

T E X A S
State Affordable Housing Corporation

January Board Meeting

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

Wednesday, January 29, 2025
10:30 a.m.

**TEXAS STATE AFFORDABLE HOUSING CORPORATION
BOARD MEETING
AGENDA**

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

**January 29, 2025
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 December 17, 2024. |
| Tab 2 | Presentation, Discussion and Possible Approval of a Resolution Authorizing the Texas State Affordable Housing Corporation to close the financing of Cairn Point Montopolis located in Austin, Texas, including creating entities, negotiating finance documents, and obtaining debt financing and equity investment in the Project. |
| Tab 3 | Presentation, Discussion and Possible Approval of the 2025 Texas Foundations Fund Guidelines. |
| Tab 4 | Presentation, Discussion and Possible Approval of a Resolution authorizing the Texas State Affordable Housing Corporation to review, approve, and award grants and appropriate amounts from the Texas Foundations Fund for eligible purposes to qualified applicants pursuant to the Texas Foundations Fund annual guidelines approved by the Board of Directors of the Texas State Affordable Housing Corporation for such fiscal year. |

- Tab 5 Presentation, Discussion and Possible Approval of the Request for Proposals for Single-Family Programs Counsel for the Corporation.
- Tab 6 Presentation, Discussion and Possible Approval of the Request for Proposals for Financial Advisor Services for the Corporation.
- Tab 7 Presentation, Discussion and Possible Approval of the Request for Proposals for Website Redesign Services for the Corporation.

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 an 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



Homeownership All Programs

January 1, 2024 to October 31, 2024

\$84.74K

Average Annual Income

\$244K

Average of Loan Amount

7.26

Average Interest Rate

687

Average Credit Score

7477

Households

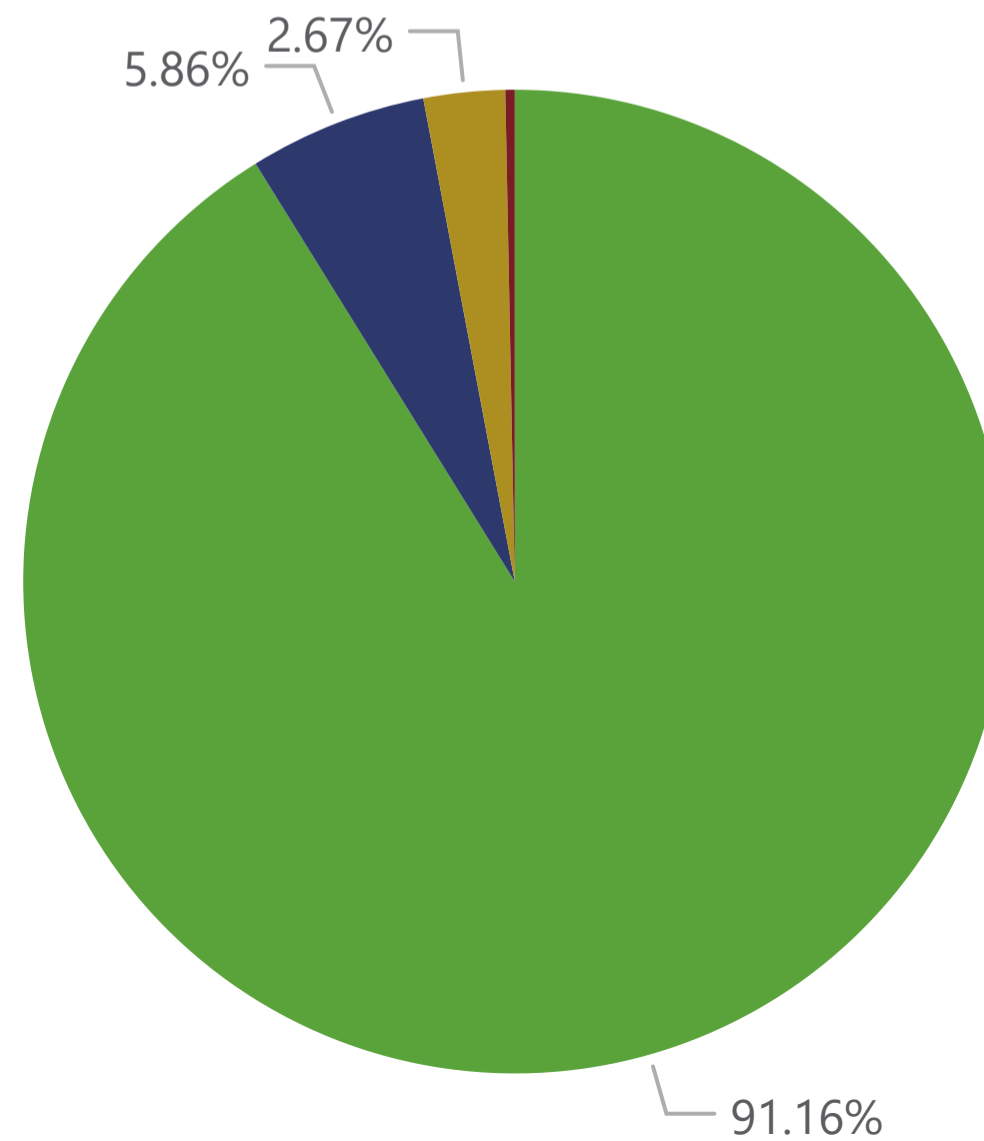
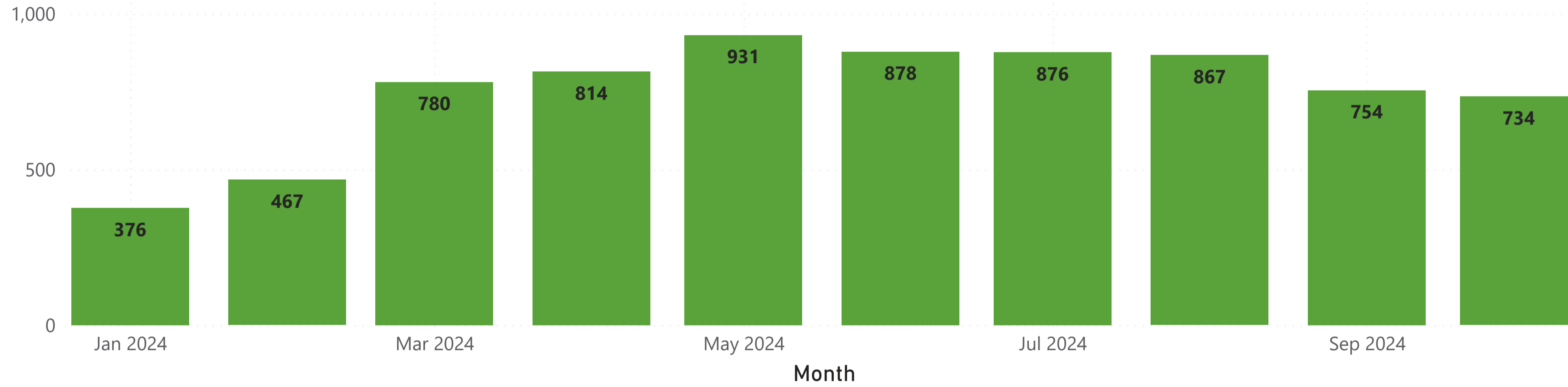
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Average Household Size

\$2bn

Total Loan Volume \$ Amount

of Households by month



Loan Type

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



Homeownership DPA Snapshot

January 1, 2024 to October 31, 2024

\$84.75K

Average Annual Income

\$244K

Average of Loan Amount

7.266

Average Interest Rate

687

Average Credit Score

7473

Households

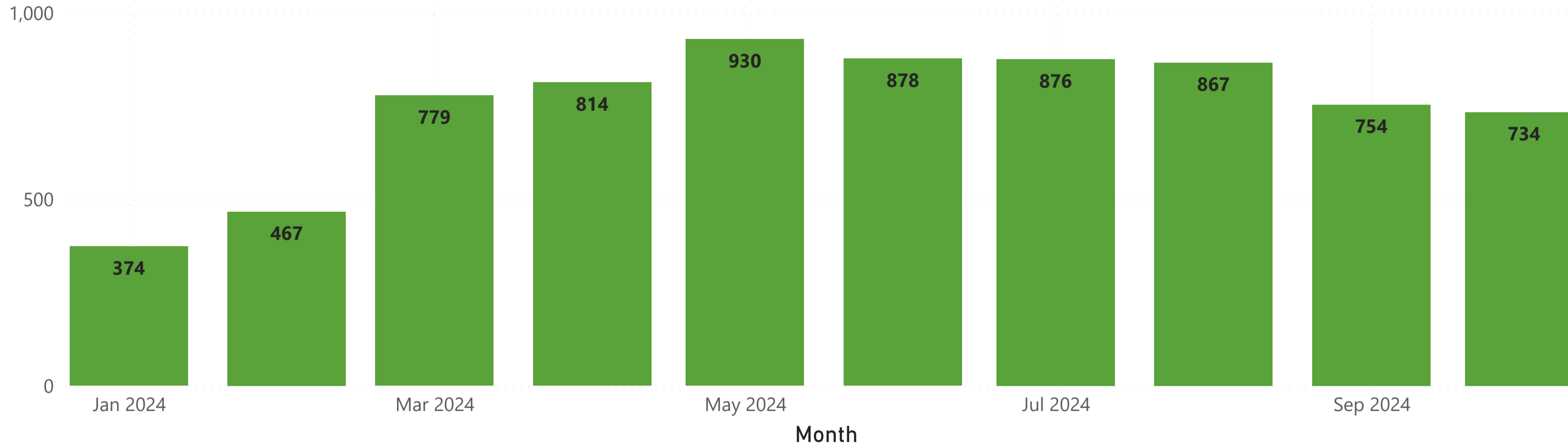
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Average Household Size

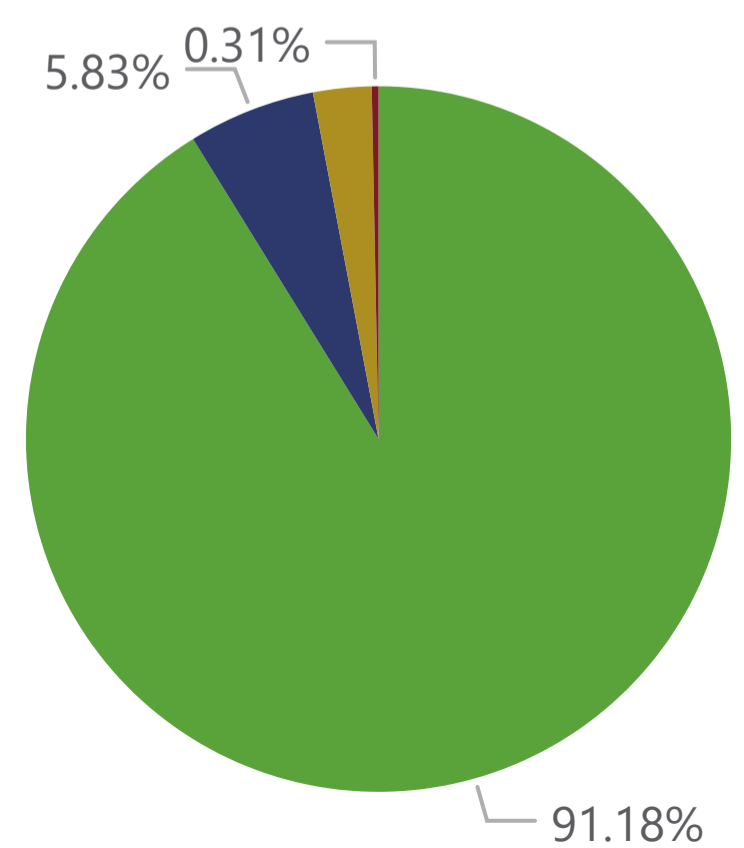
\$2bn

Total Loan Volume \$ Amount

of Households by month



- Loan Type**
- FHA - Purchase
 - Conv. - Purch.
 - VA - Purchase
 - USDA-RHS Purch.



