fax/ Copy	Free fax and copy service to all residents and applicants	W Leo Staff	0	12/1/2023	1

December Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Walnut Creek Apartments	Character Building	Don't Push Buttons	GNP	17	12/12/2023	1
	Drug Awareness	Throw and Know	GNP	22	12/14/2023	1
	Financial Planning	Spending Plan	GNP	19	12/12/2023	1
	Fitness & Exercise	Aerobic Exercises	GNP	9	12/7/2023	1
	Health & Nutritional Courses	Six Essential Nutrients	GNP	22	12/22/2023	1
	Health Fair	Mini Health Fair	GNP	22	12/7/2023	1
	Job Skills Training	Resume Writing Skills	GNP	2	12/14/2023	1
	Parenting Class	Sibling Rivalry	GNP	22	12/19/2023	1
	Youth Program	Hot Chocolate Slime	GNP	22	12/5/2023	1
White Rock Apartments	Budgeting	Money matters	365 Learn TV	14	12/31/2023	1
	Environmental Education	green living	365 Learn TV	7	12/31/2023	1
	Education/Tutoring	education scholastic tutoring	365 Learn TV	18	12/31/2023	1
	Kids Zone	kids zone	365 Learn TV	11	12/31/2023	1
	Health	health and fitness	365 Learn TV	30	12/31/2023	1
	Technology	technology	365 Learn TV	8	12/31/2023	1
	Parenting	parenting	365 Learn TV	8	12/31/2023	1
Willow Green	Food Pantry	Provide free food to residents during business hours.	Willow Green	2	12/1/2023	1
	Fax/Copy	Provide free fax and copy services to applicants and residents.	Willow Green	27	12/1/2023	1
	Coffee Bar	Provide free coffee to all applicants and residents.	Willow Green	3	12/1/2023	1
	Affordable Services	Representative from ACP came to property to enroll residents with free WiFi	Affordable Connectivity Program	5	12/15/2023	1
Win-Lin Village Apartments	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	12/4/2023	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	12/5/2023	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	12/7/2023	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	12/11/2023	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	12/21/2023	1
Woodglen Park I & II	Fax Service	Fax and scanner services	Site	11	12/31/2023	1
	Bus Ticket	Bus Tickets	Dart	2	12/21/2023	1
	Notary	Notary service for residents	Site	0	12/31/2023	1
	Food Pantry	Free Food pantry	Site	5	12/31/2023	1
	Nutrition Service	Food nutrition services and food service for residents	Site	30	12/23/2023	1
Woodside Village	Preventing Slips, Trips, & Falls	Discussed preventing slips, trips, and falls.	Woodside Village	8	12/8/2023	1
	Distracted Driving	Discussed distracted driving awareness.	Woodside Village	9	12/14/2023	1

Tab D
Quarterly Fundraising Report

**Texas State Affordable Housing Corporation
2024 Quarterly Fundraising Report
April 16, 2024**

2024-2025 Homeownership and Home Buyer Education Initiatives			
Funder	Amount	Status	Notes
Individual Donations	\$ 5,882.74	Received	Received since October 2023 to support 2024 Housing Connection workshops
Texas Community Bank	\$ 10,000.00	Received	Received in December 2023 to support 2024 Housing Connection workshops
Regions Bank	\$ 5,000.00	Invitation to Apply	Invited in March 2024 to apply for grant funding to support the 2024 Housing Connection workshops and the 2024 Supportive Housing Institute. Application to be submitted in mid-April.
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
Total Requests Received/Partially Received	\$ 521,030.74		

Total Requests Invitation to Apply/Pending	\$ 5,000.00
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2024 Supportive Housing Institute			
Funder	Amount	Status	Notes
Regions Bank	\$ 5,000.00	Invitation to Apply	March 2024 - Invited to apply for grant funding to support the 2024 Housing Connection workshops and the 2024 Supportive Housing Institute
Wells Fargo	\$50,000	Submitted Initial Inquiry	Submitted initial request in March 2024 to invite Wells Fargo to be primary funder of 2024 Institute
Dominium	\$10,000	Approved	Approved in March 2024 to support 2024 Supportive Housing Institute
Total Requests Approved	\$10,000		
Total Requests Invitation to Apply/Pending	\$ 55,000.00		

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. Re-initiated contract discussion in Spring 2024.

Total Requests Pending/Under Discussion	\$30,000,000
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Texas Housing Impact Fund			
Funder	Amount	Status	Notes
Frost Bank	\$4,000,000	Received	A community development loan initially awarded to fund down payment assistance for TSAHC's home buyer programs. In December 2018, Frost Bank granted TSAHC an extension and expanded the loan purpose to include the Texas Housing Impact Fund.

Capital Magnet Fund	\$3,750,000	Received	Awarded in February 2019 to support rental housing developments financed through the Texas Housing Impact Fund
Money Follows the Person (Texas Health and Human Services Program)	\$2,458,736	Received	Funds will support the construction or rehabilitation of rental units for individuals eligible for Medicare Long Term Services and Supports
Money Follows the Person (Texas Health and Human Services Program)	\$1,025,696	Approved	Awarded in October 2023 to support TSAHC's Affordable Housing Partnership (AHP) deferred forgivable loans. Grant agreement with HHSC executed in April 2024.
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

Total Requests Approved/Received/Partially Received	\$11,809,432

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
Capital Magnet Fund	\$2,000,000	Pending	Requested in April 2016 to support to construction of two ACT projects-- 1910 E. MLK in Austin and Mesquite Woods Phase II in Harlingen

Total Requests Received	\$500,000
Total Requests Pending	\$2,000,000
Summary	
Total Requests Approved/Received/Partially Received	\$ 12,840,463.16
Total Requests - Invitation to Apply/Pending/Under Discussion	\$30,060,000