\$8,893

Average DPA Awarded

\$66,058,652

Total DPA Awarded



Homeownership MCC Snapshot

January 1, 2024 to October 31, 2024

\$75.07K

Average Annual Income

\$244K

Average of Loan Amount

7.12

Average Interest Rate

690

Average Credit Score

617

Households

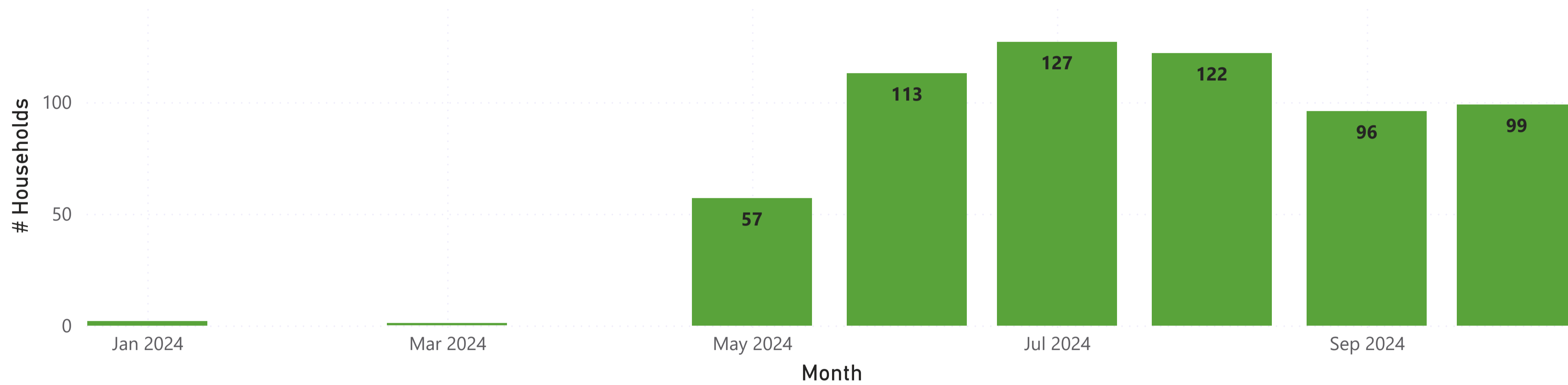
2

Average Household Size

\$151M

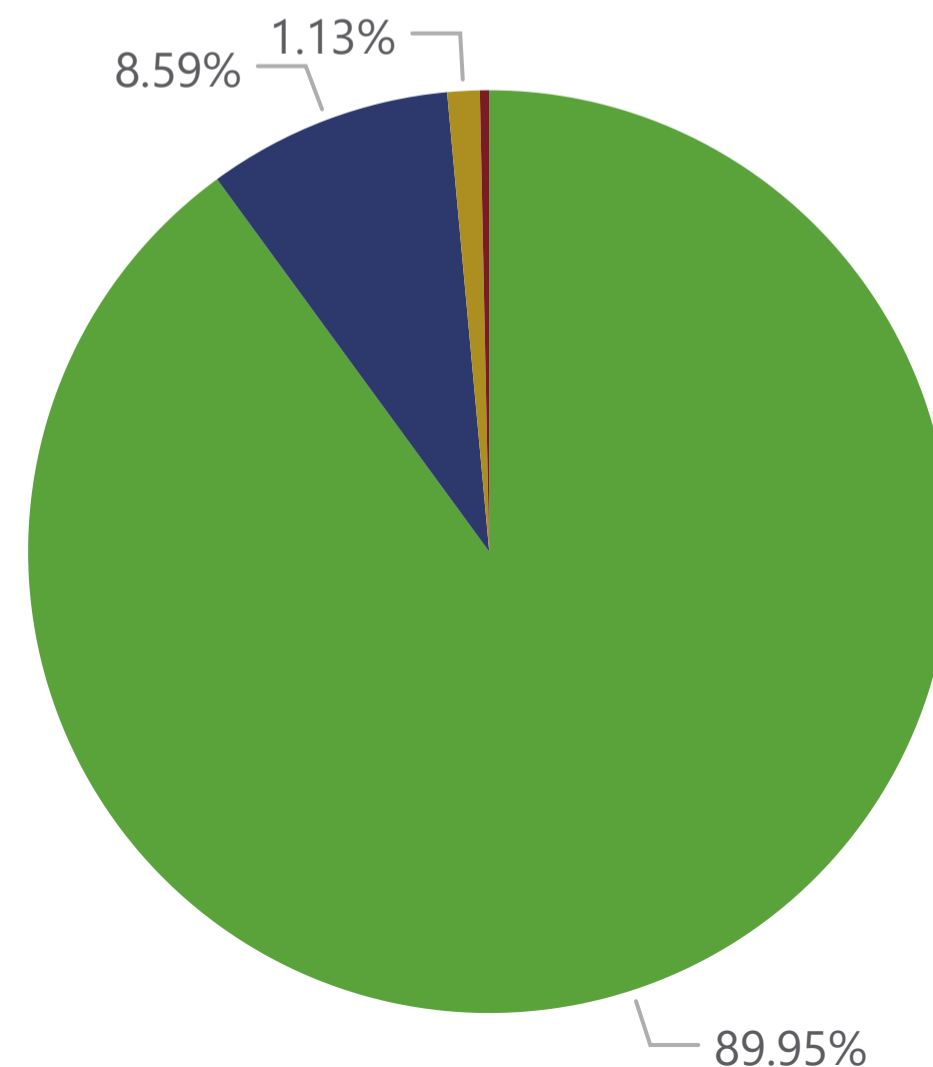
Total Loan Volume \$ Amount

of MCC by Month



Loan Type

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





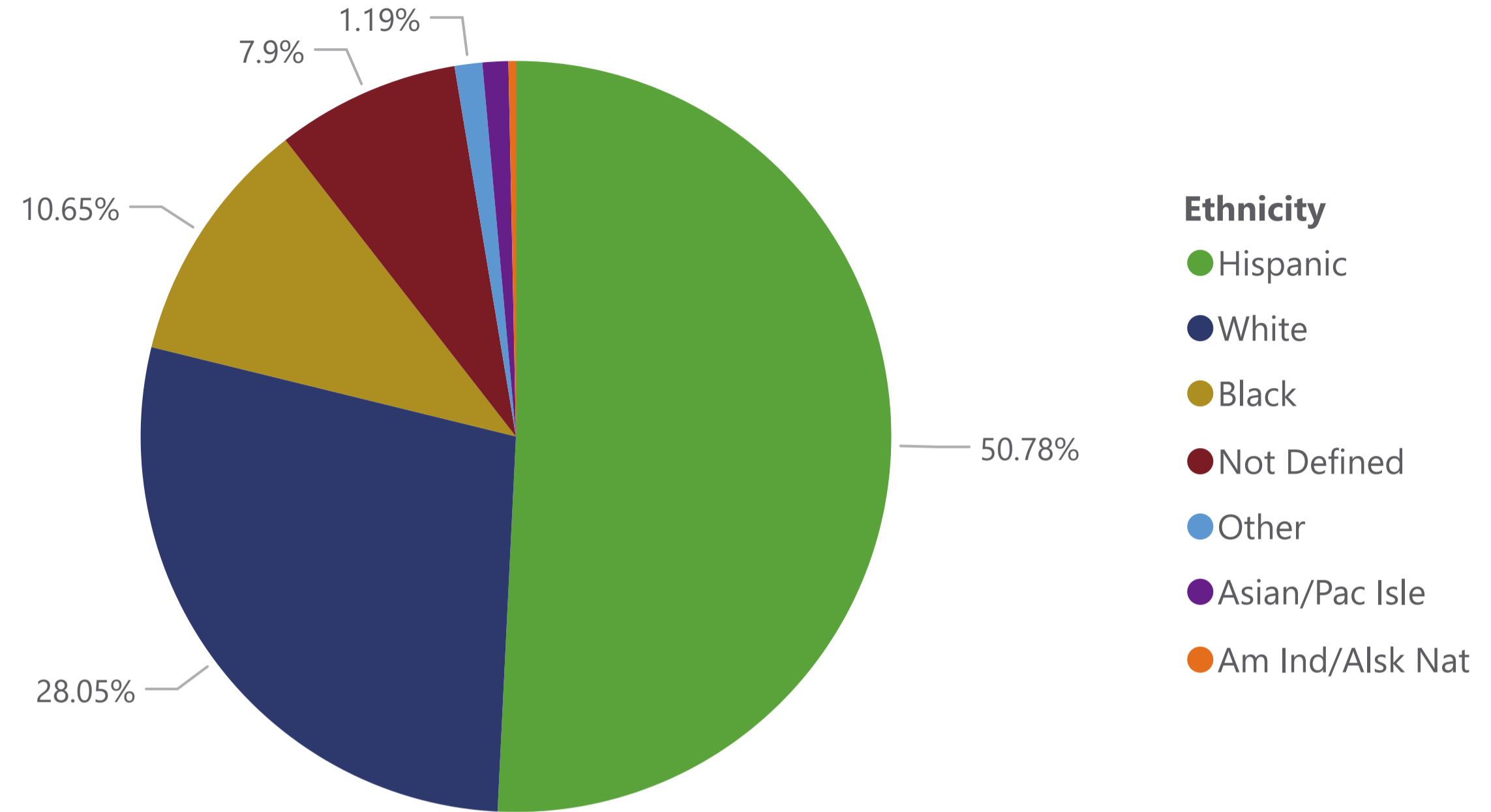
Homeownership All Programs

January 1, 2024 to October 31, 2024

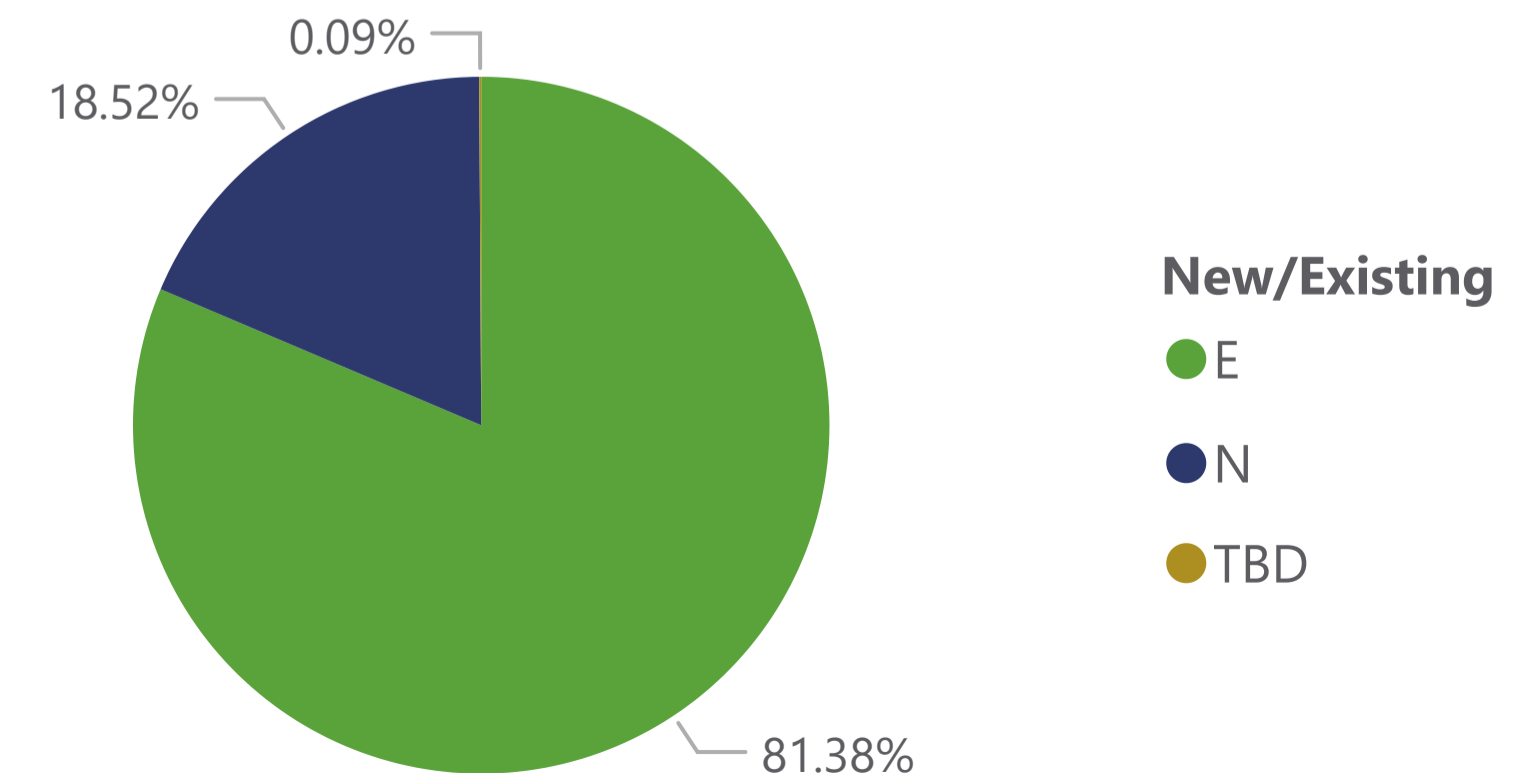
Professions

Occupation	# of Loans	% of Total
Other		89.17%
Teacher		5.26%
Prof Nurse Fac		2.51%
Peace Officer		0.72%
Fire Fighter		0.71%
Veteran		0.48%
Corrections Off		0.29%
EMS Personnel		0.24%
County Jailer		0.13%
Active Military		0.12%
Allied Hlth Fac		0.09%
Sch Counselor		0.09%
Public Sec Off		0.07%
Teacher Aide		0.07%
Librarian		0.01%
Sch Librarian		0.01%
School Nurse		0.01%
Total		100.00%

Household Ethnicity



New/Existing Home





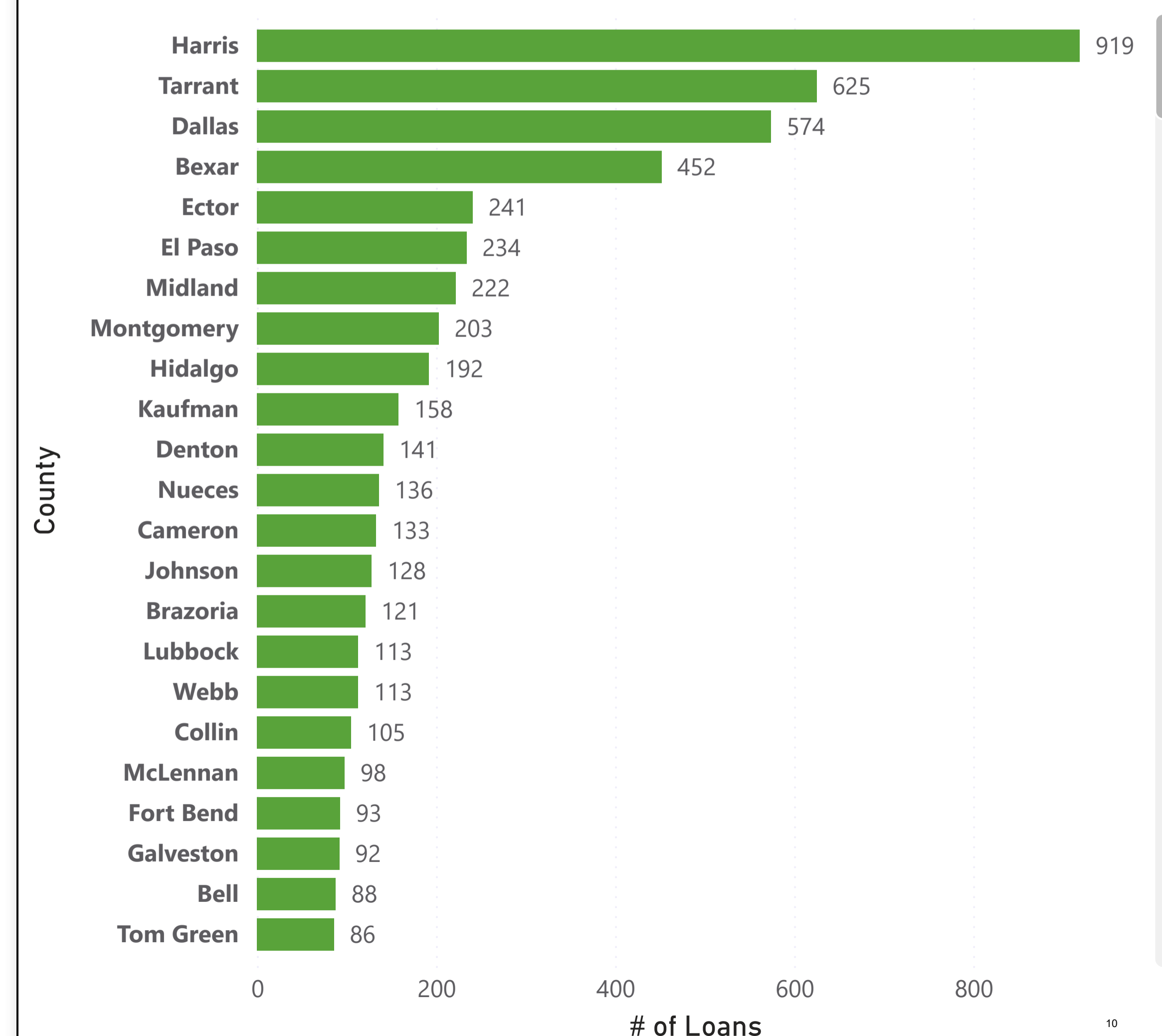
Homeownership All Programs

January 1, 2024 to October 31, 2024

Top Lenders

Top Lenders	# of Loans
Everett Financial, Inc.	556
Fairway Independent Mortgage Corporation	475
CMG Mortgage, Inc.	364
PrimeLending, A PlainsCapital Company	300
American Portfolio Mortgage Corporation	267
CrossCountry Mortgage, LLC	263
Guaranteed Rate, Inc.	253
Guild Mortgage Company LLC	240
SFMC, LP	220
Gateway First Bank	197
Mortgage Financial Services, LLC	189
SecurityNational Mortgage Company	186
Highlands Residential Mortgage, Ltd.	178
Right Start Mortgage, Inc.	163
Nations Reliable Lending, LLC	146
Cardinal Financial Company, Limited Partnership	145
loanDepot.com, LLC	124
T2 Financial LLC	123
Total	7,477

Top Originating Counties



Tab B
Development Finance Report

Texas State Affordable Housing Corporation

Development Finance Programs Report
January 2025

Affordable Communities of Texas Program (ACT)

Staff recently completed two affordable home sales at the Mesquite Wood Subdivision in Harlingen. Both households qualified at 80% Area Median Income (AMI) and utilized down payment assistance from the City of Harlingen. 2906 Brushy Court is under construction with framing underway. Construction will soon be underway at 2914 Brushy Court.

Regarding 631 Carolina in San Antonio, all four condominium units have achieved certificates of occupancy and have been MLS listed for affordable home sale. Staff are working with marketing staff and the project realtor to promote these homes for sale as part of the realtor's open house scheduled for MLK weekend.

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

Program	Portfolio as of Dec. 1, 2024	Transferred	Sold	Portfolio as of Jan. 1, 2025	Current Portfolio Value
ACT Land Bank	62		2	60	\$2,022,387.60
ACT Joint Venture (MF Unit Count)	422			422	\$3,400,000.00
Totals	484			482	\$5,422,387.60

Our current pipeline report:

- 11 properties listed for sale
- 2 properties under contract to a homebuyer
- 4 properties under construction
- 20 properties in predevelopment
- 1 property searching for a Local Partner

Texas Housing Impact Fund (THIF)

Staff continue to monitor construction progress on active loans and met with TDHCA Project Access and the Health and Human Services Commission (HHSC) earlier this month to discuss and promote LTSS lease up. Three AHP units are now available for occupancy at the Manor Town Phase II and the Housing Authority of Travis County is preparing for a late January grand opening.

Multifamily Bond Program

Since approving both The Bloom and Eden Gardens for inducement at last month's Board meeting, staff have been active in helping both projects move forward. The Bloom has already secured a reservation of private activity bond volume cap. Their quick action to reserve volume cap helped them apply for State housing tax credits early in that cycle. Eden Garden's developer team met with our staff about next steps on their project and to better understand TSAHC's process.

Texas State Affordable Housing Corporation

Development Finance Programs Report
January 2025

This month, Staff will present another resolution for the Cairn Point at Montopolis project. This month's Board action relates to the Joint Venture side of the transaction. A full write-up and presentation is being provided for discussion during the meeting.

Tab C

Quarterly Compliance & Residential Services
Reports

Quarterly Compliance Status for TSAHC

As of the 3rd Quarter Ending September 30, 2024

Set-Aside Requirements	DALCOR		
	Pine Club (Beaumont)	Ridgewood (Huntsville)	Saddlewood Club (Bryan)
40% of units at 60% AMI	84.9%	100.0%	90.1%
Remaining units at 80% AMI	84.9%	100.0%	90.1%
Total Affordable Units (40% Required)	84.9%	100.0%	90.1%
	Tealwood Club (Wichita Falls)	Willowgreen (Houston)	Woodglen Park (Dallas)
40% of units at 60% AMI	98.9%	98.5%	100.0%
Remaining units at 80% AMI	98.9%	98.5%	100.0%
Total Affordable Units (40% Required)	98.9%	98.5%	100.0%
	Commonwealth		Cesar Chavez Foundation
	White Rock (San Antonio)	Villa Rodriguez (San Antonio)	
20% of units at 50% AMI	20.8%	22.8%	
75% of units at 80% AMI	76.1%	81.5%	
Total Affordable Units (75% Required)	76.1%	81.5%	
	DHI Woodside	Midland Leased Housing	Eden Court Senior Housing Ltd
	Woodside Village (Palestine)	Ventura at Tradewinds (Midland)	Eden Court (Seguin)
40% of units at 60% AMI	96.7%	99.5%	93.6%
Total Affordable Units (40% Required)	96.7%	99.5%	93.6%
	GESC		
	Rita Blanca (Dalhart)		
20% of units at 50% AMI	25.0%		
100% of units at 80% AMI	100%		
Total Affordable Units (100% Required)	100%		
	Palladium Glenn Heights LD	Texas Housing Foundation	EC Marshall, LLC
	Palladium Glenn Heights (Glenn Heights Gateway Northwest (Georgetown))		Marshall Apartments (Austin)
40% of units at 60% AMI	93.3%		97.7%
Total Affordable Units (40% Required)	93.3%		100%
	THF Palladium Midland		
	Palladium Midland (Midland)		
40% of units at 60% AMI	69.3%		
78% of units at 80% AMI	69.3%		
Total Affordable Units (78% Required)	69.3%		
	Steele		
	Peoples El Shaddai (Dallas)	St James Manor (Dallas)	Brooks Manor (West Columbia)
5% of units at 30% AMI	21.0%	18.0%	6%
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	10.5%		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)	Peppertree (Fort Worth)	River Park (Lampasas)
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	96.9%	100.0%	
Total Affordable Units (40% Required)	96.9%	100.0%	N/A - New construction
	Envolve Community Mgmt	Green Development Company	Dallas Leased Housing
	Fawn Ridge (The Woodlands)	Pine Terrace (Mt Pleasant)	Riverstation (Dallas)
40% of units at 60% AMI	87.5%	100.0%	100.0%
Total Affordable Units (40% Required)	87.5%	100.0%	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%	99.5%	40.0%
Total Affordable Units (40% Required)	100.0%	99.5%	40.0%
	AHA!		
	AHA! At Briarcliff (Austin)		
37% of units at 30% AMI	59.3%		
100% of units at 60% AMI	100.0%		
Total Affordable Units (100% Required)	100.0%		
	Gardens at Balch Springs, LP		
	Parmore Arcadia Trails (Balch Spring)		
20% of units at 50% AMI	39.5%		
Total Affordable Units (20% Required)	39.5%		

Notes: Pine Club, Saddlewood, Tealwood, Willowgreen and Palladium Midland did not meet their set-aside requirements due to Down Units. These issues of non-compliance were captured in the respective AOC report and is being monitored by staff via monthly Unit Status Report (USR) submissions.

TSAHC - Quarterly Resident Services Summary

As of the 3rd Quarter Ending September 30, 2024

DALCOR

	Pine Club (Beaumont)	Ridgewood (Huntsville)	Saddlewood Club (Bryan)	
Number of Services Required	6	6	6	
Number of Services Provided	11	8	8	
	Tealwood Club (Wichita Falls)	Willowgreen (Houston)	Woodglen Park I & II (Dallas)	
Number of Services Required	6	6	6	
Number of Services Provided	15	10	15	
	AHA!	Cesar Chavez Foundation	GESC	
	AHA! at Briarcliff Apartments (Austin)	Villa Rodriguez (San Antonio)	Rita Blanca (Dalhart)	
Number of Services Required	5 consistently throughout year	6	5	
Number of Services Provided	9	7	9	
	Texas Housing Foundation	Texas Housing Foundation	Texas Housing Foundation	
	Palladium Midland (Midland)	Gateway Northwest (Georgetown)	Palladium Glenn Heights (Dallas)	
Number of Services Required	6	6	6	
Number of Services Provided	13	6	9	
	Steele St. James Peoples	Steele St. James Peoples	Steele Brooks Manor	Steele Pythian Manor
	Peoples El Shaddai (Dallas)	St James Manor (Dallas)	Brook Manor (West Columbia)	Pythian Manor (Dallas)
Number of Services Required	12	12	6	12
Number of Services Provided	12	16	15	12
	LH Walnut Creek Austin LP	DHI Woodside Associates, LLC	THF Midland Leased Housing	THF Midland Leased Housing
	Walnut Creek (Austin)	Woodside Village (Palestine)	Scharbauer Flats	Ventura at Tradewinds (Midland)
Number of Services Required	12	6	12	12
Number of Services Provided	12	6	12	12
	EC Fawn Ridge	Apartment Las Palmas	EC Marshall LLC	LRC Shady Oaks Manor, LLC
	Fawn Ridge Apartments	Las Palmas Villas	Marshall Apartments	Shady Oaks Manor
Number of Services Required	6	6	6	6
Number of Services Provided	11	17	14	6
	LPM Pine Terrace LP	Dallas Leased Housing Associates XI, LLP	Roers Boerne Apts Owner LLC	Gardens at Balch Springs, LP
	Pine Terrace Apartments	Riverstation	Bluff View (Boerne)	Parmore Arcadia Trails
Number of Services Required	12	6	12	12
Number of Services Provided	12	10	N/A - New Construction	12
	W Daniels Towners I, LP	Galveston 3916 Winnie St LP	Market TC II, LP	
	W. Leo Daniels	Sandpiper Cove	Marketplace at Liberty Crossing	
Number of Services Required	12	12	12	
Number of Services Provided	16	2	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	17	17	18	18
	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	20	18	19	25
	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	10	20	19	23
	Win-Lin Village (Amarillo)			
Number of Services Required	5			
Number of Services Provided	22			

Notes: A finding was identified and corrected on the AOC Report for Sandpiper.

July Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks Apartments	Printing/Fax	Fax and print services offered for residents and applicants	Cesar Chavez Foundation	12	7/31/2024	1
	Children Services	On-site library for residents available Monday through Friday	Cesar Chavez Foundation	0	7/31/2024	1
AHA! At Briarcliff Apartments	Professional services	copy service	self	3	7/1/2024	1
	Professional development	book club	self	2	7/1/2024	1
	Nutrition service	food pantry	self	8	7/1/2024	1
	Housing service	housing voucher assistance	self	2	7/1/2024	1
	Transportation service	free bus tickets	self	4	7/1/2024	1
Brooks Manor	Resident Service	Food pantry box delivery	Place of Grace	28	7/29/2024	1
	Health Service	7/2/24 - 0	Community Manager	0	7/31/2024	1
	Resident Service	West Columbia Police Dept. Senior moments. WCPD employees visit	West Columbia PD	4	7/31/2024	1
	Resident Service	Library book club	Community Manager	0	7/11/2024	1
Chaparral Village	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	7/1/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	7/2/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	7/8/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	7/18/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	7/30/2024	1
	Direct Support	Food Stamp Assistance	Texas Health and Human Services C	1	7/23/2024	1
Cove Village	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/1/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/8/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/9/2024	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/11/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/18/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/30/2024	1
El Nido Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	7/1/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	7/2/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	7/8/2024	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	7/11/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	7/30/2024	1
Fawn Ridge Apartments	Counseling	Counseling Financial /Credit - Avoiding Scams	Wood Forest Bank	4	7/11/2024	1
	Reading Enhancement	Reading Enhancement - Bookstore availability to check out new books	Site	3	7/26/2024	1
Garden Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/1/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/2/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/8/2024	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/11/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/30/2024	1
	Community Awareness	Community Event - Victory Gospel Chapel Site Visit- Every other Friday	Victory Gospel Chapel	38	7/26/2024	1
Gateway Northwest	Personal Development	Book Club	self	1	7/22/2024	1
	Nutrition Services	Food Pantry	self	1	7/22/2024	1
High Plains Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/1/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/2/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/8/2024	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/11/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/29/2024	1
	Direct Support	School Supplies Donations	Texas Tech University	1	7/29/2024	1
Jose Antonio Escajeda Apartm	Community Awareness	Community Event - Online Event: Get Connected to NACA	RHAC, NACA	0	7/26/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/2/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/8/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/9/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/18/2024	1
Las Palmas Villa	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/30/2024	1
	Program Coordination	Summer Lunch Program 1:00 PM - 2:00 PM	Good Neighbor Program	0	7/2/2024	1
	Neighborhood Development	Community Partner Outreach 2:00 PM - 3:00 PM	Good Neighbor Program	0	7/2/2024	1
	Program Coordination	Resident Outreach En Espanol 2:00 PM - 3:00 PM	Good Neighbor Program	0	7/3/2024	1
	Adult Development	Elderly Care Gratitude Journals 1:00 PM - 2:00 PM	Good Neighbor Program	0	7/11/2024	1
	Program Coordination	Caseworker Availability 3:00 PM - 4:00 PM	Good Neighbor Program	0	7/16/2024	1
	Health & Screening Service	Blood Pressure Checks 2:00 PM - 4:00 PM	Good Neighbor Program	0	7/18/2024	1

July Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Los Ebanos Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/1/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/2/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/8/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/9/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/18/2024	1
	Direct Support	ESL	RHAC, DuoLingo	2	7/8/2024	1
	Direct Support	Utility Assistance	Catholic Charities, Consuelo Lucio M	1	7/12/2024	1
Marshall Apartments	Family Services	Parenting Classes	KIKI Simmons	1	7/8/2024	1
	Food Service	Covid-19 Community Food Program	Briana De'Seaniae	7	7/8/2024	1
	Mobile Clinic	Women's Health	Erin Stibral/Physician Asst	0	7/11/2024	1
	Access Dental	Health Screening	Meko Scott	0	7/15/2024	1
	Community for Recovery	Peer Support - every Monday and Friday	Chanelle M	1	7/1/2024	1
Palladium Glenn Heights	Business Center	Computer Center	Office Staff	7	7/1/2024	1
	Fitness Center	Fitness Center	Office Staff	26	7/1/2024	1
	Food Pantry	Food for those in need	Office Staff	5	7/1/2024	1
Palladium Midland	Craft WorkShop	Craft Work Shop - Create Summer Wreath	Staff	2	7/3/2024	1
	Social Event	National Cookie Day Social Evenet	Staff	0	7/9/2024	1
	Health and Wellness	Free Health and Wellness checks	Midland Community Health Care Cli	8	7/21/2024	1
	Craft Work Shop	Tye-Dye Crafts	Staff	5	7/23/2024	1
	Social	Paint and Sip	Alicia Vasquez	2	7/26/2024	1
Parmore Arcadia Trails	Weekly Exercise	10am weekly walking group, July 8th, 10th, 15th, 22nd, 24th, 29th, 31	Parmore Arcadia Trails	11	7/15/2024	1
	Home chores for seniors/di	Every month rent is picked up from #158 who is wheelchair bound, tra	Parmore Arcadia Trails staff	8	7/24/2024	1
	Health and Nutrition	Clean cooking pamphlet, receipts print out in club room for healthy sn	Parmore Arcadia Trails	6	7/19/2024	1
	Notary free services	Community manager and Assistant Manager both offer free notary se	Parmore Arcadia Trails Staff	3	7/31/2024	1
Peoples El Shaddai	Resident Service	Computer lab open during normal business hours	Community Manager	5	7/31/2024	1
	Resident Service	Library open during normal business hours	Community Manager	50	7/31/2024	1
	Resident Service	Healthy Snacks - held every Friday to demonstrate healthy eating habi	Community Manager	0	7/31/2024	1
	Health Service	Bingo and health discussion with information on healthcare options	Oak Street Health	4	7/11/2024	1
Peppertree Acres Apartments	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	7/1/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	7/2/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	7/8/2024	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	7/11/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	7/29/2024	1
	Direct Support	Food Assistance	Funky Town Fridge, Meadowridge C	1	7/10/2024	1
	Direct Support	Job Search Assistance	RHAC, Workfaith, Workforce Solutio	1	7/10/2024	1
	Direct Support	Utility Assistance	Renters Advantage, Community Act	2	7/10/2024	1
	Direct Support	Financial Counseling	Renters Advantage, BOK Financial	2	7/10/2024	1
	Direct Support	Homebuying Assistance	NACA, Renters Advantage, BOK Fina	1	7/10/2024	1
Pine Club	Food Pantry	Provide free food to residents during business house	Pine Club	4	7/1/2024	1
	Notary	Provide free notary services to residents and applicants	Shawn Jones	0	7/1/2024	1
	Print/Copy/Email	Provide free printing, copy and email services to all residents and appl	Pine Club	20	7/1/2024	1
Pine Terrance Apartments	free transportation	Transportation for medical appointments, shopping, Etc. free for resid	TRAX	67	7/31/2024	1
	class	local service providers	Safe-T	14	7/16/2024	1
	notary	free notary on site	management	0	7/31/2024	1
Pythian Manor	Resident Service	Food pantry box delivery	North TX food bank	30	7/31/2024	1
	Resident Service	Bingo and healthcare discussion	Community Manager	50	7/16/2024	1
	Resident Service	Housekeeping class	Community Manager	1	7/31/2024	1
	Resident Service	Audio Book club	Community Manager	1	7/11/2024	1
Ridgewood	Food Pantry	Provide free food to residents during office hours	Ridgewood west	0	7/1/2024	1
	Free Copy/Print Services	Provide free copy and print services to all residents and applicants dur	Ridgewood west	1	7/1/2024	1
Rita Blanca	Library	Library- 2/3 residents are allowed into office at a time to select a dona	Marti Harris	2	7/12/2024	1
	Hygiene Pantry	Hygiene Pantry- door to door delivery of hygiene products.	Marti Harris	27	7/8/2024	1
	Library	Library- 2/3 residents are allowed into office at a time to select a dona	Marti Harris	4	7/15/2024	1
River Park Village	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/1/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/2/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/9/2024	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/11/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/18/2024	1

July Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Riverstation Apartments	Health	diabetes, five food groups, blood pressure,	prpurpose	0	7/9/2024	1
	Parenting	5 r's, energy balance	prpurpose	0	7/24/2024	1
	Fitness & Exercise	stretching	prpurpose	0	7/1/2024	1
	Summer lunch	summer lunch - M-F every day	prpurpose	291	7/1/2024	1
	Neighborhood	meet the neighborhood	prpurpose	51	7/11/2024	1
Saddlewood Club	Copy/Print	Provide free copies and print papers for all residents and applicants	Saddlewood	3	7/1/2024	1
	Food Pantry	Provide free food to all residents during business hours	Saddlewood	2	7/1/2024	1
Saint James Manor	Resident Service	Housekeeping Education	Community Manager	3	7/22/2024	1
	Resident Service	Library Open During Normal Business Hours	Community Manager	15	7/31/2024	1
	Resident Service	Computer Lab Open During Normal Business Hours	Community Manager	10	7/31/2024	1
	Youth Service	Library book club and snacks	Community Manager	10	7/16/2024	1
	Youth Service	After-school Tutoring and Homework help	Community Manager	11	7/5/2024	1
	Health Service	Walking Club	Community Manager	0	7/10/2024	1
Salem Village	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	7/1/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	7/2/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	7/8/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	7/9/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	7/25/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	7/30/2024	1
Sandpiper Cove	N/A	No resident services were provided				
Scharbauer Flats	Food Pantry	Food Pantry	GNP	1	7/5/2024	1
	Arts & Crafts	DIY Confetti Poppers	GNP	9	7/5/2024	1
	Arts & Crafts	Fingerprint Flowerpots	GNP	18	7/12/2024	1
	Partnership with Law Enfor	Coffee with a Cop	GNP	2	7/15/2024	1
Shady Oaks	Health		Nurse Next Door- Lee Hecker	6	7/17/2024	1
	Financial		Alondra Galindo - 1st National Bank	6	7/23/2024	1
Sierra Vista	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	7/1/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	7/2/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	7/8/2024	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	7/11/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	7/18/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	7/30/2024	1
Spring Terrace	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/1/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/2/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/8/2024	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/11/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/30/2024	1
	Direct Support	Rent Assistance	Renters Advantage, Texas Health an	1	7/10/2024	1
	Community Awareness	Community Event- Community Cook Out	City Light Church	30	7/27/2024	1
Tealwood Club	Notary Services	Residents needing documents verified and notarized	Tealwood	2	7/2/2024	1
	Snacks	Provided snacks to residents	Tealwood	14	7/5/2024	1
	Community Appreciation	Children made bracelets for the residents	Tealwood	15	7/15/2024	1
	Food Pantry		Tealwood	2	7/15/2024	1
	Community Cleanup	Picking up trash around community	Tealwood	4	7/19/2024	1
Ventura at Tradewinds	adult development	post it note chart 7/1, e am great because 7/3, Buzz group 7/3, pat on	prpurpose	0	7/1/2024	1
	Youth Development	summer collage 7/2, essential basic english 7/17	prpurpose	0	7/2/2024	1
	health	five food groups 7/9, healthy meal plan 7/16	prpurpose	0	7/9/2024	1
	Fitness & Exercise	fitness boot camp 7/17, health fair 7/16, five food groups 7/9	prpurpose	0	7/17/2024	1
W. Leo Danials	N/A	No resident services were provided				
Walnut Creek Apartments	N/A	No resident services were provided				
Willow Green	Food Pantry	Provide free food to residents during business hours	Willow Green	3	7/1/2024	1
	Fax/Copy/Print	Provide free copy, print and fax services to all residents and applicants	Willow Green	3	7/1/2024	1
	Notary	Provide free notary services to all residents and applicants	Candice McVea	0	7/1/2024	1

July Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Win-Lin Village Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/2/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/9/2024	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/11/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/29/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/30/2024	1
	Community Awareness	Community Event - Online Event: Get Connected to NACA	RHAC, NACA	0	7/26/2024	1
Woodglen Park I & II	Food Pantry	Food pantry	Woodglen Park	0	7/1/2024	1
	Notary	Notary	Woodglen Park	0	7/1/2024	1
	Fax/Copy/Scan	fax in office	Woodglen Park	19	7/1/2024	1
	Summer Feeding Program	Feeding program	Nutrition Transitions	53	7/1/2024	1
	Bus Pass	Bus passes	Woodglen Park	1	7/1/2024	1
Woodside Village	Personal Development	We had a board game night and discussed personal development	Woodside Village	1	7/15/2024	1
	Drowning Prevention	We did Arts & Crafts and discussed Drowning Prevention	Woodside Village	7	7/25/2024	1

August Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks Apartments	Printing/Fax	Fax and Print services offered for residents and applicants	Cesar Chavez Foundation	12	8/31/2024	1
	Children Services	On-site library for residents available Monday through Friday	Cesar Chavez Foundation	0	8/31/2024	1
	Children Services	Back-to-School event held for residents and provided free backpack and school supplies	Cesar Chavez Foundation	66	8/3/2024	1
AHA! At Briarcliff Apartments	Personal Development	Housekeeping Education	Cheryl McCutchen	3	8/27/2024	1
	Personal Development	Counseling Services	Cheryl McCutchen	2	8/20/2024	1
	Personal Development	Counseling Services	Nicole Garcia	2	8/22/2024	1
Brooks Manor	Resident Service	Free Notary services during normal business hours	Community Manager	0	8/31/2024	1
	Resident Service	Food pantry box delivery	Place of Grace	32	8/22/2024	1
	Resident Service	Library Book Club	Community Manager	0	8/8/2024	1
	Resident Service	Chore Away	Maint. Tech	0	8/31/2024	1
	Health	Walking Club Held weekly. No Attendance	Community Manager	0	8/31/2024	1
Chaparral Village	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	8/1/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	8/5/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	8/6/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	8/19/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	8/22/2024	1
Cove Village	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/5/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/6/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/8/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/13/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/19/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/22/2024	1
El Nido Apartments	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	8/5/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	8/6/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	8/8/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	8/12/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	8/13/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	8/19/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	8/22/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	8/26/2024	1
Fawn Ridge Apartments	Counseling Services	Community on the Move- Counseling services Group Talks	Pentecostal Church of the Woodlan	10	8/6/2024	1
	Agency Sponsored Event	Operation Backpack - School is back, guard on	YMCA	7	8/7/2024	1
	Counseling	Community on the Move- Counseling services Group Talks 8/13/2024 - 10, 8/14/2024 - 10, 8/15/2024 - 10, 8/16/2024 - 10	Pentecostal Church of the Woodlan	10	8/13/2024	1
	After School program	YMCA After school tutoring program 8/14/24 - 6, 8/15/24 - 7 and 8/16/2024 - 7	YMCA	6	8/14/2024	1
	Counseling	Financial / Credit - Avoid common scams	WoodForest Bank	6	8/22/2024	1
Garden Apartments	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	8/5/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	8/6/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	8/8/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	8/12/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	8/13/2024	1
Gateway Northwest	Nutrition Services	Food Pantry	self	1	8/15/2024	1
	Personal Development	Book Club	self	2	8/22/2024	1
High Plains Apartments	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/1/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/5/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/6/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/12/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/19/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/22/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/29/2024	1
	Community Awareness	Community Event- Online Event: MIFAMILIA	RHAC and MIFAMILIA	0	8/30/2024	1
Jose Antonio Escajeda Apartm	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	8/1/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	0	8/5/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	0	8/6/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	0	8/12/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	0	8/19/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	0	8/22/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	0	8/29/2024	1
	Community Awareness	Community Event- Online Event: MIFAMILIA	RHAC and MIFAMILIA	0	8/30/2024	1
Las Palmas Villa	Community Garden	Tips & Inspiration to Get Growing - 3pm-5pm	Good Neighbor Program	20	8/1/2024	1
	Health & Nutrition	Creating a Healthier Life - 3pm-5pm	Good Neighbor Program	8	8/6/2024	1
	Program Coordination	Resident Outreach En Espanol - 12pm-1pm	Good Neighbor Program	9	8/20/2024	1
	Health Fair	Mini Health Fair - 12pm-1pm	Good Neighbor Program	8	8/22/2024	1
	Adult Development	Kindness Health Facts - 1pm-2pm	Good Neighbor Program	11	8/27/2024	1
	Social Services & Referrals	Rent/Utility Assistance - 1pm-3pm	Good Neighbor Program	8	8/28/2024	1

August Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Los Ebanos Apartments	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/1/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/6/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/8/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/12/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/13/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/22/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/29/2024	1
Marshall Apartments	Food Drive	Covid-19 Community Food Program	Briana De'Seaniae Murphy	5	8/5/2024	1
	Women's Health	The Source/Mobile Clinic	Erin Stibral Physician Asst.	0	8/12/2024	1
	Community for Recovery	Peer Support - every Friday	Chanelle M	1	8/2/2024	1
Palladium Glenn Heights	Crime Watch	Glenn Heights PD provide information regarding safety and statics	Office Staff/GHPd	3	8/1/2024	1
	Food Distribution	Supply food to those in need	Office Staff	14	8/1/2024	1
	Business Center	Computer Access for Resident	Office Staff	3	8/1/2024	1
	Fitness Center	Open to the Resident for Exercise	Office Staff	27	8/1/2024	1
Palladium Midland	Craft Work Shop	Craft Supplies Provided to Paint Canvas	Staff	2	8/14/2024	1
	Social Event	Back to school supply giveaway	BH74	9	8/9/2024	1
	Arts and Crafts	Locker Board Craft	Staff	7	8/23/2024	1
	Nutrition Food Tracker	Nutrition Facts and Meal Planner	WIC	6	8/2/2024	1
Parmore Arcadia Trails	Social events	August 5th and August 12th donuts and coffee	Parmore Arcadia Trails	25	8/5/2024	1
	Arts/Crafts/Recreational	Game day: August 14th and 16th	Parmore Arcadia Trails	14	8/14/2024	1
	Weekly exercise	August 5th, 6th, 13th, and 14th	Parmore Arcadia Trails	10	8/14/2024	1
	Home chores	For seniors and disabled. Taking trash out, helping with interior decoration, gr	Parmore Arcadia Trails	6	8/23/2024	1
	Notary	Notary available at no charge to residents. Manager	Parmore Arcadia Trails	2	8/27/2024	1
Peoples El Shaddai Village	Health Service	Walking Club	Community Manager	0	8/29/2024	1
	Children's Services	M-F daily feeding program serving 20-30 children daily	Community Manager	25	8/31/2024	2
	Children's Services	Library Book/Computer lab Club held weekly	Community Manager	20	8/31/2024	1
Peppertree Acres Apartments	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/5/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/6/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/8/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/12/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/13/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/19/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/22/2024	1
	Direct Support	Career Skills Development Program	RHAC	1	8/28/2024	1
Pine Club	Notary	Free notary services for all residents and applicants	Shawn Jones	1	8/1/2024	1
	Gym/Fitness Center	Offer services to residents daily	Pine Club	1	8/1/2024	1
	Food Pantry	Provide free food to residents during business hours	Pine Club	1	8/1/2024	1
	Print/Copy/Email	Provide free print, copy and email services to all applicants and residents	Pine Club	3	8/1/2024	1
Pine Terrace Apartments	Free transportation	Transportation for medical appointments, shopping, etc. free for residents	TRAX	58	8/31/2024	1
	Class	local service providers	Safe-T	8	8/20/2024	1
	Notary	free notary on site	management	0	8/31/2024	1
Pythian Manors	Resident Service	Food pantry box delivery	North TX food bank	30	8/31/2024	1
	Resident Service	Care Package toiletry delivery	Corvette Club	16	8/22/2024	1
	Health Service	Bingo and Healthcare information	Laurent Health	8	8/28/2024	1
	Resident Service	Audio Book club held weekly	Community Manager	0	8/31/2024	1
Ridgewood	Back to School Drive	Provided all households school supplies and items for new school year.	Ridgewood West	29	8/1/2024	1
	Food Pantry	Provide free food to residents during office hours.	Ridgewood West	3	8/1/2024	1
	Free Copy/Print Services	Provide free copy and print services to all residents and applicants during office	Ridgewood West	1	8/1/2024	1
Rita Blanca	Library	Library- 2/3 Residents are allowed into the office at a time to select a donated	Marti Harris	2	8/2/2024	1
	Hygiene Pantry	Hygiene Pantry- Door to door delivery of hygiene products.	Marti Harris	27	8/2/2024	1
	Library	Library- 2/3 Residents are allowed into the office at a time to select a donated	Marti Harris	2	8/2/2024	1
River Park Village	N/A	No resident services were provided				
Riverstation Apartments	Youth	Afterschool programs homework, hula hoop, DIY paper, color paper, bubble p	purpose	364	8/12/2024	1
Saddlewood Club	Food Pantry	Provide free food to all residents during business hours.	Saddlewood	8	8/1/2024	1
	Copy/Print	Provide copies and print papers for all residents and applicants	Saddlewood	3	8/1/2024	1
	Event	School backpack and supply giveaway back to school party.	Saddlewood	32	8/10/2024	1

August Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Saint James Manor	Children's services	Computer lab and library club	Community Manager	18	8/31/2024	1
	Children's Services	afterschool feeding program serving 20+ children daily	Community Manager	0	8/13/2024	2
	Resident Service	Walking Club	Community Manager	8	8/15/2024	1
	resident services	Computer learning	Community Manager	16	8/26/2024	1
	Health Service	Bingo and healthcare information	oak St. health	4	8/13/2024	1
Salem Village	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/1/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/5/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/6/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/13/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/19/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/29/2024	1
Scharbauer Flats	Food Pantry	Food Pantry	GNP	3	5/6/2024	1
	Income Tax Prep	Needed Documents Throughout the Year	GNP	1	5/10/2024	1
	Health Fair	Health Information Seminar	GNP	0	5/13/2024	1
	Community Meeting	Partnership w/local law enforcement or local first responders	GNP	2	5/22/2024	1
Sandpiper Cove	N/A	No resident services were provided				
Scharbauer Flats	Food Pantry	Food Pantry Availability	GNP	13	8/5/2024	1
	Arts & Crafts	Shaving Cream Table Arts	GNP	17	8/5/2024	1
	Arts & Crafts	Carboard Tube Butterfly	GNP	9	8/9/2024	1
	Partnership w/local law enforcement	Coffee with a Cop	GNP	2	8/19/2024	1
Shady Oaks Manor	Home Internet	Verizon Home Internet	Kevin Gmeiner	6	8/7/2024	1
	Crime Watch	Community Crime Watch meeting	Officer Sergio Martinez	4	8/13/2024	1
Sierra Vista	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/1/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/6/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/8/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/12/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/13/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/19/2024	1
	Community Awareness	Community Event- Online Event: MIFAMILIA	RHAC and MIFAMILIA	0	8/30/2024	1
Spring Terrace	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/1/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/5/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/6/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/8/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/13/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/19/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/29/2024	1
	Transportation Services	Bus Passes	RHAC	1	8/23/2024	1
	Direct Support	Food Assistance	High Plains Food Bank, Catholic Cha	1	8/8/2024	1
	Community Awareness	Community Event- Online Event MIFAMILIA	RHAC and MIFAMILIA	1	8/30/2024	1
Tealwood Club	Pantry	Food Available for tenants in need	Tealwood	3	8/10/2024	1
	Notary	Documents reviewed and signed	Tealwood	1	8/5/2024	1
	Bus Tickets	Provided transportation tickets for resident to use the bus	WF Bus Company	4	8/2/2024	1
	Back to School	Provided school supplies and backpacks	Tealwood	80	8/1/2024	1
	Scanning-Coping - Computer	Allowing residents to make copies, use the computer and scan documents	Tealwood	4	8/12/2024	1
Ventura at Tradewinds	Health	five food groups, health seminar 8/20/24, reading nutrition labels 8/26	prpurpose	0	8/19/2024	1
	Fitness	boot camp	prpurpose	0	8/19/2024	1
	Parenting	family rules 8/5,	prpurpose	0	8/5/2024	1
	Adult dev	become an expert	prpurpose	0	8/12/2024	1
W Leo Daniels	Notary Service	Provide free notary service to all residents	Michelle	1	8/1/2024	1
	Fax/ Copy	Provide free fax and copy service to residents	W Leo Staff	5	8/1/2024	1
	Food Pantry	Open food pantry available to all residents- free	W Leo Staff	3	8/1/2024	1
	Resident Social	Game Day- games with residents done on 8/6/24, 8/12/2024 & 8/13/2024	W Leo Staff	7	8/6/2024	1
	Computer Center	Computer Learning Center	W Leo Staff	8	8/1/2024	1
	Fitness	Walking Club- walking with residents- conducted 8/5/2024 thru 8/14/2024	W Leo Staff	20	8/5/2024	1
	Arts & Crafts	Adults Arts and Crafts- conducted twice in August- 8/21/2024 & 8/30/2024	W Leo Staff	16	8/21/2024	1
	Meal Program	Provide hot meals to all residents (breakfast, lunch, dinner)	W Leo/HUD	100	8/1/2024	1

August Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Walnut Creek Apartments	Adult Development	10 AM to 12:30 PM	Good Neighbor Program	7	8/3/2024	1
	Job skills? Training	1PM TO 2PM	Good Neighbor Program	5	8/6/2024	1
	Fitness ^ Exercise Class	Family Fitness	Good Neighbor Program	16	8/8/2024	1
	Operation Back To School	2PM TO 4PM	Good Neighbor Program	19	8/10/2024	1
	Parenting Class	1PM TO 2PM	Good Neighbor Program	7	8/13/2024	1
	Neighborhood Development	3PM TO 4PM	Good Neighbor Program	6	8/13/2024	1
	Health Fair	1PM TO 2PM	Good Neighbor Program	8	8/15/2024	1
	Financial Planning/Credit Council	2PM TO 3PM	Good Neighbor Program	17	8/19/2024	1
Willow Green	Food Pantry	Provide free food to all residents during business hours	Willow Green	4	8/1/2024	1
	Print/Copy	Provide free printing and copy services to all applicants and residents	Willow Green	5	8/1/2024	1
	Notary	Provide free Notary services to all applicants and residents	Candice McVea	0	8/1/2024	1
Win-Lin Village Apartments	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/1/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/5/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/6/2024	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/8/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/12/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/13/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/19/2024	1
	Community Awareness	Community Event- Online Event: MIFAMILIA	Rainbow and MIFAMILIA	0	8/30/2024	1
	Community Awareness	Community Event- Back to School Event	South West Church of Christ	7	8/2/2024	1
Woodglen Park I & II	Fax, Copy., Scan, Email	fax	Woodglen Park	17	8/1/2024	1
	Notary	notary	Woodglen Park	0	8/1/2024	1
	transpiration	bus tickets	Woodglen Park	0	8/1/2024	1
	Community Meeting	info to residents service	Woodglen Park	9	8/15/2024	1
	Food Pantry	food pantry	Woodglen park	8	8/1/2024	1
Woodside Village	Community Awareness	Woodside Village and Living Springs Church hosted a hot dog roast and preser	Living Springs Church	20	8/17/2024	1
	Domestic Abuse Awareness	Woodside Village hosted an arts and crafts night and presented information re	Woodside Village	4	8/22/2024	1

September Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Agula Oaks Apartments	Printing/Fax	Printing and faxing services provided to residents and applicants.	Cesar Chavez Foundation	4	9/30/2024	1
	On-site library	On-site library open Monday - Friday	Cesar Chavez Foundation	6	9/30/2024	1
AHA! At Briarcliff Apartments	Free Transportation Service	Grocery Store	Cheryl McCutchen	2	9/25/2024	1
Brooks Manor	Resident Service	Notary services at not charge during normal business hours	Community Manger	0	9/30/2024	1
	Resident Service	Pantry box delivery	A Place of Grace	358	9/19/2024	1
	Resident Service	Library Book Club	Community Manager	0	9/12/2024	1
	Resident Service	visits to Seniors. Held weekly	West Columbia Police Department	8	9/30/2024	1
	Resident Service	Chore Away. Assistance with moving laundry, groceries, trash and lightbulb	Maint. Tech	0	9/30/2024	1
	Health Service	no attendance	Community Manager	0	9/30/2024	1
Chaparral Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	80	9/3/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	80	9/5/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	80	9/9/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	80	9/12/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	80	9/16/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	80	9/23/2024	1
	Direct Support	Utility Assistance	Renters Advantage, Reliant Energy, Pe	1	9/4/2024	1
Cove Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/3/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/5/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/9/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/16/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/23/2024	1
El Nido Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	9/3/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	9/10/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	9/12/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	9/19/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	104	9/23/2024	1
Fawn Ridge Apartments	After School	9/2/24 - 10, 9/3/24 - 10, 9/4/24 - 9, 9/5/24 - 9, 9/6/24 - 6	YMCA	10	9/2/2024	2
	Counseling	9/3/2024, 9/10/24, 9/17/24, 9/24/24	Pentecostal of the Woodlands	10	9/3/2024	1
	Counseling Service	Counseling services	Impact Church	10	9/28/2024	1
Garden Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/3/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/5/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/10/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/12/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/16/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/19/2024	1
	Direct Support	Career Skills Development	Rainbow	1	9/10/2024	1
Gateway Northwest	Nutrition Services	Food pantry	self	0	9/13/2024	1
	Personal Development	Book Club	self	2	9/18/2024	1
High Plains Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/3/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/5/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/10/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/12/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/23/2024	1
Jose Antonio Escajeda Apartm	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/3/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/9/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/16/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/23/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/26/2024	1
Las Palmas Villa	Health & Nutrition	Healthy Cooking Demonstration - 2pm-4pm	Good Neighbor Program	11	9/3/2024	1
	Health & Nutrition	Creating a Healthier Life - 3pm-4pm	Good Neighbor Program	0	9/12/2024	1
	Adult Development	Arm Exercises - 2pm-3pm	Good Neighbor Program	13	9/18/2024	1
	Social Services & Referrals	Social Worker Resources - 3pm-4pm	Good Neighbor Program	13	9/18/2024	1
	Health & Screening Service	Blood Pressure Checks - 2pm-4pm	Good Neighbor Program	8	9/24/2024	1
Los Ebanos Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/3/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/9/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/10/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/12/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/19/2024	1
Direct Support	Medical Assistance	Su Clinica , Brownville Community - Ca	1	9/24/2024	1	

September Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Marshall Apartments	Family Services	Parenting Class	KiKi Simmons	0	9/9/2024	1
	Food Service	Covid-19 community food program	Brian De'Seaniae Murphy	6	9/2/2024	1
	Women's Health	The Source/Mobile Clinic	Erin Stibral/Physician Asst	0	9/12/2024	1
	Tutoring	Tutoring	Jessica Post	5	9/16/2024	1
	Mentoring	Big Fish Club	Jessica Post	37	9/19/2024	1
	Peer Support	every Friday	Chanelle M	1	9/6/2024	1
Palladium Glenn Heights	Food Pantry	Food distribution for those in need	Office Staff	10	9/1/2024	1
	Crime Watch	Statics for our Community	GHP/Courtesy Officers	3	9/1/2024	1
Palladium Midland	Household Budgeting	Presenter and Slideshow on Budget Keeping	Carla Jiminez	6	9/12/2024	1
	Craft Work Shop	Fall Wreath Crafts	Staff	12	9/6/2024	1
	Craft Work Shop	DIY Door Mat Crafts	Kym Lusk	5	9/20/2024	1
	Social Events	Stew and Review	Staff	8	9/25/2024	1
Parmore Arcadia Trails	Social events	required 2x/month. September 5th, brunch with the Mayor of Balch Springs.	Parmore Arcadia Trails	66	9/12/2024	1
	Arts/Crafts/Rec.	required 2x/month. September 13th, 20th, and 22nd.	Parmore Arcadia Trails	23	9/20/2024	1
	Weekly Exercise	September 10th, 12th, 17th, 19th, 24th, 26th.	Parmore Arcadia Trails	12	9/24/2024	1
Peoples El Shaddai Village	Children's services	Computer lab/Library assistance held Monday-Thursday. Serving 10-25 children	Community Manager	25	9/30/2024	1
	Resident Service	challenges in the community.	Community Manager	0	9/30/2024	1
	Health Service	No attendance	Community Manager	0	9/30/2024	1
	Resident Service	Held Monday-Friday during the school year. serving between 10-25 children	Community Manager23	25	9/30/2024	1
Peppertree Acres Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	9/3/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	9/10/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	9/12/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	9/16/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	9/19/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	9/23/2024	1
	Direct Support	Utility Assistance	Renters Advantage, Community Actio	1	9/24/2024	1
Pine Club	Pantry	June Monthly Food Bank food available for residents during business hours	Pine Club	5	6/1/2024	1
	Print/Copy/Email	June Print/Copy/Email Services for residents and applicants	Pine Club	5	6/1/2024	1
	Notary	June Notary Service for residents and applicants	Shawn Jones	1	6/11/2024	1
	Gym/Fitness Center	June Gym/Fitness Center usage by residents	Pine Club	3	6/1/2024	1
Pine Terrace Apartments	Free transportation	Transportation for medical appointments, shopping, etc. free for residents	TRAX	49	9/30/2024	1
	Class	Local services	Safe-T	8	9/17/2024	1
	Notary	Free Notary on site	management	0	9/30/2024	1
Pythian Manor	Health Service	Food box pantry delivery monthly	North TX food bank	30	9/27/2024	1
	Health Service	Bingo with healthcare/Medicare insurance discussion hosted by Premier Senior Advisors	Premier Senior Advisors	4	9/27/2024	1
	Resident Service	Audio Book Club	Community Manager	2	9/16/2024	1
	Resident Service	Curbside Book Club.	Community Manager	0	9/30/2024	1
Ridgewood	Food Pantry	Provide free food to residents during office hours.	Ridgewood West	3	9/1/2024	1
	Free copy/print services	Provide free copy and print services to all residents and applicants during office hours.	Ridgewood West	2	9/1/2024	1
	Free Phone	Life Wireless assisted in applying residents for a free phone if qualified.	Life Wireless	7	9/21/2024	1
Rita Blanca	Hygiene Pantry	Hygiene Pantry- Door to door delivery of hygiene products.	Marti Harris	27	9/9/2024	1
	Library	Library - Residents are allowed into the office to select a donated book.	Marti Harris	2	9/23/2024	1
	Diaper Pantry	Diaper Pantry- Door to door delivery of diapers.	Marti Harris	5	9/30/2024	1
River Park Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/3/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/9/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/12/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/19/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/26/2024	1
Riverstation Apartments	Youth	afterschool programs homework, hula hoop, DIY paper, color paper, bubble	prpurpose	364	9/12/2024	1
	Computer	keyboarding, using email, computer basics	prpurpose	0	9/1/2024	1
	Adult	English as a second language	prpurpose	0	9/1/2024	1
	Health	being active with diabetes, portion size, mammograms, eating smart	prpurpose	0	9/1/2024	1
Saddlewood Club	Food Pantry	Provide free food to all residents during business hours	Saddlewood	3	9/6/2024	1
	Copy/Print	Provide copies and print papers for all residents and applicants	Saddlewood	1	9/18/2024	1
	Event	Comes and plays games with kids does a lesson and feeds them dinner	Salvation Army	15	9/26/2024	1

September Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Saint James Manor	Resident Service	Computer Lab open During normal business hours with assistance from Site	Community Manager	7	9/9/2024	1
	Youth Services	Afterschool feeding program held Monday - Friday afterschool. Serving betw	Community Manager	20	9/30/2024	1
	Health Service	Weekly Walking club held every Wednesday	Community Manager	5	9/30/2024	1
	Resident Service	Library open during normal business hours with assistance from Site Team in	Community Manager	0	9/30/2024	1
Salem Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	105	9/3/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	105	9/9/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	105	9/10/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	105	9/12/2024	1
	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	105	9/16/2024	1
	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	105	9/19/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	105	9/23/2024	1
	Children Services	Tutoring	Mid-Coast Family Services	9	9/9/2024	1
Sandpiper Cove	Notary	Provide notary services to residents free of charge	Sandpiper	5	9/6/2024	1
	Social Service	Provided social services to households that were in need of toiletries and oth	St. Vincents	3	9/9/2024	1
Scharbauer Flats	Food Pantry	Food pantry availability	GNP	2	9/2/2024	1
	Arts & Crafts	Paper Bag Kite Craft	GNP	8	9/6/2024	1
	Income Tax Prep	Income Tax Services	GNP	0	9/23/2024	1
	Health Fair	Health Seminar	GNP	0	9/23/2024	1
Shady Oaks Manor	Health Care	Blood Pressure Check	Nurse Next Door- Lee Hecker	5	9/11/2024	1
	Neighbor gathering	Join Friends and Neighbors for games and snacks	Oak Street Health	10	9/25/2024	1
Sierra Vista	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	106	9/3/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	106	9/5/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	106	9/10/2024	1
	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	106	9/16/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	106	9/23/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	106	9/26/2024	1
Spring Terrace	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/3/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/9/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/12/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/23/2024	1
	Direct Support	Medical Assistance- In-Home Care	Outreach Health Services Accent Care	1	9/5/2024	1
	Direct Support	GED	RHAC	1	9/10/2024	1
Tealwood Club	Computer	Use of computer for personal busy	Tealwood	11	9/3/2024	1
	Bus Pass	Received bus tickets to travel	WF Bus Company	5	9/23/2024	1
	Snacks	provide snacks for residents	Tealwood	25	9/6/2024	1
	Community Appreciation	Residents helping others in the community	Tealwood	10	9/13/2024	1
	Food Pantry	Providing food for residents	Tealwood	2	9/18/2024	1
Ventura at Tradewinds	adult development	chaos activity, social skills 9/24 coaching, parenting phrases 9/5	prpurpose	0	9/11/2024	1
	health	nutrition Plans	prpurpose	0	9/17/2024	1
	health & fitness	health fair 9/18 & Yoga	prpurpose	0	9/17/2024	1
	Youth	DIY popsicles	prpurpose	2	9/10/2024	1
W Leo Daniels	Notary Service	Provide free notary service to all residents and applicants	Michelle	2	9/1/2024	1
	Fax/ Copy	Provide free fax and copy service to all residents and applicants	W Leo Staff	7	9/1/2024	1
	Food Pantry	Free open food pantry available to all residents daily	W Leo Staff	23	9/1/2024	1
	Health	Health Fair	W Leo Staff	11	9/18/2024	1
	Arts & Crafts	Arts and crafts event for residents	W Leo Staff	42	9/16/2024	1
	Fitness	Walking club- residents walk one time per week for 20 mins	W Leo Staff	42	9/1/2024	1
	Transportation	Provide free bus tickets to residents	W Leo	4	9/1/2024	1
	Meal Program	W Leo provides 30 hot meals daily- breakfast and lunch to residents.	W Leo/HUD	30	9/1/2024	1
Walnut Creek Apartments	Health Fair	Mini Health Fair	Good Neighbor Program	10	9/3/2024	1
	Character Builders	Social Skills	Good Neighbor Program	17	9/3/2024	1
	Job/Skills & Training	Career Exploration	Good Neighbor Program	12	9/16/2024	1
	Drug awareness workshop	Opioids What you need to know	Good Neighbor Program	13	9/26/2024	1

September Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Willow Green	Food Pantry	Provide free food to all residents during business hours	Willow Green	0	9/1/2024	1
	Print/Copy	Provide copy and printing services to all residents and applicants	Willow Green	0	9/1/2024	1
	Notary	Provide free Notary services to all applicants and residents	Candice McVea	20	9/1/2024	1
	After School Lunches	Provide free after school meals to all children	The Hope Center	156	9/1/2024	1
Win-Lin Village Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/3/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/9/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/10/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/12/2024	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/19/2024	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/23/2024	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/26/2024	1
Woodglen Park I & II	Fax, Copy, Scan, Email	Fax/Copy/Scan Services	Woodglen Park	15	9/1/2024	1
	Snacks	Snack for community kids	Woodglen Park	63	9/1/2024	1
	Bus Pass	Bus Passes	Woodglen Park	0	9/1/2024	1
	Notary	Notary Services	Woodglen Park	0	9/1/2024	1
	Food Pantry	Food Pantry	Woodglen Park	7	9/1/2024	1
Woodside Village	Coping with stress at school	We shared information about coping with stress at school and played games	Woodside Village	10	9/12/2024	1
	Tips for studying in High School	We shared tips for studying in high school while doing arts and crafts and shared	Woodside Village	4	9/26/2024	1

Tab D
Quarterly Fundraising Report

**Texas State Affordable Housing Corporation
2025 Quarterly Fundraising Report
January 14, 2025**

2025 Homeownership and Home Buyer Education Initiatives			
Funder	Amount	Status	Notes
Individual Donations	2,810.00	Received	Received since October 2024 to support 2025 Housing Connection workshops
Wells Fargo/Local Initiatives Support Corporation	10,000.00	Received	Received in April 2022 to support efforts to increase homeownership among households of color in the Houston metro area
Wells Fargo/Local Initiatives Support Corporation	195,148.00	Partially Received	Awarded in November 2022 to support the research of a mortgage assistance pilot program and to support collaborative efforts to increase homeownership among households of color in the Houston area
Wells Fargo/Local Initiatives Support Corporation	300,000.00	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 Community Bank	10,000.00	Received	Received in December 2024 to support 2025 Housing Connection workshop
Mortgage Grant Fund	40,000.00	Approved	Awarded in December 2024 to support 2025 Housing Connection workshop
Total Requests Received/Approved	\$ 557,958.00		
2024 Texas Supportive Housing Institute			
Wells Fargo	\$ 100,000.00	Received	Received in August 2024 to support 2024 Supportive Housing Institute
JPMorgan Chase	\$ 20,000.00	Received	Received in August 2024 to support 2024 Supportive Housing Institute
Texas Community Bank	\$ 10,000.00	Received	Received in June 2024 to support 2024 Supportive Housing Institute
Dominium	\$ 10,000.00	Received	Received in April 2024 to support 2024 Supportive Housing Institute
Insperty	\$ 5,000.00	Received	Received in June 2024 to support 2024 Supportive Housing Institute
Frost Bank	\$ 5,000.00	Received	Received in June 2024 to support 2024 Supportive Housing Institute
Regions Bank	\$ 5,000.00	Received	Received in June 2024 to support 2024 Supportive Housing Institute
Capital Impact Partners	\$ 2,500.00	Received	Received in May 2024 to support 2024 Supportive Housing Institute
Vecino Group	\$ 2,500.00	Received	Received in July 2024 to support 2024 Supportive Housing Institute
PSH Symposium Revenue	\$ 12,000.00	Received	Excess revenue raised from 2023 PSH Symposium earmarked to support 2024 Supportive Housing Institute
Federal Home Loan Bank of Dallas	\$ 5,000.00	Received	Received in July 2024 to support 2024 Supportive Housing Institute
Bank of America	\$ 23,000.00	Received	Received in September 2024 to support 2024 Supportive Housing Institute
Total Requests Received/Approved	\$ 200,000.00		
TSAHC Grant Making Programs (Texas Foundations Fund, new TxDOT Initiative)			
Funder	Amount	Status	Notes
Texas Department of Transportation	\$ 30,000,000.00	Approved	Entered discussions in October 2020 to administer grant funding to support affordable housing initiatives in Houston neighborhoods affected by I-45 expansion project. Contract approved by TSAHC Board of Directors in June 2024 and executed in July 2024. TSAHC will begin working with a consultant in January 2025 to identify housing needs and opportunities in impacted neighborhoods.
Total Requests Approved	\$ 30,000,000.00		
Texas Housing Impact Fund			

Funder	Amount	Status	Notes
Frost Bank	\$ 4,000,000.00	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	\$ 3,750,000.00	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)	\$ 2,458,736.42	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)	\$ 1,025,696.00	Partially Received	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	\$ 250,000.00	Received	Program Related Investment received in January 2021 to support Texas Housing Impact Fund

Total Requests Approved/Received/Partially Received	\$ 11,484,432.42

Affordable Communities of Texas (ACT) Program

Funder	Amount	Status	Notes
Texas Community Bank	\$ 500,000.00	Received	Texas Community Bank approved a 5 year renewal of TSAHC's EQ2 investment, extending the term from May 2020 to May 2025
Texas Community Bank	\$ 500,000.00	Received	Follow up EQ2 investment received in August 2024
Capital Magnet Fund	\$ 2,000,000.00	Declined	Requested in April 2024 to support to construction of two ACT projects-- 1910 E. MLK in Austin and Mesquite Woods Phase II in Harlingen
St. David's Foundation	\$ 750,000.00	Declined	Requested in October 2024 to support predevelopment expenses related to property located at 1910 E. MLK

Total Requests Received	\$ 1,000,000.00
Summary	
Total Requests Approved/Received/Partially Received	\$ 43,242,390.42

Tab E
Monthly Financial Reports

Texas State Affordable Housing Corporation

Statement of Net Position (unaudited)

As of November 30, 2024

Assets

Current assets:

Cash and cash equivalents	\$ 2,267,524
Pooled investments	20,277,560
Restricted assets:	
Cash and cash equivalents	6,164,900
Accrued interest	240,886
Investments, at fair value	10,120,665
Accounts receivable and accrued revenue	62,139
Accrued interest receivable	180,009
Loans receivable, current portion	39,856
Notes receivable, current portion	127,414,557
Lease Receivable, Current Portion	115,682
Downpayment assistance, current portion	428,739
Prepaid expenses	170,885
	<hr/>
Total current assets	167,483,402

Noncurrent assets:

Loans receivable, net of uncollectible amounts of \$2,409	141,750
Notes receivable, net of allowance for loss \$559,682	97,255,521
Lease Receivable	-
Investments, at fair market value	17,701,748
Mortgage servicing rights, net of accumulated amortization of \$2,673,299	54,762
Capital assets, net of accumulated depreciation of \$1,351,272	5,533,556
Owned real estate, net of depreciation of \$2,860,800	26,380,117
Downpayment assistance	4,717,786
Restricted investments held by bond trustee, at fair market value	147,747,574
	<hr/>
Total noncurrent assets	299,532,814

Total assets	\$ 467,016,216
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(continued)

Texas State Affordable Housing Corporation

Statement of Net Position (unaudited)

As of November 30, 2024

Liabilities

Current liabilities:

Accounts payable and accrued expenses	\$	561,876
Notes payable, current portion		500,000
Custodial reserve funds		139,815
Other current liabilities		256,233
Payable from restricted assets held by bond trustee:		
Revenue bonds payable, current portion		1,305,000
Accrued interest on revenue bonds		1,827,656

Total current liabilities 4,590,580

Noncurrent liabilities:

Notes payable		750,000
Revenue bonds payable		152,581,660
Unearned revenue		206,649

Total noncurrent liabilities 153,538,309

Total liabilities 158,128,889

Deferred Inflows of Resources

Deferred revenue 213,134

Total deferred inflows of resources 213,134

Net Position

Invested in capital assets		5,533,556
Restricted for:		
Debt service		2,220,924
Other purposes		1,223,964
Unrestricted		299,695,749

Total net position 308,674,193

Total liabilities and net position \$ 467,016,216

Texas State Affordable Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position (unaudited) For the 3 Months Ending November 30, 2024

Operating Revenues:	
Interest and investment income	\$ 2,587,535
Net increase (decrease) in fair value of investments	(1,106,539)
Single family income	17,249,029
Asset oversight and compliance fees	89,872
Rental program income	305,593
Multifamily income	124,135
Land bank income	-
Public support:	
Federal & state grants	955,020
Contributions	33,074
Other operating revenue	4,183
Total operating revenues	<u>\$ 20,241,902</u>
Operating Expenses:	
Interest expense on bonds and notes payable	\$ 1,776,671
Program and loan administration	89,897
Texas Foundation Fund & miscellaneous grants	68,287
Salaries, wages and payroll related costs	1,152,343
Professional fees and services	130,937
Depreciation and amortization	35,839,702
Office expense and maintenance	50,332
Travel and meals	42,349
Other operating expenses	248,524
Total operating expenses	<u>39,399,042</u>
Net income/(Net loss)	(19,157,140)
Total net position, beginning	<u>327,831,333</u>
Total net position, ending	<u>\$ 308,674,193</u>

Texas State Affordable Housing Corporation
Budget Report
November 30, 2024

	Annual Budget	Actual	Percent of Annual Budget
Revenue			
Single Family Program Revenue	9,357,000	2,114,790	22.60%
Lending Program Revenue	7,163,000	301,073	4.20% ①
Multifamily Program Revenue	1,187,000	32,314	2.72% ②
Rental Program Revenue	2,604,000	332,619	12.77%
Federal & State Grants	3,056,000	747,989	24.48%
Grants, Donations & Other Awards	275,000	33,074	12.03%
Land Bank Revenue	3,388,000	5,300	0.16%
Servicing Revenue	47,000	10,181	21.66%
Investment Revenue	1,950,000	602,152	30.88%
Total Revenue	29,027,000	4,179,492	14.40%
Expenditures			
Texas Housing Impact Fund	11,040,000	2,306,491	20.89%
Affordable Communities of Texas	4,591,000	228,191	4.97%
Other Program Expenditures	4,365,000	800,250	18.33%
Salaries & Payroll Related Expenditures	4,900,000	1,152,343	23.52%
Grants	1,536,000	74,398	4.84%
Principal & Interest on Notes Payable	533,000	5,000	0.94%
Professional Services	934,000	130,937	14.02%
Marketing	249,000	32,146	12.91%
Insurance	351,000	84,273	24.01%
Travel & Meals	160,000	42,349	26.47%
Furniture, Equipment, & Software	54,000	9,559	17.70%
Building Maintenance	105,000	23,254	22.15%
Professional Dues, Conferences & Training	47,000	16,750	35.64%
Sponsorships	30,000	7,500	25.00%
Communication	20,000	4,691	23.46%
Publications, Subscriptions & Other Office E	28,000	8,338	29.78%
Freight, Delivery, Postage	9,000	2,537	28.19%
Printing & Office Supplies	4,000	1,402	35.05%
Total Expenditures	28,956,000	4,930,409	17.03%
Excess Revenues Over Expenditures	71,000	(750,917)	12.92% ③

Average Expected Percent Received/Expended = 25%

Texas State Affordable Housing Corporation
Budget Report
November 30, 2024

Explanations

- ① Lending Program Revenue appears lower than expected due to the timing of contractual loan payments from various borrowers. We expect this line item to be on budget by year end.

- ② Multifamily Program Revenue also appears under budget due to the timing of contractual payments of multifamily issuer fees. These fees will begin to come in during January and will continue through out the remainder of the year. We expect this line item to be on budget by year end.

- ③ We expect the Excess of Revenues over Expenditures to be positive beginning with the January budget report.

Tab 1

Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on December 17, 2024.

**TEXAS STATE AFFORDABLE HOUSING CORPORATION
BOARD MEETING**

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

**December 17, 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 10:47 a.m., on December 17, 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
Ernest Richards, Member
David Rassin, Member

Guests Present:

Natalee Ball, Coats Rose

President’s Report

David Long, President

Tab 1 Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on November 19, 2024.

Mr. Rassin made a motion to approve the minutes of the Board meeting held November 19, 2024. Ms. Cardenas 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 16 in the official transcript.

Tab 2 Presentation, Discussion and Possible Approval for Publication and Public Comment of the Draft of the Texas State Affordable Housing Corporation’s 2025 Annual Action Plan.

Presented by Michael Wilt, Senior Manager, External Relations

Ms. Cardenas made a motion to approve for Publication and Public Comment of the Draft of the Texas State Affordable Housing Corporation’s 2025 Annual Action Plan. 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 17 in the official transcript.

Tab 3 Presentation, Discussion and Possible Approval of a Resolution regarding the submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with proceeds of future debt for The Bloom at Lamar Square.

Presented by Cassandra Ramirez, Development Finance Manager and Tillie Croxdale, Foundation Communities, Inc.

Ms. Cardenas made a motion to approve a Resolution regarding the submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with proceeds of future debt for The Bloom at Lamar Square. Mr. Richards seconded the motion. Mr. Dietz asked for public comment, and none were given. A vote was taken and the motion passed.

See page 25 in the official transcript.

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

Presented by Cassandra Ramirez, Development Finance Manager

Ms. Cardenas made a motion to approve a Resolution regarding the submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with proceeds of future debt for Eden Gardens. Mr. Richards 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 30 in the official transcript.

Tab 5 Presentation, Discussion and Possible Approval of a Resolution authorizing the issuance of Texas State Affordable Housing Corporation Multifamily Mortgage Revenue Notes (Cairn Point Montopolis Apartments) Series 2025A-1 and 2025A-2, a Funding Loan Agreement, a Borrower Loan Agreement, an Asset Oversight, Compliance and Security Agreement and a Regulatory Agreement; authorizing the execution of documents and instruments necessary or convenient to carry out the issuance of the notes; and other provisions in connection therewith.

Presented by Dave Danenfelzer, Senior Director, Development Finance

Mr. Richards made a motion to approve a Resolution authorizing the issuance of Texas State Affordable Housing Corporation Multifamily Mortgage Revenue Notes (Cairn Point Montopolis Apartments) Series 2025A-1 and 2025A-2, a Funding Loan Agreement, a Borrower Loan Agreement, an Asset Oversight, Compliance and Security Agreement and a Regulatory Agreement; authorizing the execution of documents and instruments necessary or convenient to carry out the issuance of the notes; and other provisions in connection therewith.

Ms. Cardenas 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 33 in the official transcript.

Tab 6 Presentation, Discussion and Possible Approval of a Resolution authorizing and approving a First Supplement to Trust Indenture relating to the Texas State Affordable Housing Corporation Multifamily Housing Revenue Bonds (Juniper Creek Apartments Project), Series 2023; authorizing the execution of documents and instruments necessary or convenient in connection therewith; and other matters incident and related thereto.

Presented by Dave Danenfelzer, Senior Director, Development Finance

Mr. Rassin made a motion to of a Resolution authorizing and approving a First Supplement to Trust Indenture relating to the Texas State Affordable Housing Corporation Multifamily Housing Revenue Bonds (Juniper Creek Apartments Project), Series 2023; authorizing the execution of documents and instruments necessary or convenient in connection therewith; and other matters incident and related thereto. Ms. Cardenas 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 40 in the official transcript.

Tab 7 Presentation, Discussion and Possible Approval of a Resolution Authorizing the Texas State Affordable Housing Corporation to take action to amend the financing of Juniper Creek located in Austin, Texas, including negotiating finance documents, and obtaining and modifying debt financing in the Project.

Presented by Dave Danenfelzer, Senior Director, Development Finance

Mr. Rassin made a motion to approve a Resolution Authorizing the Texas State Affordable Housing Corporation to take action to amend the financing of Juniper Creek located in Austin, Texas, including negotiating finance documents, and obtaining and modifying debt financing in the Project. Ms. Cardenas 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 45 in the official transcript.

Tab 8 Presentation, Discussion and Possible Approval of a Resolution authorizing and approving an amendment to the Regulatory Agreement relating to the Texas State Affordable Housing Corporation Multifamily Housing Revenue Bonds (Rainbow Apartment Projects) Series 2007; authorizing and approving a supplemental agreement to the Asset Oversight Agreement and Compliance and Security Agreement relating to such Bonds; authorizing the defeasance and redemption of the Bonds; authorizing the execution of documents and

instruments necessary or convenient in connection therewith; and other matters incident and related thereto.