Tab E
Monthly Financial Reports

Texas State Affordable Housing Corporation

Statement of Net Position (unaudited)

As of February 29, 2024

Assets

Current assets:

Cash and cash equivalents	\$	7,574,806
Pooled investments		7,957,041
Restricted assets:		
Cash and cash equivalents		5,710,662
Accrued interest		43,820
Investments, at fair value		23,643,944
Accounts receivable and accrued revenue		160,919
Accrued interest receivable		196,507
Loans receivable, current portion		52,361
Notes receivable, current portion		101,046,658
Downpayment assistance, current portion		132,074
Prepaid expenses		387,279

Total current assets 146,906,071

Noncurrent assets:

Loans receivable, net of uncollectible amounts of \$10,183		150,004
Notes receivable, net of allowance for loss \$541,869		159,495,322
Lease Receivable		115,682
Investments, at fair market value		15,518,337
Mortgage servicing rights, net of accumulated amortization of \$2,658,501		69,561
Capital assets, net of accumulated depreciation of \$1,183,106		5,580,981
Owned real estate, net of depreciation of \$2,505,698		20,048,050
Downpayment assistance		2,445,346
Restricted investments held by bond trustee, at fair market value		74,623,535

Total noncurrent assets 278,046,818

Total assets \$ 424,952,889

(continued)

Texas State Affordable Housing Corporation

Statement of Net Position (unaudited)

As of February 29, 2024

Liabilities

Current liabilities:

Accounts payable and accrued expenses	\$	444,371
Notes payable, current portion		750,702
Custodial reserve funds		180,094
Other current liabilities		280,322
Payable from restricted assets held by bond trustee:		
Revenue bonds payable, current portion		375,000
Accrued interest on revenue bonds		1,724,817

Total current liabilities 3,755,306

Noncurrent liabilities:

Notes payable		706,326
Revenue bonds payable		78,498,774
Unearned revenue		974,043

Total noncurrent liabilities 80,179,143

Total liabilities 83,934,449

Deferred Inflows of Resources

Deferred revenue 363,426

Total deferred inflows of resources 363,426

Net Position

Invested in capital assets		5,580,982
Restricted for:		
Debt service		(437,664)
Other purposes		2,612,462
Unrestricted		332,899,234

Total net position 340,655,014

Total liabilities and net position \$ 424,952,889

Texas State Affordable Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position (unaudited) For the 6 Months Ending February 29, 2024

Operating Revenues:	
Interest and investment income	\$ 2,564,632
Net increase (decrease) in fair value of investments	815,484
Single family income	25,281,242
Asset oversight and compliance fees	178,467
Rental program income	661,356
Multifamily income	254,592
Land bank income	85,151
Public support:	
Federal & state grants	18,862
Contributions	163,690
Other operating revenue	190,298
Total operating revenues	<u>\$ 30,213,774</u>
Operating Expenses:	
Interest expense on bonds and notes payable	\$ 1,761,388
Program and loan administration	1,063,195
Texas Foundation Fund & Misc. Grants	199,973
Salaries, wages and payroll related costs	2,332,700
Professional fees and services	306,648
Depreciation and amortization	38,470,260
Office expense and maintenance	86,360
Travel and meals	61,641
Other operating expenses	467,264
Total operating expenses	<u>44,749,429</u>
Net income	(14,535,655)
Total net position, beginning	<u>355,190,669</u>
Total net position, ending	<u>\$ 340,655,014</u>

Texas State Affordable Housing Corporation
Budget Report
February 29, 2024

	Annual Budget	Actual	Percent of Annual Budget
Revenue			
Single Family Program Revenue	10,472,000	5,316,671	50.77%
Lending Program Revenue	2,762,000	826,474	29.92% ①
Multifamily Program Revenue	1,272,000	805,061	63.29%
Rental Program Revenue	1,364,000	812,082	59.54%
Federal & State Grants	198,000	18,978	9.58% ②
Grants, Donations & Other Awards	250,000	101,215	40.49%
Land Bank Revenue	4,893,000	203,372	4.16% ③
Servicing Revenue	72,000	27,477	38.16%
Investment Revenue	1,380,000	742,935	53.84%
Total Revenue	22,663,000	8,854,265	39.07%
Expenditures			
Texas Housing Impact Fund	9,221,000	2,858,647	31.00%
Affordable Communities of Texas	5,390,000	801,159	14.86%
Other Program Expenditures	553,000	612,728	110.80%
Salaries & Payroll Related Expenditures	4,500,000	2,332,700	51.84%
Grants	1,005,000	105,447	10.49% ④
Principal & Interest on Notes Payable	213,000	109,223	51.28%
Professional Services	791,000	325,888	41.20%
Marketing	169,000	69,604	41.19%
Insurance	310,000	156,320	50.43%
Travel & Meals	124,000	61,641	49.71%
Furniture, Equipment, & Software	54,000	11,010	20.39%
Building Maintenance	69,000	29,806	43.20%
Professional Dues, Conferences & Training	49,000	28,000	57.14%
Sponsorships	25,000	8,500	34.00%
Communication	21,000	12,122	57.72%
Publications, Subscriptions & Other Office Expen	25,000	13,678	54.71%
Freight, Delivery, Postage	12,000	5,663	47.19%
Printing & Office Supplies	5,000	2,646	52.92%
Total Expenditures	22,536,000	7,544,782	33.48%
Excess Revenues Over Expenditures	127,000	1,309,483	

Average Expected Percent Received/Expended = 50.00%

Texas State Affordable Housing Corporation
Budget Report
February 29, 2024

Explanations:

- ① Lending Program Revenue appears lower than expected in part due to the timing of loan payments from various borrowers at various times throughout the year. Additionally approximately \$550,000 of the revenue projected will not be received in 2024 as the project has been delayed until 2025.
- ② Federal & State Grant Income appears low but the budget includes \$183,000 from the Texas Department of Transportation that is expected to be received later in this fiscal year. We expect this line item to be on target by year end.
- ③ Land Bank income includes \$3 million expected to be received to fund the construction of single family homes at 1910 Martin Luther King Blvd. That project will not begin until later in this fiscal year.
- ④ Expenditures for grants represents the Texas Foundation Fund Grants which will be disbursed in August 2024. This line item will be on target by year end.