Celina Stubbs, Director, Asset Oversight & Compliance

Mr. Richards made a motion to approve a Resolution authorizing and approving an amendment to the Regulatory Agreement relating to the Texas State Affordable Housing Corporation Multifamily Housing Revenue Bonds (Rainbow Apartment Projects) Series 2007; authorizing and approving a supplemental agreement to the Asset Oversight Agreement and Compliance and Security Agreement relating to such Bonds; authorizing the defeasance and redemption of the Bonds; authorizing the execution of documents and instruments necessary or convenient in connection therewith; and other matters incident and related thereto. Ms. Cardenas 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 48 in the official transcript.

Tab 9 Presentation, Discussion and Possible Approval of the Reappointment of Roy Nash and David Danenfelzer to the Board of Texas Community Capital, LLC.

David Long, President

Mr. Rassin made a motion to approve the Reappointment of Roy Nash and David Danenfelzer to the Board of Texas Community Capital, LLC. Mr. Richards 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 53 in the official transcript.

Tab 10 Presentation, Discussion and Possible Approval of a Resolution Authorizing the President and Executive Vice President of the Corporation to take action to (i) develop plans, specifications and a budget for the construction of the Project located at 1910 MLK, Austin, Texas and (ii) negotiate and execute construction contract(s) for the construction and completion of said Project.

Presented by Dave Danenfelzer, Senior Director, Development Finance

Mr. Rassin made a motion to approve a Resolution Authorizing the President and Executive Vice President of the Corporation to take action to (i) develop plans, specifications and a budget for the construction of the Project located at 1910 MLK, Austin, Texas and (ii) negotiate and execute construction contract(s) for the construction and completion of said Project. Mr. Richards 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 58 in the official transcript.

Tab 11 Presentation and Discussion of the Texas State Affordable Housing Corporation's Fiscal Year 2024 and 2025 Strategic Plans.

Presented by Janie Taylor, Executive Vice President and Melinda Smith, Chief Financial Officer

Presentation only. No Action Needed.

See page 69 in the official transcript.

Announcements

Mr. Long and the Board Members tentatively scheduled the next Board Meeting for January 21, at 10:30am.

Adjournment

Mr. Dietz adjourned the meeting at 12:27 p.m.

Respectfully submitted by _____
Rebecca DeLeon, Corporate Secretary

Tab 2

Presentation, Discussion and Possible Approval of a Resolution Authorizing the Texas State Affordable Housing Corporation to close the financing of Cairn Point Montopolis located in Austin, Texas, including creating entities, negotiating finance documents, and obtaining debt financing and equity investment in the Project.

CERTIFICATION

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

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

1. The Board of Directors of the Corporation (the “Board”) convened on January 21, 2025, at the Corporation’s offices in Austin, Texas, and the roll was called of the duly constituted members of said Board, who are as follows:

<u>Name</u>	<u>Office</u>
William H. Dietz	Chairperson
Valerie Vargas Cardenas	Vice Chairperson
David Rassin	Director
Lemuel Williams	Director
Ernest Richards	Director

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

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

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

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

“RESOLUTION NO. 25-___

TEXAS STATE AFFORDABLE HOUSING CORPORATION

Resolution Authorizing the Texas State Affordable Housing Corporation to close the financing of Cairn Point Montopolis located in Austin, Texas, including creating entities, negotiating finance documents, and obtaining debt financing and equity investment in the Project”

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

 AYES

 NOS

 ABSTENTIONS

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

SIGNED this January 29, 2025.

Rebecca DeLeon, Secretary
Texas State Affordable Housing Corporation

RESOLUTION NO. 25-__

TEXAS STATE AFFORDABLE HOUSING CORPORATION

Resolution Authorizing the Texas State Affordable Housing Corporation to close the financing of Cairn Point Montopolis located in Austin, Texas, including creating entities, negotiating finance documents, and obtaining debt financing and equity investment in the Project

WHEREAS, the Texas State Affordable Housing Corporation (the “**Corporation**”) has been duly created and organized pursuant to and in accordance with the provisions of Chapter 22 of the Texas Business Organizations Code, and under the authority of Subchapter Y of Chapter 2306, Texas Government Code, in each case, as amended, and other applicable provisions of Texas law;

WHEREAS, Cairn Point Montopolis, LP, a Texas limited partnership (the “**Owner**”), has been formed to acquire, construct, and equip a 150-unit multifamily housing project to be located at approximately 1013 Montopolis Drive, Austin, Texas 78741, upon land to be owned by the Corporation and ground leased to the Owner, to be known as Cairn Point Montopolis (the “**Project**”);

WHEREAS, to facilitate the Owner’s development of the Project, the Corporation shall acquire the real property upon which the Project will be built (the “**Land**”), and the Corporation will grant site control of the Land to the Owner pursuant to a long-term ground lease between the Corporation, as landlord, and the Owner, as tenant (the “**Ground Lease**”);

WHEREAS, the Corporation is the sole member of TSAHC Cairn Point GP, LLC, a Texas limited liability company (the “**General Partner**”), and the General Partner is the sole general partner of the Owner;

WHEREAS, the Owner will consist of the General Partner, VBG-FE Cairn Point Montopolis, LLC and VBG Cairn Point Montopolis, LLC (collectively, the “**Administrative Limited Partner**”) as administrative limited partner, and one or more investor limited partners consisting of one or more affiliates of Redstone Equity Partners LLC (collectively, the “**Limited Partner**”);

WHEREAS, each of the Corporation, the General Partner and the Owner desires to enter into certain equity documents to which it may be a party, including an Amended and Restated Agreement of Limited Partnership for the Owner, a development agreement, an incentive management agreement, a reimbursement and assignment agreement, a right of first refusal and purchase option agreement, a guaranty, and other related documents contemplated thereby (collectively, the “**Equity Documents**”);

WHEREAS, in connection with the proceedings relating to the issuance and delivery by the Corporation, as issuer, of its Multifamily Housing Mortgage Revenue Notes (Cairn Point Montopolis Apartments) Series 2025A-1 and Series 2025A-2 (the “**Notes**”), pursuant to and in accordance with the terms of a Funding Loan Agreement (the “**FLA**”) by and among the

Corporation, as issuer, Regions Bank, as fiscal agent (the “**Fiscal Agent**”) and Citibank, N.A., as funding lender (“**Citi**”), the proceeds of the Notes will be loaned to the Owner (the “**Tax-Exempt Loan**”) by the Corporation to finance the acquisition of the Land and construction of the Project pursuant to a Borrower Loan Agreement between the Corporation, as Issuer, and the Owner, as borrower (the “**Borrower Loan Agreement**”);

WHEREAS, in connection with the Borrower Loan Agreement, the Notes and the FLA, the Owner desires to enter into a Regulatory Agreement and Declaration of Restrictive Covenants and other related certifications and documents with the Corporation, the Fiscal Agent and/or Citi, all upon such terms and conditions as the Owner deems reasonable (collectively, the “**Tax-Exempt Loan Documents**”);

WHEREAS, the Owner desires to obtain a loan from Citi, whereby the Owner will borrow an aggregate sum not to exceed \$8,000,000.00 (“**Citi Loan**”), in order to finance the acquisition of the Land and construction of the Development;

WHEREAS, the Citi Loan will be made pursuant to a loan agreement, evidenced by a promissory note to be secured, *inter alia*, by a deed of trust, UCC financing statements, certificates, affidavits, directions, amendments, guaranties, agreements, indemnifications, notices, requests, demands, waivers, and any other assurances, instruments, or other communications executed in the name of and on behalf of the Owner as may be deemed to be necessary or advisable in order to carry into effect or to comply with the requirements of the instruments approved or authorized by these resolutions in connection with the Citi Loan (collectively, the “**Citi Loan Documents**”);

WHEREAS, the Owner desires to obtain a loan from the Austin Housing Finance Corporation (“**AHFC**”), whereby the Owner will borrow an aggregate sum not to exceed \$8,000,000.00 (“**AHFC Loan**”), in order to finance the acquisition of the Land and construction of the Development;

WHEREAS, the AHFC Loan will be made pursuant to restrictive covenants, a promissory note to be secured, *inter alia*, by a deed of trust, UCC financing statements, certificates, affidavits, directions, amendments, indemnifications, notices, requests, demands, waivers, and any other assurances, instruments, or other communications executed in the name of and on behalf of the Owner as may be deemed to be necessary or advisable in order to carry into effect or to comply with the requirements of the instruments approved or authorized by these resolutions in connection with the AHFC Loan (collectively, the “**AHFC Loan Documents**”);

WHEREAS, in connection with the AHFC Loan, the City of Austin will require the Owner to enter into an Affordability Unlocked Land Use and Restrictions Agreement (the “**AU Agreement**”);

WHEREAS, the Owner desires to obtain a loan from Travis County (“**County**”) as lender, whereby the Owner will borrow a sum not to exceed \$4,500,000.00 (the “**County Loan**”);

WHEREAS, the County Loan will be made pursuant to a subaward contract, restrictive covenants, a promissory note to be secured, *inter alia*, by a deed of trust, UCC financing statements, certificates, affidavits, directions, amendments, indemnifications, notices, requests, demands,

waivers, and any other assurances, instruments, or other communications executed in the name of and on behalf of the Owner as may be deemed necessary or advisable in order to carry into effect or to comply with the requirements of the instruments approved or authorized by these resolutions in connection with the AHFC Loan (collectively, the “**County Loan Documents**”);

WHEREAS, the Equity Documents, the Ground Lease, the Tax-Exempt Loan Documents, the AHFC Loan Documents, the Citi Loan Documents and the County Loan Documents are collectively referred to herein as the “**Financing Documents**”;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Corporation (the “**Board**”):

Section 1. Authorization of the Acquisition of the Land and the Participation in the Project. That the Board hereby authorizes the Corporation to acquire the Land, to enter into the Ground Lease in its own name as landlord thereunder and in its representative capacity on behalf of the Owner as tenant, and to cause the Owner to own, construct, develop, and operate the Project on the Land.

Section 2. Authorization of the Formation of the General Partner. That the Board hereby authorizes the Corporation to form the General Partner and to cause the General Partner to acquire a partnership interest in the Owner and serve as the sole general partner thereof, and in connection therewith enter into the Equity Documents, on its own behalf and on behalf of the General Partner and on behalf of the Owner, as the case may be.

Section 3. Authorization of Financing Applications. That the Board authorizes the Corporation to execute such documents as may be required to apply for the Tax-Exempt Loan, the Citi Loan Documents, the County Loan, the AHFC Loan and any other financing sources that may be available to finance the Project.

Section 4. Execution and Delivery of Documents. That the Board hereby authorizes David Long, as the President of the Corporation, Janie Taylor, as the Executive Vice President of the Corporation, are each, in the name and on behalf of the Corporation (on its own behalf and in the representative capacity identified in these resolutions), authorized to execute and deliver the Financing Documents to which the Corporation and/or the General Partner and/or the Owner is a party.

Section 5. 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 (on its own behalf and in the representative capacity identified in these resolutions), authorized by the Board of Directors, at any time before or after the execution and delivery of the Financing 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 to consummate the transactions contemplated by the Financing Documents, or to otherwise fulfill the purposes of this resolution.

Section 6. Ratification of Prior Actions. That all prior actions taken by or on behalf of the Corporation in connection with the matters described herein are hereby authorized, ratified, confirmed and approved by the Board.

Section 7. Purposes of Resolution. That the Board has expressly determined and hereby confirms that the matters described herein accomplish a valid public purpose of the Corporation.

Section 8. Conflicting Prior Actions. That all orders, resolutions, or any actions or parts thereof of the Board in conflict herewith are hereby expressly repealed to the extent of any such conflict.

Section 9. Effective Date. That this Resolution shall be in full force and effect from and upon its adoption.

Section 10. Reliance. That Citi, the Administrative Partner, Limited Partner, the County, the Fiscal Agent and AHFC shall be entitled to rely on the foregoing resolutions as being in full force and effect upon their adoption until Citi, the Administrative Partner, Limited Partner, the County and AHFC are notified otherwise in writing by a duly authorized representative of the Corporation.

[Signature Page Follows]

APPROVED AND EFFECTIVE this 29th day of January, 2025.

TEXAS STATE AFFORDABLE HOUSING
CORPORATION

William H. Dietz, Chairperson

ATTEST:

Rebecca DeLeon, Secretary
Texas State Affordable Housing Corporation

Texas State Affordable Housing Corporation

ACT Joint Venture Project Summary

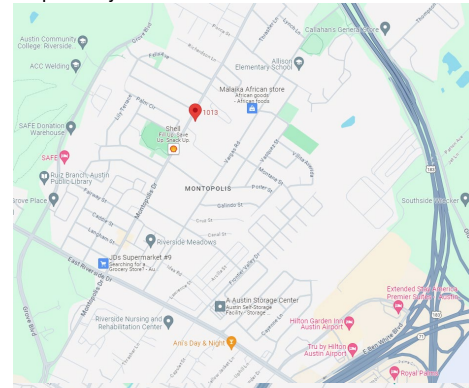
Agenda:

Presentation, Discussion and Possible Approval of a Resolution Authorizing the Texas State Affordable Housing Corporation to close the financing of Cairn Point Montopolis located in Austin, Texas, including creating entities, negotiating finance documents, and obtaining debt financing and equity investment in the Project.

Summary:

TSAHC received an ACT Joint Venture application from Vecino Group, on October 2, 2023, proposing the construction of a 150-unit affordable apartment community in Austin to be called Cairn Point at Montopolis. In December 2023, TSAHC received board approval to form a joint venture and take preliminary action to carry out the financing and become a member of the ownership entity that will own and oversee operations of the project. Staff is seeking the board's approval to close the financing in preparation for the project's closing and construction start.

Map of Project Area



Public Benefit:

Cairn Point Montopolis will create 150-units of affordable rental housing targeted for low-income households. Currently, 23 units will be reserved for households earning up to 30% of the area median income (AMI), 87 units for 50% AMI households, and 40 units for 60% AMI households. The project qualifies under TSAHC's ACT Joint Venture Guidelines Targeted Housing Needs for reserving 10% or more of its units for families earning 30% or less of the AMI. Family Eldercare will coordinate the majority of tenant services and will provide housing vouchers to assist extremely low-income households. TSAHC's involvement in the owner entity provides the project a property tax exemption.

Financial Summary:

Cairn Point Montopolis has a total budget of approximately \$49.4 million. The proposed financing includes tax-exempt bonds, deferred repayable loans, grants and 4% housing tax credits. The project's direct costs include \$8.5 million for acquisition and \$26.3 million for hard construction (approx. \$175,000 per unit). Soft costs of \$3.1 million, financing costs of \$5.4 million, reserve accounts at \$1.3 million and developer fees at \$4.9 million round out total costs.

The anticipated maximum par amount of the bonds is \$23.5 million. This amount will be used during construction and does represent 51% of total Aggregate Basis for the 50% Bond test. Citi Community Capital has been identified to provide a permanent tax-exempt loan in the amount of \$20.6 million. Housing tax credit equity is anticipated to be \$16.2 million. Deferred repayable loans from the City of Austin's General Obligation bond program and Rental Housing Develop Assistance programs include \$2

Texas State Affordable Housing Corporation

ACT Joint Venture Project Summary

million and \$6 million respectively. Travis County ARPA funds add an additional \$4.5 million deferred developer fees total approximately \$200,000.

Project milestones include the execution of a Memorandum of Understanding (MOU) between TSAHC, a Vecino Group affiliate, and Family Eldercare and the formation of TSAHC entities related to the ownership. A ground lease, company agreements, and other joint venture agreements have been drafted. Vecino has secured financing commitments and is preparing for a February 2025 closing. TSAHC is represented by Coats Rose as Joint Venture Counsel. TSAHC's involvement in the owner entity provides the project a property tax exemption, and the City of Austin is in support of the project with the tax exemption.

Along with TSAHC's role as joint venture partner, TSAHC is also acting as bond issuer for this project. TSAHC received final board approval needed to close on bond financing in December 2024. TSAHC is represented by Norton Rose Fulbright as Bond Counsel.

Market Conditions:

Cairn Point Montopolis will be located on Montopolis Drive in the heart of the Montopolis Neighborhood. The surrounding area is predominately single-family homes, although the site is currently a vacant lot. Directly south of the site is the Nuestra Senora de los Dolores Catholic Church, and directly north is the Circulo de Amistad housing community developed by Habitat for Humanity with support from the City of Austin.

Staff reviews educational options for all projects serving families. The project will be served primarily by Allison Elementary School, which received a School Progress grade of A from the Texas Education Agency (TEA) in 2022. Allison is also part of the Eastside Early College High School family, which is a focused program accelerating opportunities in science and technology careers for students. Eastside Early College High School participates in the Johns Hopkins University Secondary Education Talent Development program and received a School Progress grade of B from the TEA in 2022.

The project is also close to a number of recreational facilities including the Montopolis Recreation and Community Center, Roy G Guerrero Metropolitan Park, and the Colorado River Wildlife Sanctuary. Public transportation will be located directly in front of the project site by Capital Metro.

The site has excellent access to the city's central business district, manufacturing facilities and Austin Bergstrom International Airport. Technical and job training facilities are located within two miles of the project site at the Austin Community College Montopolis campus. The project is also within .5 miles of the planned Yellow Line light rail project, that will begin construction in 2027.

Developer Summary:

The Vecino Group was formed in 2011 and specializes in the financial structure and underwriting of affordable real estate development. Their real estate portfolio has grown to more than 3,200 units in nine states. Not only has the company worked in traditional housing tax credit projects, but they have expanded housing and services through the utilization of Federal Home Loan Bank AHP grants, New

Texas State Affordable Housing Corporation

ACT Joint Venture Project Summary

Market Tax Credits, Shelter Plus Care and Project-Based Vouchers, along with other federal and state funding initiatives.

The Vecino Group is led by J. Matthew Miller, CEO, and Rick Manzardo, President. Each has worked in commercial and residential development for more than 20 years. Mr. Miller oversees the company's daily operations, strategy and overall vision, while Mr. Manzardo leads the company's development teams, identifying new projects and maintaining their portfolio.

Recommendation:

Staff recommends approval of a Resolution Authorizing the Texas State Affordable Housing Corporation to close the financing of Cairn Point Montopolis located in Austin, Texas, including creating entities, negotiating finance documents, and obtaining debt financing and equity investment in the Project.

Tab 3

Presentation, Discussion and Possible Approval of the 2025 Texas Foundations Fund Guidelines.



Texas Foundations Fund 2025 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 2025, all applicants that meet the **Eligibility Requirements** and **Program Evaluation Criteria** set forth below will be eligible for a grant award.

2025 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 **January 2025**. 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.

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.
- 6. 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:

- Homebuyer education (pre-purchase or post-purchase),
- Credit counseling,
- Financial counseling or coaching,

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.

- 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.

2025 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 total amount of funding available in FY2025 is \$1,250,000. Applications will be accepted on a rolling basis until August 1st or as long as funding is available. TSAHC will consider applications in the order in which they were received.

Grantees will be selected for a one-year term (“Grantee Term”). 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.