Tab 1

Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on March 19, 2024.

**TEXAS STATE AFFORDABLE HOUSING CORPORATION
BOARD MEETING**

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

**March 19, 2024
10:30 a.m.**

Summary of Minutes

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

The Board Meeting of the Texas State Affordable Housing Corporation (the “Corporation”) was called to order by Bill Dietz, Chairman, at 10:35 a.m., on March 19, 2024, at the offices of Texas State Affordable Housing Corporation, 6701 Shirley Avenue, Austin, TX 78752. Roll Call certified that a quorum was present.

Members Present:
Bill Dietz, Chair
Valerie Cardenas, Vice Chair
Lemuel Williams, Member
David Rassin, Member

Guests Present:
Routt Thornhill, Coats Rose

President’s Report

David Long, President

Katie Claflin, Senior Director, Communications & Development, addressed the Board’s questions on the upcoming TxDOT contract to administer approximately \$28.5 million in funding for affordable housing programs in communities impacted by the expansion of Interstate 45 in Houston, NHHIP.

See page 15 in the official transcript.

Tab 1 Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on February 20, 2024.

Mr. Williams made a motion to approve the minutes of the Board meeting held February 20, 2024. Mr. Rassin seconded the motion. Mr. Dietz asked for public comment, and none was given. A vote was taken, and the motion was approved as presented.

See page 22 in the official transcript.

Tab 2 Update and Discussion of the Sandpiper Cove Apartments.

Presented by Celina Stubbs, Director, Asset Oversight & Compliance

Presentation only. No action taken.

See page 23 in the official transcript.

Tab 3 Presentation, Discussion and Possible Approval of loan commitment extensions to Agape Resource and Assistance Center, Inc., or an affiliate, for both a \$2,000,000 construction loan and \$750,000 permanent loan related to Jericho Village - a 38-unit supportive multi-family rental community in Wylie, Texas.

Presented by Cassandra Ramirez, Development Finance Manager

Mr. Williams made a motion to approve the loan commitment extensions to Agape Resource and Assistance Center, Inc., or an affiliate, for both a \$2,000,000 construction loan and \$750,000 permanent loan related to Jericho Village - a 38-unit supportive multi-family rental community in Wylie, Texas. Ms. Cardenas seconded the motion. Mr. Deitz asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 36 in the official transcript.

Tab 4 Presentation, Discussion and Possible Approval of a Resolution to Approve the Eleventh Amended and Restated Bylaws of the Corporation.

Presented by David Long, President and Routh Thornhill, Coats Rose

Mr. Rassin made a motion to Approve a Resolution to Approve the Eleventh Amended and Restated Bylaws of the Corporation. Ms. Cardenas seconded the motion. Mr. Dietz asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 40 in the official transcript.

Tab 5 Presentation, Discussion and Possible Approval of a Resolution to Approve Certificate of Amendment for the Corporation.

Presented by David Long, President and Routh Thornhill, Coats Rose

Mr. Rassin made a motion to approve a resolution amending the Certificate of Amendment for the Corporation. Ms. Cardenas seconded the motion. Mr. Dietz asked for public comment, and none was given. A vote was taken, and the motion passed unanimously.

See page 42 in the official transcript.

Announcements

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

Adjournment

Mr. Dietz adjourned the meeting at 11:23 pm.

Respectfully submitted by _____
Rebecca DeLeon, Corporate Secretary

Tab 2

Presentation, discussion and possible approval of a resolution approving a Texas Housing Impact Fund loan to National Church Residences (NCR) or an affiliate, in an amount not to exceed \$760,000 for the refinance of Live Oak Village, a 76-unit multi-family community in Aransas Pass, Texas.

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 April 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:

Table with 2 columns: Name, Office. Rows include William H. Dietz (Chairperson), Valerie Vargas 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:

Table with 2 columns: Name, Office. Rows include 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 (except the Secretary) 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 NATIONAL CHURCH RESIDENCES IN AN AMOUNT NOT TO EXCEED \$760,000 FOR LIVE OAK VILLAGE

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 16th day of April, 2024.

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 NATIONAL CHURCH RESIDENCES IN AN AMOUNT NOT TO
EXCEED \$760,000 FOR LIVE OAK VILLAGE**

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 bridge loan to National Church Residences in the maximum principal amount of \$760,000 (the “Bridge Loan”), with the loan proceeds to be used by National Church Residences, together with other available funds, to refinance debt from Jones Lang LaSalle (JLL) and cover transaction costs of restructuring their current debts for the acquisition and construction of 76 units of housing with 27 units targeted to households earning 60% of area median income or less, 31 units targeted to households earning 50% of area median income, 16 units targeted to households earning 40% of area median income and 2 units targeted to households earning 30% of median income or less (“JLL Loan”); 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 National Church Residences in the maximum principal amount of \$760,000, the proceeds of which are to be used by National Church Residences, together with other available funds, to refinance the JLL Loan for Live Oak Village.

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.

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APPROVED AND EFFECTIVE this 16th day of April, 2024.

TEXAS STATE AFFORDABLE HOUSING
CORPORATION

William Dietz, Jr., Chairperson

ATTEST:

Rebecca DeLeon, Secretary
Texas State Affordable Housing Corporation

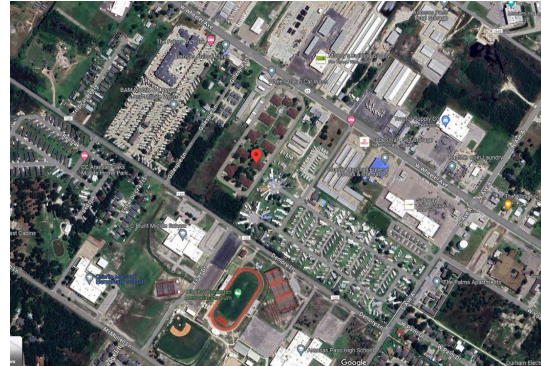
Texas State Affordable Housing Corporation

Texas Housing Impact Fund

Agenda Item: Presentation, discussion and possible approval of a resolution approving a Texas Housing Impact Fund loan to National Church Residences (NCR) or an affiliate, in an amount not to exceed \$760,000 for the refinance of Live Oak Village, a 76-unit multi-family community in Aransas Pass, Texas.

Summary:

TSAHC received an application from National Church Residences (NCR) for the re-finance of Live Oak Village located in Aransas Pass. Live Oak Village is a 76-unit affordable rental community serving residents 55 years of age and older. The project is also supported by tenant based rental vouchers.



2101 W. Wheeler Ave. Aransas Pass, Texas

Public Benefit:

Live Oak Village is an existing 76-unit affordable rental project with a mix of one- and two-bedroom units serving seniors in Aransas Pass. Two units are reserved for households earning up to 30% of area median income (AMI), 16 units are reserved for households up to 40% AMI, 31 units are reserved for households up to 50% AMI, and the remaining 27 units are at 60% AMI. Live Oak Village is in a census tract that qualifies as both rural and economically distressed, per the U.S. Treasury's Capital Magnet Fund program.

Financial Summary:

NCR is requesting TSAHC's help to refinance a portion of the current capital stack for Live Oak Village in order to reduce debt costs and prepare the project for complete rehabilitation and recapitalization in the next two years. The \$760,000 in financing requested will be used to retire debt from Jones Lang LaSalle (JLL) and cover transaction costs of restructuring their current debts. TSAHC's loan will be repaid through a planned recapitalization and rehabilitation of the project at the end of the two-year term.

TSAHC will use approximately \$300,000 of Capital Magnet Funds (CMF) that are targeted to rural or economically distressed areas, as defined by the U.S. Treasury's Community Development Financial Institutions program. The remainder of funding will come from a mix of TSAHC revenues and borrowed capital.

Live Oak Village was originally built in 2004 with Low Income Housing Tax Credits and was acquired by NCR in 2017. It has affordability restrictions in place for a 55-year compliance period which runs through 2059.

Texas State Affordable Housing Corporation

Texas Housing Impact Fund

Market Conditions:

Aransas Pass is located in San Patricio County and is considered by many as a “saltwater heaven” because of its abundant fishing and birding. It is located twenty miles northeast of Corpus Christi and is connected to Mustang Island (which contains Port Aransas). With a population of approximately 9,000, the local economy is focused on fishing, and tourism. Mining, quarrying, and oil and gas extraction are also major local industries and local employers. Although mostly mainland, Aransas Pass is the major throughway for all oceangoing traffic in and out of Corpus Christi.

As a senior focused housing project, Live Oak Village is well located near public amenities and services. Wheeler Avenue includes several restaurants and businesses, including many doctors’ offices and a Walmart Super Center.

Borrower Summary:

National Church Residences (NCR) is one of the nation’s largest not-for-profit developers and managers of affordable senior housing with over 23,000 units in 340 affordable (30 in TX) and market rate properties in 25 states. NCR has developed over 310 senior communities to date. NCR opened its doors in 1961 under the guidance and vision of founder Reverend John R. Glenn and continues to honor its mission centered on providing quality housing and care at affordable prices in communities of caring persons. NCR also owns and operates properties that serve various acuity levels, including independent living, assisted living, memory care and skilled nursing.

NCR has a strong track record of successful housing developments in Texas and staff found no issues of noncompliance within NCR’s portfolio of tax credit supported properties in Texas.

An affiliate of NCR is the current owner of Live Oak Village, and the staff has reviewed the ownership structure and financing to ensure it meets our threshold requirements.

Recommendation:

Loan committee recommends the approval of a term loan, to National Church Residences (NCR), or an affiliate, in an amount not to exceed \$760,000 for the refinance of Live Oak Village, a 76-unit senior rental project located in Port Aransas, subject to the following conditions:

- Interest rate of 5% for a 24-month term that includes a ten-year amortization period;
- TSAHC will collect a commitment fee of \$7,600 on the date of closing; This can be financed with TSAHC loan.
- TSAHC will collect an AOC/Compliance Fee of \$3,420 annually, and for the duration of the loan; This fee cannot be financed. First year is due at closing and covered with other NCR funds.

Texas State Affordable Housing Corporation

Texas Housing Impact Fund

- Approval and funding are conditioned on a satisfactory financial review.
- TSAHC loan will need to be in first lien position, ahead of existing NCR note, and with a subordination agreement in place.