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 (Budget size less than \$2 million), Tier 2: Mid-Size Organizations (Budget size \$2 million - \$10 million), and Tier 3: Large Organizations (Budget size more than \$10 million). An equal amount of funding will be available to each tier until March 31st, at which point any unused funding will be available to applicants across all tiers. The grant sizes for each tier are as follows: Tier 1: \$10,000, Tier 2: \$13,000, Tier 3: \$25,000.

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

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,
- 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 2023 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.

Tab 4

Presentation, Discussion and Possible Approval of a Resolution authorizing the Texas State Affordable Housing Corporation to review, approve, and award grants and appropriate amounts from the Texas Foundations Fund for eligible purposes to qualified applicants pursuant to the Texas Foundations Fund annual guidelines approved by the Board of Directors of the Texas State Affordable Housing Corporation for such fiscal year.

CERTIFICATION

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

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

1. The Board of Directors of the Corporation (the “Board”) convened on January 21, 2025, at the Corporation’s offices in Austin, Texas, and the roll was called of the duly constituted members of said Board, who are as follows:

<u>Name</u>	<u>Office</u>
William H. Dietz	Chairperson
Valerie Vargas Cardenas	Vice Chairperson
David Rassin	Director
Lemuel Williams	Director
Ernest Richards	Director

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

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

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

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

“RESOLUTION NO. 25-__

TEXAS STATE AFFORDABLE HOUSING CORPORATION

Resolution authorizing the Texas State Affordable Housing Corporation to review, approve, and award grants and appropriate amounts from the Texas Foundations Fund for eligible purposes to qualified applicants pursuant to the Texas Foundations Fund annual guidelines approved by the Board of Directors of the Texas State Affordable Housing Corporation for such fiscal year.”

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

SIGNED this January 29, 2025.

Rebecca DeLeon, Secretary
Texas State Affordable Housing Corporation

RESOLUTION NO. 25-__

TEXAS STATE AFFORDABLE HOUSING CORPORATION

Resolution authorizing the Texas State Affordable Housing Corporation to review, approve, and award grants and appropriate amounts from the Texas Foundations Fund for eligible purposes to qualified applicants pursuant to the Texas Foundations Fund annual guidelines approved by the Board of Directors of the Texas State Affordable Housing Corporation for such fiscal year.

WHEREAS, the Texas State Affordable Housing Corporation (the “**Corporation**”) has been duly created and organized pursuant to and in accordance with the provisions of Chapter 22 of the Texas Business Organizations Code, and under the authority of Subchapter Y of Chapter 2306, Texas Government Code, in each case, as amended, and other applicable provisions of Texas law;

WHEREAS, on February 15, 2008, the Board of Directors of the Corporation (the “**Board**”) passed a resolution (the “**Resolution**”) authorizing the creation of the Texas Foundations Fund as a segregated fund of the Corporation, to be comprised of certain unrestricted funds of the Corporation and of third party charitable donations and to be used to provide grants to certain Texas local governments (and/or their instrumentalities) and nonprofit corporations in Texas that benefit Texas residents of very low income and extremely low income with respect to various housing needs (the “**Texas Foundations Fund**”);

WHEREAS, on February 15, 2008, the Board also provided in Section 6 of the Resolution that: “[A]ll appropriations of amounts in the Texas Foundations Fund for grants or otherwise shall first be reviewed by the Advisory Council and then recommended to the Board of Directors for final approval or denial. Only appropriations of amounts in the Texas Foundations Fund approved by the Board of Directors shall be awarded in accordance with the Guidelines, as amended”;

WHEREAS, on February 15, 2008, the Board also provided in Section 7 of the Resolution that there shall be an advisory council to the Texas Foundations Fund (the “**Advisory Council**”) as further set forth therein;

WHEREAS, the Board previously discontinued the Advisory Council pursuant to their right to adjust the role and use of the Advisory Council in its sole discretion under Section 7(11) of the Resolution;

WHEREAS, the Board desires to codify the discontinuance of the Advisory Council;

WHEREAS, the Board desires to authorize the Corporation to review, approve, and award grants and appropriate funds from the Texas Foundations Fund for eligible purposes to qualified applicants pursuant to the Texas Foundations Fund annual guidelines approved by the Board for such fiscal year.

NOW, THEREFORE, BE IT RESOLVED by the Board:

Section 1. Discontinue the Advisory Council. The Board approves the discontinuance of the Advisory Council.

Section 2. Authorization to Approve and Award Grants and Appropriate Amounts. That the Board authorizes the Corporation review, approve, and award grants and appropriate amounts from the Texas Foundations Fund for eligible purposes to qualified applicants pursuant to the Texas Foundations Fund annual guidelines approved by the Board for such fiscal year.

Section 3. Execution. That the Board authorizes David Long, as the President of the Corporation, Janie Taylor, as the Executive Vice President of the Corporation, and any officer of the Corporation, each individually and in the name and on behalf of the Corporation, to (i) execute, acknowledge and deliver any and all such orders, directions, certificates, agreements, documents, instruments, amendments and other papers or items, and (ii) do or cause to be done any and all such acts and things, which such officer deems necessary or desirable to consummate any of the matters and transactions described above 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.

Section 5. Purposes of Resolution. That the Board has expressly determined and hereby confirms that the matters described herein accomplish a valid public purpose of the Corporation.

Section 6. Conflicting Prior Actions. That all orders, resolutions, or any actions or parts thereof of the Board in conflict herewith are hereby expressly repealed to the extent of any such conflict.

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

Section 8. 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.

[Signature Page Follows]

APPROVED AND EFFECTIVE this 29th day of January, 2025.

TEXAS STATE AFFORDABLE HOUSING
CORPORATION

William H. Dietz, Chairperson

ATTEST:

Rebecca DeLeon, Secretary
Texas State Affordable Housing Corporation

Tab 5

Presentation, Discussion and Possible Approval of the Request for Proposals for Single-Family Programs Counsel for the Corporation.



Request for Proposals

Single-Family Programs Counsel Services

I. Summary

The Texas State Affordable Housing Corporation (“TSAHC”) is issuing this Request for Proposal (“RFP”) to identify and contract for Single-Family Programs Counsel (“Counsel”) legal services for TSAHC. All qualified professional service providers (“Respondents”) wishing to apply must submit the materials listed in this RFP to be considered.

II. Timeline

TSAHC will accept responses until **5:00 PM CDT on February 28, 2025**. TSAHC retains the right to extend the submission deadline and selection period depending on responses to the RFP.

If selected, Respondents will execute a professional services engagement letter or other agreement with TSAHC and will continue to be contracted until TSAHC determines the need to re-qualify or terminate its relationship.

III. Communications with TSAHC

All questions and communications concerning the RFP must be submitted to Michael Wilt, TSAHC’s designated point of contact, via email at mwilt@tsahc.org.

To protect the integrity of the RFP process, potential Respondents may not contact TSAHC’s staff and Board of Directors Members (“Board Members”) regarding issues or questions pertaining to this RFP. This contact limitation period begins when the RFP is made available and continues through the selection process. If a potential Respondent contacts a staff member or Board Member with an issue or question pertaining to the RFP, that staff member or Board Member shall not discuss the RFP and shall forward the inquiry to the designated point of contact. TSAHC reserves the right to disqualify submissions from Respondents that fail to adhere to this contact limitation policy.

IV. About TSAHC

TSAHC is a 501(c)(3) nonprofit organization created at the direction of the Texas Legislature to serve as a self-sustaining, statewide affordable housing provider.

TSAHC's mission is to facilitate, preserve, and expand affordable housing opportunities for Texans. TSAHC accomplishes this by helping developers build housing for working families and helping Texans achieve and sustain the dream of homeownership and improve their financial situation. TSAHC's programs and initiatives reflect our vision that every Texan will have a place to call home.

TSAHC's enabling legislation, as amended, may be found in the Texas Government Code, Chapter 2306, Subchapter Y, Sections 2306.551 et seq. A five-member Board of Directors appointed by the Texas Governor oversees the policies and business of TSAHC.

More specifically, TSAHC's single-family programs engage or may engage in the following primary types of business:

- Single Family TBA Loan Program (Down Payment Assistance)
- Single Family Second Lien Loan Program
- Single Family Mortgage Credit Certificate Program
- Issuance of Tax-Exempt Single-Family Mortgage Revenue Bonds

V. Scope of Services

Services to be provided by the Single-Family Programs Counsel shall include but are not limited to the following:

- Advise TSAHC in legal matters relating to:
 - a. Mortgage regulations, including CFPB, RESPA, TRID compliance, and any compliance requirements specific to Texas;
 - b. FHA, VA, USDA, FNMA, FHLMC loan guidelines;
 - c. U.S. Department of Housing and Urban Development (HUD) policies and programs;
 - d. Mortgage loan servicer/master servicer requirements and agreements;
 - e. Fair housing;
 - f. Private Activity Bonds and public finance;
 - g. Mortgage Credit Certificate ("MCC") program under Section 25 of the Internal Revenue Code;
 - h. Texas government entity regulations; and
 - i. Nonprofit federal and state law.
- Provide TSAHC staff with direct access to subject matter experts in legal matters relating to the business and operations of TSAHC's single-family mortgage loan and down payment assistance programs to ensure an efficient process.
- Identify obstacles and legal issues in the execution, improvement, and/or modification of TSAHC's single-family programs businesses and operations. Present solutions, alternatives, and/or options that allow TSAHC to execute, improve and/or modify TSAHC's single-family programs businesses and operations to meet its mission.
- Create, update and review loan documents and agreements, real estate contracts, program guidelines, Board resolutions, and other documents pertaining to TSAHC's single-family

program operations and functions. This includes TSAHC's standard operating procedures, litigation matters, Texas real estate matters, issuance of single-family bonds, contract review and negotiation, and affordable housing matters in general.

- Advise TSAHC on the legal feasibility of its single-family financing programs and their compliance with applicable law and pending or proposed revisions in the law, including local, state, and federal regulations.
- Assist TSAHC in its dealings with other attorneys, as requested by TSAHC.

VI. Review and Selection

TSAHC will evaluate Respondents based upon the following:

- Demonstrated competence, experience, knowledge, and qualifications of Respondents;
- Reasonableness of the proposed fees for the services to be performed;
- Ability to allow TSAHC to work directly with subject matter experts in TSAHC's single-family programs business, and operations;
- Ability and commitment to work with staff to provide options, alternatives, and/or solutions to issues and obstacles that arise in the execution, improvement and/or modification of TSAHC's single-family programs business, and operations;
- Previous experience and performance with similar organizations;
- Other pertinent information;
- Certification as a Historically Underutilized Business (HUB) or Minority Owned Business (MOB); and
- All things being equal, preference will be given to Respondents with HUB certification or MOB certification, and Respondents with counsel licensed in Texas.

TSAHC reserves the right to conduct interviews with Respondents or ask for clarification on a Respondent's submission. TSAHC reserves the right to negotiate with some, all, or none of the Respondents with respect to any term or terms of the responses or contracts. TSAHC reserves the right to negotiate all elements that comprise the Respondent's submission to ensure that the best possible consideration is afforded to all concerned.

Scoring Criteria

A panel of TSAHC staff will review all responses based upon the below scoring criteria and will make a recommendation to TSAHC's President. TSAHC's President will make the final selection and report the decision to TSAHC's Board Members.

- Demonstrated competence, experience, knowledge, and qualifications providing the Scope of Services described above
- Single-family programs subject matter expertise and experience
- Reasonableness of fees
- Experience working with similar organizations
- Demonstrated ability of being solution-oriented

- Historically Underutilized Business, Minority-Owned Business, or Woman-Owned Business participation or female/minority representation on Respondent's team

VII. Additional Information

This RFP does not commit TSAHC to award a contract to any Respondent or to pay any costs incurred by a Respondent to prepare or submit a response or otherwise participate in this RFP process.

Conflict of Interest

Although the Respondent will be an independent contractor for TSAHC and not an employee of TSAHC, to avoid all possibility of conflicts of interest, all Respondents must certify that none of the owners, officers, or stockholders of the company and none of their families are related within the third degree of consanguinity or the second degree of affinity to any TSAHC employee or any member of the Board of Directors.

Release of Submissions and Proprietary Information

If a Respondent submits proprietary information that should not be publicly disclosed, the proprietary information must be clearly identified at the time of submission. If a Respondent fails to identify proprietary information, all information in the submission will be deemed non-proprietary and will be made available upon request pursuant to the Public Information Act after the review process has been completed.

Indemnification

All Respondents must agree to indemnify, defend and hold harmless TSAHC, the State of Texas, its officers, agents and employees from any and all claims and losses accruing or resulting from the Respondent's performing professional services for TSAHC.

Federal, State and Local Requirements

Approved Respondents are responsible for both federal and state unemployment insurance coverage and standard workers compensation insurance coverage. Respondents must comply with all federal and state tax laws and withholding requirements. TSAHC will not be liable to a Respondent or its employees for any unemployment or workers' compensation coverage or federal and state tax withholding requirements. Respondents shall indemnify TSAHC and pay to TSAHC any costs, penalties or loss whatsoever occasioned by Respondent's omission or breach of this section.

Minor Deficiencies

TSAHC reserves the right to waive minor deficiencies and informalities if, in the judgment of TSAHC, its best interest will be served.

VIII. Submission Directions

Respondents must include these items:

- General Firm Information

- a. Provide a brief description of your firm, including but not limited to the following:
 - i. Name, telephone number, and email address of a representative of the firm authorized to discuss your proposal;
 - ii. Address of the firm’s main office;
 - iii. Number of employees of the firm; and
 - iv. Names, locations and resumes of the primary principals, shareholders, attorneys, and/or other contacts who will be assigned to TSAHC. Provide appropriate background information for each such person including states licensed to practice law (if applicable), and identify his or her responsibilities.
- Experience
 - a. Describe your firm and its capabilities.
 - b. Support your ability to perform the Scope of Services.
 - c. Detail history working with similar clients.
- References
 - a. Provide at least three client references. Include name, address, telephone number, and email address.
- Fees
 - a. Provide a detailed description or table that explains your fees.
- Conflict of Interest
 - a. Identify any conflict of interest that may arise as a result of business activities or ventures by your firm and associates of your firm or employees.
 - b. Describe how your firm will handle actual and or potential conflicts of interest.
- Include any other information that will be helpful to TSAHC in making its decision.

Respondents must submit in this manner:

- Respondents must submit responses electronically via email.
- All responses must be signed and dated.
- Proposals that do not comply with these instructions may be rejected. TSAHC may also reject a proposal that does not include all requested information.

ALL SUBMISSIONS MUST BE SENT TO:

Michael Wilt
 Manager of External Relations
 Texas State Affordable Housing Corporation
mwilt@tsahc.org

**DEADLINE TO APPLY:
 February 28, 2025 at 5:00 p.m. CDT**

Respondents must certify, by signing below, that they have read and understand this RFP and agree to fulfill the duties and responsibilities required by TSAHC for Single Family Programs Counsel Services.

Name (print)

Signature

Date

Note: Submit this page, signed and dated, with your completed response.

Tab 6

Presentation, Discussion and Possible Approval of the Request for Proposals for Financial Advisor Services for the Corporation.



Request for Proposals Financial Advisor Services

I. Summary

The Texas State Affordable Housing Corporation (“TSAHC”) is issuing this Request for Proposals (“RFP”) to identify and contract professional Financial Advisor services under TSAHC’s Single Family and Multifamily Private Activity Bond Programs (the “Programs”). All qualified professional service providers (“Respondents”) wishing to apply must submit the materials listed in this RFP to be considered.

II. Timeline

TSAHC will accept responses until **5:00 PM CST on February 28th, 2025**. TSAHC retains the right to extend the submission deadline and selection period depending on responses to the RFP.

Respondents may submit responses to provide financial advisor services to both TSAHC’s Single_ Family Programs and Multifamily Private Activity Bond Programs or only Single_ Family Programs or only Multifamily Private Activity Bond Programs. Please indicate in your response if you are responding to both programs or one or the other.

If selected, Respondents will execute a professional services engagement letter or other agreement with TSAHC and will continue to be contracted until TSAHC determines the need to re-qualify or terminate its relationship.

III. Communications with TSAHC

All questions and communications concerning the RFP must be submitted to Michael Wilt, TSAHC’s designated point of contact, via email at mwilt@tsahc.org.

To protect the integrity of the RFP process, potential Respondents may not contact TSAHC’s staff and Board of Directors Members (“Board Members”) regarding issues or questions pertaining to this RFP. This contact limitation period begins when the RFP is made available and continues through the selection process. If a potential Respondent contacts a staff member or Board Member with an issue or question pertaining to the RFP, that staff member or Board Member shall not discuss the RFP and shall forward the inquiry to the designated point of contact. TSAHC reserves the right to disqualify submissions from Respondents that fail to adhere to this contact limitation policy.

IV. About TSAHC

TSAHC is a 501(c)(3) nonprofit organization created at the direction of the Texas Legislature to serve as a self-sustaining, statewide affordable housing provider.

TSAHC's mission is to facilitate, preserve, and expand affordable housing opportunities for Texans. TSAHC accomplishes this by helping developers build housing for working families and helping Texans achieve and sustain the dream of homeownership and improve their financial situation. TSAHC's programs and initiatives reflect our vision that every Texan will have a place to call home.

TSAHC's enabling legislation, as amended, may be found in the Texas Government Code, Chapter 2306, Subchapter Y, Sections 2306.551 et seq. A five-member Board of Directors appointed by the Texas Governor oversees the policies and business of TSAHC.

V. Programs Applicable to the RFP

Multifamily Private Activity Bond Program

TSAHC is authorized to issue Private Activity Bonds (PABs), as a conduit issuer, for the purpose of financing the creation or preservation of multifamily residential rental properties within the State of Texas. TSAHC receives ten percent of the state's set-aside of annual PABs for residential rental housing. TSAHC's multifamily PABs are awarded to qualified developers through a Request for Proposal process, which is updated annually.

Single-Family Home Buyer Programs

TSAHC operates the following three programs for Texas home buyers: Home Sweet Texas Home Loan Program, Homes for Texas Heroes Home Loan Program, and Mortgage Credit Certificate Program. These programs provide a 30-year fixed interest rate mortgage loan with down payment assistance and/or a mortgage credit certificate.

TSAHC is authorized to issue PABs for the purpose of financing single-family mortgages and mortgage credit certificates as it relates to these programs. TSAHC receives ten percent of the state's set-aside of annual PABs for single-family mortgage revenue programs. TSAHC also has the ability to finance these programs through a to-be-announced (TBA) mechanism.

VI. Minimum Requirements

Respondents must have documented experience working with single-family home buyer programs (bonds, TBA and MCC) and multifamily bond programs. Respondents must have experience with swaps as they are used in conjunction with single-family mortgage revenue bonds. Respondents must also be an independent municipal advisor and/or a registered broker dealer. A municipal advisor is a person or entity that provides advice to or on behalf of a municipal entity or obligated person with respect to municipal financial products or the issuance of municipal securities, including

advice with respect to the structure, timing, terms, and other similar matters concerning such financial products or issues; or solicits a municipal entity, for compensation, on behalf of an unaffiliated municipal securities dealer, structure, timing, terms, and other similar matters concerning such financial products or issues; or solicits a municipal entity, for compensation, on behalf of an unaffiliated municipal securities dealer, municipal advisor, or investment adviser to engage such party in connection with municipal financial products, the issuance of municipal securities, or investment advisory services.