Live Oak Village - Underwriting - Project Summary

Project Summary

Applicant National Church Residences
 Project Name Live Oak Village

Location

Address 2101 W Wheeler Ave City Aransas Pass
 County: San Patricio State Texas 78336
 Census Tract: 48409010202

Loan Request

Loan Amount: \$ 760,000.00 Loan Type: Bridge Loan
 Loan Term: 2 Amort: n/a

Perm Funding Sources

	Amount	% of Total
TSAHC Construction Loan		0%
TSAHC - CMF Loan	\$ 760,000	100.00%
0	\$ -	0.00%
Totals	\$ 760,000	100%

* not included in total

Market Summary

	City	County	State	Census Tract
Population:	8,720	68,942	29,243,342	4,405
Median Age:	41	36	35	43
Diversity Index:	61	52	-	66
% Hispanic:	45%	59%	40%	44%
% Persons with Disability:	20%	19%	12%	22%
% Households that Rent:	37%	32%	38%	44%
Median Rents:	1,142	1,265	1,251	1,345
% Renters Who are Cost Burdened:	36%	45%	46%	44%
Median Home Price:	\$ 183,400	\$ 163,900	\$ 238,000	\$ 112,900
Median Household Income:	\$ 59,403	\$ 63,842	\$ 73,035	\$ 56,654
Unemployment:	n/a	6.00%	3.90%	n/a
Persons w/o Insurance:	16%	17%	18%	20%
Medically Underserved Area:	n/a	n/a	n/a	n/a
% Attending Public Schools:	99%	97%	92%	97%
Graduation Rate (Aransas Pass ISD):	90%			
CRA Eligible Census Tract:	<u>N/A</u>			
# of LI Projects and Units:	<u>2</u>	<u>67</u>		

Live Oak Village - Underwriting - Operating Proforma

Operating Proforma

Applicant <u>National Church Residences</u>					
Project Name <u>Live Oak Village</u>					
Total Units:	76	30% AMI:	2	% at 30% AMI:	2.63%
Min. Set Aside Election:	20% @ 50% AMI	40% AMI:	16	% at 40% AMI:	21.05%
Min. Afford. Units:	31	50% AMI:	31	% at 50% AMI:	40.79%
Afford. Units:	76	60% AMI:	27	% at 60% AMI:	35.53%
% Affordable:	100%	70% AMI:	0	% at 70% AMI:	0.00%
		80% AMI:	0	% at 80% AMI:	0.00%
		MR:	0	% at MR:	0.00%
		Rental Assist:	Yes - Partial		
		Accessible Unit Min:	4		

Residential Income

Unit Type	Unit Sq. Ft.	Net Sq. Ft.	# units	Rent	Mo. Income	Inflator	Rent Limiter	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15							
1 BR	672	672	1	\$ 357	\$ 357	1.02	30% AMI	\$ 4,284	\$ 4,370	\$ 4,457	\$ 4,546	\$ 4,637	\$ 5,120	\$ 5,653							
1 BR	667	3,335	5	\$ 496	\$ 2,480	1.02	40% AMI	\$ 29,760	\$ 30,355	\$ 30,962	\$ 31,582	\$ 32,213	\$ 35,566	\$ 39,268							
1 BR TBV	667	2,668	4	\$ 915	\$ 3,660	1.02	40% AMI	\$ 43,920	\$ 44,798	\$ 45,694	\$ 46,608	\$ 47,540	\$ 52,488	\$ 57,952							
1 BR	672	2,688	4	\$ 505	\$ 2,020	1.02	40% AMI	\$ 24,240	\$ 24,725	\$ 25,219	\$ 25,724	\$ 26,238	\$ 28,969	\$ 31,984							
1 BR TBV	672	672	1	\$ 932	\$ 932	1.02	40% AMI	\$ 11,184	\$ 11,408	\$ 11,636	\$ 11,869	\$ 12,106	\$ 13,366	\$ 14,757							
1 BR	667	2,668	4	\$ 663	\$ 2,652	1.02	50% AMI	\$ 31,824	\$ 32,460	\$ 33,110	\$ 33,772	\$ 34,447	\$ 38,033	\$ 41,991							
1 BR TBV	667	10,672	16	\$ 882	\$ 14,112	1.02	50% AMI	\$ 169,344	\$ 172,731	\$ 176,185	\$ 179,709	\$ 183,303	\$ 202,382	\$ 223,446							
1 BR	672	2,016	3	\$ 663	\$ 1,989	1.02	50% AMI	\$ 23,868	\$ 24,345	\$ 24,832	\$ 25,329	\$ 25,835	\$ 28,524	\$ 31,493							
1 BR TBV	672	2,688	4	\$ 909	\$ 3,636	1.02	50% AMI	\$ 43,632	\$ 44,505	\$ 45,395	\$ 46,303	\$ 47,229	\$ 52,144	\$ 57,571							
1 BR	667	5,336	8	\$ 782	\$ 6,256	1.02	60% AMI	\$ 75,072	\$ 76,573	\$ 78,105	\$ 79,667	\$ 81,260	\$ 89,718	\$ 99,056							
1 BR TBV	667	8,671	13	\$ 909	\$ 11,817	1.02	60% AMI	\$ 141,804	\$ 144,640	\$ 147,533	\$ 150,484	\$ 153,493	\$ 169,469	\$ 187,107							
1 BR TBV	672	2,016	3	\$ 909	\$ 2,727	1.02	60% AMI	\$ 32,724	\$ 33,378	\$ 34,046	\$ 34,727	\$ 35,422	\$ 39,108	\$ 43,179							
2 BR	904	904	1	\$ 402	\$ 402	1.02	30% AMI	\$ 4,824	\$ 4,920	\$ 5,019	\$ 5,119	\$ 5,222	\$ 5,765	\$ 6,365							
2BR TBV	904	1,808	2	\$ 1,014	\$ 2,028	1.02	40% AMI	\$ 24,336	\$ 24,823	\$ 25,319	\$ 25,826	\$ 26,342	\$ 29,084	\$ 32,111							
2BR	904	1,808	2	\$ 759	\$ 1,518	1.02	50% AMI	\$ 18,216	\$ 18,580	\$ 18,952	\$ 19,331	\$ 19,718	\$ 21,770	\$ 24,036							
2 BR TBV	904	1,808	2	\$ 1,118	\$ 2,236	1.02	50% AMI	\$ 26,832	\$ 27,369	\$ 27,916	\$ 28,474	\$ 29,044	\$ 32,067	\$ 35,404							
2 BR TBV	904	2,712	3	\$ 1,048	\$ 3,144	1.02	60% AMI	\$ 37,728	\$ 38,483	\$ 39,252	\$ 40,037	\$ 40,838	\$ 45,088	\$ 49,781							
Subtotals:		53,142	76	\$	61,966																
Other income:				\$	-	1.02		\$	-	\$	-	\$	-	\$							
Potential gross income								\$	743,592	\$	758,464	\$	773,633	\$	789,106	\$	804,888	\$	888,661	\$	981,154
Residential vacancy loss								\$	(55,769)	\$	(56,885)	\$	(58,022)	\$	(59,183)	\$	(60,367)	\$	(66,650)	\$	(73,587)
Effective Gross Residential Income								\$	687,823	\$	701,579	\$	715,611	\$	729,923	\$	744,521	\$	822,012	\$	907,567

Operating Expenses

	TSAHC est.	Borrower Yr 1	% EGI	Variance	Per Unit	Inflator	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
General & Administrative	\$ 38,684	\$ 33,372	4.85	-14%	\$ 439	1.03	\$ 33,372	\$ 34,373	\$ 35,404	\$ 36,466	\$ 37,560	\$ 43,543	\$ 50,478
Management Fee	\$ 36,404	\$ 55,888	8.13	54%	\$ 735	1.03	\$ 55,888	\$ 57,565	\$ 59,292	\$ 61,070	\$ 62,902	\$ 72,921	\$ 84,536
Payroll and Related	\$ 95,076	\$ 128,334	18.66	35%	\$ 1,689	1.03	\$ 128,334	\$ 132,184	\$ 136,150	\$ 140,234	\$ 144,441	\$ 167,447	\$ 194,117
Maintenance & Repair	\$ 65,284	\$ 54,652	7.95	-16%	\$ 719	1.03	\$ 54,652	\$ 56,292	\$ 57,980	\$ 59,720	\$ 61,511	\$ 71,308	\$ 82,666
Utilities	\$ 88,236	\$ 35,400	5.15	-60%	\$ 466	1.03	\$ 35,400	\$ 36,462	\$ 37,556	\$ 38,683	\$ 39,843	\$ 46,189	\$ 53,546
Insurance	\$ 60,648	\$ 77,235	11.23	27%	\$ 1,016	1.03	\$ 77,235	\$ 79,552	\$ 81,939	\$ 84,397	\$ 86,929	\$ 100,774	\$ 116,825
Taxes	\$ 39,824	\$ 39,824	5.79	0%	\$ 524	1.03	\$ 39,824	\$ 41,019	\$ 42,249	\$ 43,517	\$ 44,822	\$ 51,961	\$ 60,237
Operating Debt Service Reserves			0.00	#DIV/0!	\$ -	1.03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replacement reserves	\$ 22,800	\$ 22,800	3.31	0%	\$ 300	1.03	\$ 22,800	\$ 23,484	\$ 24,189	\$ -	\$ -	\$ -	\$ -
HTC/HOME Compliance Fees			0.00	n/a	\$ -	1.03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TSAHC Compliance Fees	\$ 3,420	\$ 3,420	0.50	0%	\$ 45	1.03	\$ 3,420	\$ 3,523	\$ 3,628	\$ 3,737	\$ 3,849	\$ 4,462	\$ 5,173
Other (specify):			0.00	#DIV/0!	\$ -	1.03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Expenses	\$ 450,376	\$ 450,925		0%	\$ 5,933		\$ 450,925	\$ 464,453	\$ 478,386	\$ 467,824	\$ 481,858	\$ 558,606	\$ 647,577
					Regional Avg	\$ 5,910	\$ 14,546	\$ 14,982	\$ 15,432	\$ 15,091	\$ 15,544	\$ 18,020	\$ 20,890
					Operating Expenses as a percentage of Effective Gross Income		65.6%	66.2%	66.9%	64.1%	64.7%	68.0%	71.4%

NET OPERATING INCOME

\$	236,898	\$	237,126	\$	237,224	\$	262,099	\$	262,663	\$	263,406	\$	259,990
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Live Oak Village - Underwriting - Operating Proforma

NET OPERATING INCOME

\$	236,898	\$	237,126	\$	237,224	\$	262,099	\$	262,663	\$	263,406	\$	259,990
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PRIMARY DEBT SERVICE

	Principal	Rate	Amort	Term
TSAHC - CMF Loan	\$ 760,000	5.00%	10	2
Total Primary Debt	\$ 760,000			

Net Cashflow After Primary Debt
DSCR Primary Debt

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
\$	96,732	\$ 96,732					
\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$	96,732	\$ 96,732	\$ -	\$ -	\$ -	\$ -	\$ -
\$	140,166	\$ 140,395	\$ 237,224	\$ 262,099	\$ 262,663	\$ 263,406	\$ 259,990
	2.45	2.45	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

SOFT SUBORDINATE DEBT & EQUITY

NCR - Owner Financing	\$ 871,624	3.00%			Cash Flow Note
Total Secondary Debt	\$ 871,624				

Net Cash Flow of Secondary Debts

\$	140,166	\$ 140,395	\$ 237,224	\$ 262,099	\$ 262,663		
\$	140,166	\$ 140,395	\$ 237,224	\$ 262,099	\$ 262,663	\$ 263,406	\$ 259,990

Tab 3

Presentation, Discussion and Possible Approval of the 2024 Texas Foundations Fund Guidelines.