VII. Scope of Services

Services to be provided by the Financial Advisor shall include but are not limited to the following:

- Surveying the financial resources of TSAHC to determine the extent of its capacity to authorize, issue and service contemplated single_ family mortgage revenue debt instruments.
- Recommending for each debt issuance terms that would lead to the lowest interest rate possible for TSAHC, including date of issuance, interest payment dates, schedule of principal maturities, options of prior payment, security provisions, credit enhancement analysis, and an analysis of the market and potential debt instrument packages, including an analysis of derivatives options.
- Evaluating and recommending for each single-family bond financing contemplated the best method of sale, whether competitive, negotiated, or private placement.
- Coordinating the preparation of the notice of sale and bidding instructions, official statement, official bid form and other offering materials.
- Preparing cash flows for analysis of a particular bond issuance, single_ family or multifamily.
- Assisting in the annual review and update of TSAHC's Multifamily Bond Request for Proposal guidelines and policies.
- Reviewing development applications, producing a financial feasibility analysis of developments and providing support and guidance to TSAHC's staff regarding the structure, rating and/or security of proposed multifamily bond issuances.
- Assisting TSAHC and Program respondents and/or borrowers, as reasonable, to ensure the successful marketing, sale, and closing of bonds and subsequent matters which may affect bond transactions.
- Assisting TSAHC, its Bond Counsel and Issuer Counsel with the structuring of bond financing and preparing bond documents, including undergoing underwriting in accordance with TSAHC's standards.
- Providing support and comment on all calls and communications regarding bond issuance, bond structures and development planning, as required by TSAHC.
- Attending meetings of TSAHC's Board and the Texas Bond Review Board, as necessary.
- Preparing post-issuance reporting required by the Texas Bond Review Board.
- Advising TSAHC as requested on non-bond-related financial matters, such as TBA home buyer programs and multifamily joint ownership developments.
- Advising TSAHC on implementation or use of other funding sources or programs that complement single-family and multifamily programs.

Any additional services that will be provided within the scope of the fee schedule proposed in the response should also be described.

VIII. Review and Selection

A panel of TSAHC staff will review all responses based upon the below scoring criteria and will make a recommendation to TSAHC's President. TSAHC's President will make the final selection and report the decision to TSAHC's Board Members no earlier than the April 2025 TSAHC Board Meeting.

Scoring Criteria

- Demonstrated competence, experience, knowledge, and qualifications of Respondent's experience working with single family home ownership and multifamily bond programs;
- Reasonableness of the proposed fees for the services to be performed;
- Previous experience and performance with similar organizations; and
- Certification as a Historically Underutilized Business (HUB) or Minority Owned Business (MOB).

All things being equal, preference will be given to Respondents with HUB or MOB certification, and Respondents with a Texas office.

TSAHC may conduct interviews with Respondents or ask for clarification on a Respondent's submission. TSAHC reserves the right to negotiate with some, all, or none of the Respondents with respect to any term or terms of the responses or contracts. TSAHC reserves the right to negotiate all elements that comprise the Respondent's submission to ensure that the best possible consideration is afforded to all concerned.

IX. Additional Information

This RFP does not commit TSAHC to award a contract to any Respondent or to pay any costs incurred by a Respondent to prepare or submit a response or otherwise participate in this RFP process.

Conflict of Interest

Although the Respondent will be an independent contractor for TSAHC and not an employee of TSAHC, to avoid all possibility of conflicts of interest, all Respondents must certify that none of the owners, officers, or stockholders of the company and none of their families are related within the third degree of consanguinity or the second degree of affinity to any TSAHC employees or Board Members.

Release of Submissions and Proprietary Information

If a Respondent submits proprietary information that should not be publicly disclosed, the proprietary information must be clearly identified at the time of submission. If a Respondent fails to identify proprietary information, all information in the submission will be deemed non-proprietary and will be made available upon request pursuant to the Public Information Act after the review process has been completed.

Indemnification

All Respondents must agree to indemnify, defend and hold harmless TSAHC, the State of Texas, its officers, agents and employees from any and all claims and losses accruing or resulting from the Respondent's performing professional services for TSAHC.

Federal, State and Local Requirements

Approved Respondents are responsible for both federal and state unemployment insurance coverage and standard workers compensation insurance coverage. Respondents must comply with all federal and state tax laws and withholding requirements. TSAHC will not be liable to a Respondent or its employees for any unemployment or workers' compensation coverage or federal and state tax withholding requirements. Respondents shall indemnify TSAHC and pay to TSAHC any costs, penalties or loss whatsoever occasioned by Respondent's omission or breach of this section.

Minor Deficiencies

TSAHC reserves the right to waive minor deficiencies and informalities if, in the judgment of TSAHC, its best interest will be served.

X. Submission Directions

Respondents must include these items:

- General Organization Information
 - a. Provide a brief description of your organization, including at least the following:
 - i. Name, telephone number, and email address of a representative of the organization authorized to discuss your proposal;
 - ii. Address of the organization's main office;
 - iii. Number of employees of the organization; and
 - iv. Names, locations and resumes of the primary team members, and/or other contacts who will be assigned to TSAHC. Provide appropriate resumes and/or background information for each such person, and identify their responsibilities.
- Experience
 - a. Describe your organization and its capabilities, including examples of your innovation in developing solutions for similar clients.
 - b. Support your ability to perform the Scope of Services.
 - c. Detail history working with similar clients.
 - d. Describe your experience working with the Texas Bond Review Board.
- References
 - a. Provide at least three client references. Include name, address, telephone number, and email address.
- Fees
 - a. Provide a detailed description or table that explains your fees (flat rate per issuance, calculated on par amount of bonds, and/or hourly rates for non-bond activities).

- Conflict of Interest
 - a. Identify any conflict of interest that may arise as a result of business activities or ventures by your organization or employees. A conflict of interest is any direct, indirect, personal, private, commercial or business relationship that could diminish your organization’s or employee’s independence of judgment and performance as a service provider to TSAHC.
 - b. Describe how your organization will handle actual or potential conflicts of interest.
- Include any other information that will be helpful to TSAHC in making its decision.

Respondents must submit in this manner:

- Respondents must submit responses electronically via email.
- All responses must be signed and dated.
- Proposals that do not comply with these instructions may be rejected. TSAHC may also reject a proposal that does not include all requested information.

ALL SUBMISSIONS MUST BE SENT TO:

Michael Wilt
 Senior Manager, External Relations
 Texas State Affordable Housing Corporation
mwilt@tsahc.org

**DEADLINE TO APPLY:
 February 28th, 2025 at 5:00 p.m.**

Respondents must certify, by signing below, that they have read and understand this RFP and agree to fulfill the duties and responsibilities required by TSAHC for Financial Advisor services.

Name	Signature	Date
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Note: Submit this page, signed and dated, with your completed response.

Tab 7

Presentation, Discussion and Possible Approval of the Request for Proposals for Website Redesign Services for the Corporation.



Request for Proposals Website Redesign Services

I. Summary

The Texas State Affordable Housing Corporation (“TSAHC”) is issuing this Request for Proposals (“RFP”) to identify and contract for professional services to redesign TSAHC’s main website www.tsahc.org. Depending on costs and experience reflected in the proposals received, TSAHC may consider redesigning its secondary website www.texasfinancialtoolbox.com as well.

II. Timeline

TSAHC will accept responses until **5:00 PM CST on Friday, March 14, 2025**. TSAHC retains the right to extend the submission deadline and selection period depending on responses to the RFP. Upon completion of the website redesign, the selected Respondent will enter into a one-year website maintenance contract with TSAHC, with the option to renew on an annual basis. Annual renewals are dependent upon the review and recommendation of TSAHC’s leadership.

TSAHC reserves the right to select more than one Respondent to best meet all of the goals outlined in the Scope of Work.

III. Communications with TSAHC

All questions and communications concerning the RFP must be submitted to Michael Wilt, TSAHC’s designated point of contact, via email at mwilt@tsahc.org.

To protect the integrity of the RFP process, potential Respondents may not contact TSAHC’s staff and Board of Directors Members (“Board Members”) regarding issues or questions pertaining to this RFP. This contact limitation period begins when the RFP is made available and continues through the selection process. If a potential Respondent contacts a staff member or Board Member with an issue or question pertaining to the RFP, that staff member or Board Member shall not discuss the RFP and shall forward the inquiry to the designated point of contact. TSAHC reserves the right to disqualify submissions from Respondents that fail to adhere to this contact limitation policy.

IV. About TSAHC

TSAHC is a 501(c)(3) nonprofit organization created at the direction of the Texas Legislature to serve as a self-sustaining, statewide affordable housing provider.

TSAHC's mission is to facilitate, preserve, and expand affordable housing opportunities for Texans. TSAHC accomplishes this by helping developers build housing for working families and helping Texans achieve and sustain the dream of homeownership and improve their financial situation. TSAHC's programs and initiatives reflect our vision that every Texan will have a place to call home.

TSAHC's enabling legislation, as amended, may be found in the Texas Government Code, Chapter 2306, Subchapter Y, Sections 2306.551 et seq. A five-member Board of Directors appointed by the Texas Governor oversees the policies and business of TSAHC.

Below is a list of programs offered by TSAHC:

- Homeownership programs (down payment assistance and mortgage interest tax credits) for home buyers meeting specific eligibility requirements. These programs are offered through a network of participating mortgage companies and loan officers.
- Multifamily private activity bonds for the development of rental housing.
- Loan funds for local, community-based developers.
- Asset oversight and compliance services to ensure multifamily properties financed by TSAHC meet federal and TSAHC requirements.
- Land banking services to help local developers construct homes on land owned by TSAHC.
- Grants for local housing nonprofits.
- Training and technical assistance for local nonprofits and government entities.
- Single family and multifamily rental opportunities for low-income households in Central Texas.

V. About TSAHC's Website

TSAHC's website plays a major role in communicating TSAHC's programs to home buyers, renters, lenders, REALTORS, developers, property managers, donors/investors, nonprofits, and local government entities. The current website was created in 2013 and significantly updated in 2018.

TSAHC's current website offers the following special features, which we anticipate will also be incorporated into the newly designed site:

- Eligibility quiz to help home buyers determine if they qualify for our homeownership programs: <https://www.tsahc.org/homebuyers-renters/take-the-eligibility-quiz>
- Program comparison calculators to help home buyers compare the various assistance options offered by TSAHC: <https://www.tsahc.org/homebuyers-renters/loan-calculator>
- Daily interest rates chart: https://www.tsahc.org/home-buyer-programs#Interest_Rates
- Lender and REALTOR search tools to allow home buyers to search for lenders and REALTORS in their area that are approved by TSAHC:
 - <https://www.tsahc.org/lenders/find-a-lender>
 - <https://www.tsahc.org/homebuyers-renters/find-a-realtor>

- The ability for lenders and REALTORS to create and edit profiles to populate the information listed in the lender and REALTOR search tools
- A property search tool to allow home buyers and developers to search for properties for sale by TSAHC: <https://www.tsahc.org/developers/find-act-property>
- A News & More section that includes a blog, news list, and event list/filter
 - <https://www.tsahc.org/blog>
 - <https://www.tsahc.org/news>
 - <https://www.tsahc.org/events/upcoming-events>
- [A search feature as part of the Texas Financial Toolbox secondary website that helps website visitors locate housing counseling nonprofits in their area:](https://www.texasfinancialtoolbox.com/home-buyer-education)
<https://www.texasfinancialtoolbox.com/home-buyer-education>
- The ability to create custom forms such as these:
 - <https://www.tsahc.org/lenders/marketing-brochure-request-form>
 - <https://www.tsahc.org/lenders/loan-officer-information-form>
- Carousel for sponsor and donor logos seen at the bottom of the home page:
 - <https://www.tsahc.org/>

VI. Minimum Requirements

- Experience building and maintaining flexible websites that can be easily modified by nontechnical users.
- Experience with creating sites that build communities and have interactive features.
- Experience working with nonprofit and/or public entities.
- Solid information architecture skills for organizing content in ways that are intuitive to the site visitor.
- Ability to think creatively and propose unique solutions to help TSAHC achieve website goals.
- Familiarity with SEO and SEM strategies, as well as Google Analytics reporting.

VII. Project Goals

TSAHC aims to redesign our website to achieve the following:

- Improve navigation and user experience
- Enhance the website’s visual appeal, ensuring that it aligns with our organizational brand
- Optimize the website for mobile services and improve site speed and security
- Ensure accessibility and compliance with ADA guidelines
- Integrate a new content management system for easy updates and maintenance by staff
- Incorporate SEO best practices to improve visibility of our site

VIII. Scope of Services

Services to be provided by Respondents shall include but are not limited to the following:

- Plan and implement complete website redesign services for TSAHC’s main website www.tsahc.org, as well as TSAHC secondary website www.texasfinancialtoolbox.com if costs allow.
- Incorporate new website features as part of the website redesign process, including a tool that would allow site visitors to determine qualifying income restrictions for their county.
- Provide ongoing website maintenance during an initial one-year maintenance period, including but not limited to: fixing broken features, updating content TSAHC is unable to update, website hosting, technical support, bug reporting and resolution, browser compatibility, security certificate renewals, domain name renewals, and estimates for additional work
- Implement new website features if needed during the one-year maintenance period.
- Provide ongoing SEO, SEM and Google Analytics support as needed.

IX. Budget and Timeline

The total budget for website redesign services is \$150,000. Additional funding will be available for ongoing website maintenance services and future enhancements. Depending on the costs proposed in the RFP responses, TSAHC may restrict website redesign services solely to its main website www.tsahc.org, or it may include the redesign of its secondary website www.texasfinancialtoolbox.com as well.

While TSAHC would prefer to launch the redesigned website no later than early 2026, the project timeline is flexible depending on the responses received.

X. Review and Selection

A panel of TSAHC staff will review all responses based upon the below scoring criteria and will make a recommendation to TSAHC’s President. TSAHC’s President will make the final selection.

Scoring Criteria:

- Demonstrated competence, experience, knowledge, and qualifications providing the Scope of Services described above;
- Clarity and comprehensiveness in the project approach described in the RFP response;
- Reasonableness of proposed costs for executing the Scope of Services;
- Feedback from previous clients on the quality of work and communication; and
- Certification as a Historically Underutilized Business (HUB) or Minority Owned Business (MOB).

All things being equal, preference will be given to Respondents with HUB or MOB certification.

TSAHC reserves the right to conduct interviews with Respondents or ask for clarification on a Respondent’s submission. TSAHC reserves the right to negotiate with some, all, or none of the Respondents with respect to any term or terms of the responses or contracts.

XI. Additional Information

This RFP does not commit TSAHC to award a contract to any Respondent or to pay any costs incurred by a Respondent to prepare or submit a response or otherwise participate in this RFP process.

Conflict of Interest

Although the Respondent will be an independent contractor for TSAHC and not an employee of TSAHC, to avoid all possibility of conflicts of interest, all Respondents must certify that none of the owners, officers, or stockholders of the company and none of their families are related within the third degree of consanguinity or the second degree of affinity to any TSAHC employees or Board Members.

Release of Submissions and Proprietary Information

If a Respondent submits proprietary information that should not be publicly disclosed, the proprietary information must be clearly identified at the time of submission. If a Respondent fails to identify proprietary information, all information in the submission will be deemed non-proprietary and will be made available upon request pursuant to the Public Information Act after the review process has been completed.

Indemnification

All Respondents must agree to indemnify, defend and hold harmless TSAHC, the State of Texas, its officers, agents and employees from any and all claims and losses accruing or resulting from the Respondent's performing professional services for TSAHC.

Federal, State and Local Requirements

Approved Respondents are responsible for both federal and state unemployment insurance coverage and standard workers compensation insurance coverage. Respondents must comply with all federal and state tax laws and withholding requirements. TSAHC will not be liable to a Respondent or its employees for any unemployment or workers' compensation coverage or federal and state tax withholding requirements. Respondents shall indemnify TSAHC and pay to TSAHC any costs, penalties or loss whatsoever occasioned by Respondent's omission or breach of this section.

Minor Deficiencies

TSAHC reserves the right to waive minor deficiencies and informalities if, in the judgment of TSAHC, its best interest will be served.

XII. Submission Directions

Respondents must include these items in their submission:

- General Organization Information
- Provide a brief description of your organization, including at least the following:
 - Contact information for primary contact;
 - Address of the organization's main office;
 - Number of employees of the organization; and
 - Resumes of the team member(s) who will be assigned to TSAHC.

- Experience
 - Describe your organization and its capabilities, including examples of how you developed strategies and solutions for similar projects.
 - Support your ability to perform the Scope of Services, including prior experience working with nonprofits or other similar clients.
 - Include statistics or other information to support your ability to implement successful SEO and SEM strategies

- Project Approach/Management
 - Describe your approach to the website redesign project, including key phases, timelines, and milestones.
 - Describe your project management process, including any software used to track website projects.
 - Describe your process for responding to ongoing website support requests, including average turn-around times for responses and implementation.
 - Describe your ability to provide emergency website support as needed.
 - Describe your process to provide quotes for additional projects. If there is a cost associated with providing quotes for additional work, please explain how these costs are determined.

- References
 - Provide at least three current client references. Include name, address, telephone number, website address, email address, a general description of the work performed and how long it took to complete the work.

- Costs

Provide a detailed description of the anticipated costs of providing services included in the Scope of Services, including a fixed cost proposal for website redesign services for www.tsahc.org and www.texasfinancialtoolbox.com (reflected as separate costs in the proposal), a fixed cost proposal for one year of ongoing hosting and maintenance, and hourly costs for additional enhancements.

- Conflict of Interest and Affiliations
 - Identify any conflict of interest that may arise as a result of performing the work outlined in this RFP. A conflict of interest is any direct, indirect, personal, private, commercial or business relationship that could diminish your organization's or employee's independence of judgment and performance as a service provider to TSAHC.
 - Describe how your organization will handle actual or potential conflicts of interest.

- Include any other information that will be helpful to TSAHC in making its decision.

Respondents must submit in this manner:

- Respondents must submit responses electronically via email.

- All responses must be signed and dated.
- Proposals that do not comply with these instructions may be rejected. TSAHC may also reject a proposal that does not include all requested information.

ALL SUBMISSIONS MUST BE SENT TO:

Michael Wilt
 Senior Manager, External Relations
 Texas State Affordable Housing Corporation
mwilt@tsahc.org

DEADLINE TO APPLY:

March 14, 2025 at 5:00 p.m. CST

The respondent must certify, by signing below, that they have read and understand this RFP and agree to fulfill the duties and responsibilities required by TSAHC for website services. The respondent additionally agrees to and shall be bound by the information and documentation provided with the Proposal, including prices quoted for services.

Name (print)	Signature	Date
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Note: Submit this page, signed and dated, with your completed response.