Texas Foundations Fund 2024 Guidelines

Texas Foundations Fund Overview

Through its Texas Foundations Fund (TFF) program, the Texas State Affordable Housing Corporation (TSAHC) works with nonprofit organizations across Texas to support housing services that meet critical housing needs of very low-income households in Texas. In 2024, all applicants that meet the **Eligibility Requirements** and **Program Evaluation Criteria** set forth below will be eligible for a grant award. To ensure sufficient funding to each awardee, TSAHC reserves the right to place a limit on the number of organizations awarded. In that circumstance, TSAHC will consider applications in the order in which they were received.

2024 Grantee Application Process

Grantees eligible for grant awards will be selected through an online application process. The online application will be available on TSAHC's website at www.tsahc.org in **April 2024**. Interested applicants must first complete an eligibility quiz to determine if they may qualify as a potential grantee.

Only organizations that pass the eligibility quiz that is released with the online application will be instructed to complete the full online application. Applications must be submitted online no later than **5:00 pm on Friday, May 31, 2024**.

After submitting an application, applicants may not contact members of TSAHC's Board of Directors regarding their application. Failure to comply will result in the disqualification of the application. All questions about the application process should be submitted in writing to Anna Orendain by email at aorendain@tsahc.org.

If an application contains deficiencies that require clarification or correction, TSAHC staff will contact the applicant directly to request clarification or correction of such deficiencies. Failure to respond to follow up requests for information may result in the disqualification of an application.

Eligibility Requirements

To qualify as a Grantee eligible for a grant award, applicants must meet the following eligibility requirements:

1. **Organization Type:** Applicant must be a nonprofit organization with a 501(c)(3) designation from the Internal Revenue Service.
2. **Organization Experience:** Applicant must have at least **three** years of experience operating housing programs in Texas.
3. **Program Experience:** Applicant must have at least **two** years of experience operating the program for which a grant award will be requested (see section below for additional program eligibility information).
4. **Government Grant Performance:** Applicant must certify that it has not defaulted on or been required to repay any federal, state or local government grants within the past two years.

Applicants do not need to have prior experience with government grants to be eligible for a grant award.

5. Financial Requirements:

- a. Applicants with a budget size **above \$2 million** must be able to provide annual financial audits for its two most recent fiscal years and must be prepared to submit its audits, as well as other financial documents, when requested.
- b. For organizations with budget sizes **below \$2 million**, TSAHC will waive the requirement for an external audit and accept either a financial review or a reference letter of support from another funder who has supported the program for which a grant award will be requested.
- c. **Household Requirements:** To ensure TFF grants are disbursed in a manner that reaches those who are most in need, each applicant must utilize grant funds to serve only households at or below 50% of the area median family income (very low-income).¹

Eligible Programs

Programs that provide the following housing services are eligible for a TFF grant:

1. The rehabilitation and/or critical repair of single-family homes² to remedy unsafe living conditions.

- Critical repairs may also include accessibility modifications for homes with a household member with a disability.
- Homes receiving repairs must be owner-occupied.
- TSAHC will support the critical repair of single-family rental homes owned and operated by the organization applying only if the repairs enhance accessibility for a renting household with an individual with a disability³
- All rehabilitation and/or critical repairs funded through the Texas Foundations Fund must be provided free of charge.

2. The provision of the following supportive services or housing counseling services that help individuals and families maintain housing stability.

a. Services provided to residents of permanent supportive housing including but not limited to:

- Case management,
- Physical and mental health care services,
- Substance use disorder counseling and services,
- Employment services, or
- Food insecurity services.

b. Housing counseling services including but not limited to:

¹ While an applicant’s program may serve households above this income level with other funding sources, a grant from the Texas Foundations Fund may only be used to serve households meeting this income requirement. TSAHC uses the U.S. Department of Housing and Urban Development’s Section 8 income limits to determine income eligibility for the Texas Foundations Fund program. To review the current income limits, visit: www.huduser.org/portal/datasets/il.html

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

³ In exceptional circumstances, TSAHC may allow a Grantee to perform critical repairs on a rental home owned by a private landlord and occupied by a very low-income household. Grantees must notify TSAHC in advance if they wish to use a portion of their Texas Foundation Fund grant for this purpose. Additional information, including documentation that the landlord is financially unable to perform the repairs, will be required.

- Homebuyer education (pre-purchase or post-purchase),
- Credit counseling,
- Financial counseling or coaching,
- Foreclosure prevention counseling, or
- Eviction prevention counseling.

All housing services funded through TFF must be provided free of charge. Organizations that solely provide services without a housing focus are not eligible to apply for a grant. TSAHC will only consider organizations whose mission and programs demonstrate a clear housing focus.

2024 Funding Availability, Timeline and Disbursement

TSAHC provides TFF grant funding by blending private donations with earned revenue from its affordable housing programs. TSAHC’s Board of Directors approves the funding available each year under the TFF program. The funding available to each Grantee will depend on the number of Grantees that are eligible to receive an award.

Grantees will be selected for a one-year term (“Grantee Term”). It is anticipated that Grantees will be announced in July 2024 and grant funds will become available in August 2024. A Grantee must spend 100% of its grant and submit a report documenting use of the grant and updated financial information by the end of the Grantee Term. Grants will be disbursed in one installment immediately upon execution of a Grant Agreement.

Grant Agreement

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

- A description of the program for which the grant award will be used,
- Eligible expenditures⁴,
- The process to request grant funds,
- Reporting requirements, and
- TSAHC’s right to inspect properties or service records and to review financial documents.

Administrative Allowance

A Grantee may use five percent (5%) of the awarded funds for administrative or technical assistance costs to carry out the programs funded by their Texas Foundations Fund award. In certain circumstances, TSAHC will allow Grantees to use up to 10% of the awarded funds for administrative or technical assistance costs. However, Grantees requesting more than 5% must justify and explain the need for additional administrative or technical assistance funds.

Program Evaluation Criteria

In order to promote an equitable distribution of awards, Grantees will be grouped into the following three tiers based on budget size: Tier 1: Small Organizations, Tier 2: Mid-Size Organizations, and Tier 3: Large Organizations. An equal amount of funding will be available to Grantees within each tier, and there will be an additional amount of funding available across all tiers that is flexible depending on the volume of applicants within one or more tiers.

⁴ Grantees must use 100% of their grant for direct costs to provide the program for which the grant is requested. These costs may include but are not limited to administrative costs as described in the “Administrative Allowance” section, contractor fees, materials, salaries for staff performing critical repair work, salaries for staff providing supportive housing services, salaries for staff directly coordinating and supporting the program, travel expenses for staff directly coordinating and supporting the program, and building permits and inspection fees for homes to be repaired. The grantee agreement will include a full list of expenses eligible for a grant.

Grantees must satisfactorily respond to each of the following criteria in their application to be eligible for an award:

- Organization has a mission and defined scope of work,
- Organization operates an eligible program that meets a demonstrated community need,
- Organization describes how the program meets the demonstrated community need,
- Organization has community partnerships to help execute its scope of work,
- Organization operates in a defined geographic area in one or multiple counties,⁵
- Organization provides demographic data on households served and demonstrates it will meet **Household Requirements** above,
- Organization collects feedback from households it serves to improve its programs, and
- For returning Grantees, organization is in good standing by meeting past requirements of the Texas Foundations Fund program. As an example, applicants that were selected as 2022 nonprofit partners must have submitted their final report to be eligible for a grant.

Reporting Requirements

At the end of the Grantee Term, all Grantees will be required to submit documentation that details how the Grantee has spent the TFF grant award. Documentation may include:

- Number of households and individuals affected by the grant funding,
- Description of program funded by Texas Foundations Fund,
- Description of services provided by the program which received grant funds,
- One or more success stories from households affected by the Grantee's program,
- Program budget,
- Photos of services, repairs, or households served, and/or
- Description of grant and program impact.

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

Questions

Questions should be submitted in writing to Anna Orendain by email at aorendain@tsahc.org. Applicants are highly encouraged to review the Texas Foundations Fund's Question and Answer section of TSAHC's website at www.tsahc.org for pertinent application information.

⁵ In an effort to achieve broad geographic distribution of Texas Foundations Fund awards, TSAHC has designated eight geographic regions comprising the entire State of Texas and will make an effort to award at least one qualified applicant in each region. As part of the online application, applicants will need to select the geographic region they plan to serve with the award.

Tab 4

Presentation, Discussion of Texas State Affordable Housing Corporation's Mission, Vision, and Value Statements.

TSAHC REVIEW

VISION

A vision statement is a concise statement that communicates an organization's long-term goals and aspirations. It paints a picture of what the organization aims to achieve in the future, providing a clear direction for everyone within the organization to work towards.

Current:

Every Texan deserves the opportunity to live in safe, decent and affordable housing.

Proposed:

Every Texan will have a place to call home.

MISSION

A mission statement is a statement that outlines an organization's purpose, values, and objectives. It describes what the organization does, who it serves, and how it achieves its goals.

Current:

To serve the housing needs of moderate, low, very low, and extremely low-income Texans and other underserved populations through innovative programs.

Proposed:

We facilitate, preserve, and expand affordable housing opportunities for Texans!

VALUES

Values are beliefs and principles that drive an organization forward. They are abstract ideas that guide the way people think and act in everything that they do (and maybe even inspire them to do things "better").



- Adaptability
- Collaboration
- Integrity
- Resourcefulness
- Work-Life Balance

VALUES

ADAPTABILITY

Embrace **adaptability** in all that we do

- We embrace continuous learning
- We maintain an open mind and we believe in continuous improvement

By being adaptable TSAHC seeks to find better ways to serve our employees, partners, and the Texans we serve.

COLLABORATION

Maximize **collaboration**

- We foster open dialogue to teach, help, and build trust
- We encourage accountability in ourselves and others to achieve our goals.
- We identify opportunities for partnership inside and outside TSAHC
- We encourage input from others

Collaboration shows up in every aspect of the organization: our programs, our processes, and our culture.

INTEGRITY

Lead with **integrity**

- We honor our commitments
- We are trustworthy and adhere to high ethical standards
We are transparent, fair and lead by example

We always do the right thing.

RESOURCEFULNESS

We are **resourceful**

- We empower creativity
- We build strong networks to solve problems and create solutions
- We embrace resourcefulness and don't view it as a limitation
- We utilize the tools available to accomplish goals while appreciating all contributors

The key to our success is being tenacious, creative, and resourceful.

WORK-LIFE BALANCE

We intentionally create a culture of **work-life balance**

- We prioritize time to celebrate milestones of individuals, teams, and the organization
- We allow flexibility for team members' workloads and schedules giving time to rest and rejuvenate
- We find time to bond and build internal relationships

We are dedicated to creating a workplace where joy-driven teams foster exceptional experiences for our partners, homeowners, and clients.