

T E X A S
State Affordable Housing Corporation

February Board Meeting

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

Tuesday, February 17, 2026
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**

**February 17, 2026
10:30 A.M.**

**CALL TO ORDER
ROLL CALL
CERTIFICATION OF QUORUM**

Lemuel Williams, 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: Monthly Financial Reports
Tab B: Homeownership Finance Report
Tab C: Development Finance Report
Tab D: Texas Foundations Fund (TFF) Report
Tab E: Quarterly Compliance and Residential Services Reports
Tab F: Quarterly Fundraising Report

ACTION ITEMS IN OPEN MEETING:

- | | |
|-------|--|
| Tab 1 | Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on January 20, 2026. |
| Tab 2 | Discussion and Possible Appointment of Board Members to the Loan Committee and Audit Committee. |
| Tab 3 | Presentation, Discussion and Possible Approval of a Resolution to Restate, Ratify, and Affirm the Officers of the Corporation and Restate the Signature and Approval Authority of Officers of the Corporation. |
| Tab 4 | Presentation, Discussion and Possible Approval of a Resolution to Approve Certificate of Amendment for the Corporation. |
| Tab 5 | Presentation, Discussion and Possible Approval of the Texas State Affordable Housing Corporation’s 2026 Annual Action Plan. |
| Tab 6 | Presentation, Discussion and Possible Approval of a Resolution to Provide a Limited Guaranty for the Benefit of Habitat for Humanity Texas (HabTex Mortgage Services) in an amount not to exceed \$1 Million. |

- Tab 7 Closed Executive Session – Discussion regarding the Evaluation and Annual Performance Review of the President of the Corporation (Personnel Matters – Texas Government Code § 551.074).
- Tab 8 Review, Discussion and Possible Approval of the Annual Performance Review of the President of the Corporation and related actions.

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
Monthly Financial Reports

Texas State Affordable Housing Corporation

Statement of Net Position (unaudited) As of December 31, 2025

Assets

Current assets:

Cash and cash equivalents	\$ 5,078,517
Pooled investments	26,644,320
Restricted assets:	
Cash and cash equivalents	8,160,567
Accrued interest	235,125
Investments, at fair value	3,773,049
Accounts receivable and accrued revenue	121,403
Accrued interest receivable	225,338
Loans receivable, current portion	32,645
Notes receivable, current portion	73,073,908
Lease Receivable, Current Portion	75,750
Downpayment assistance, current portion	643,869
Prepaid expenses	165,760
	<hr/>
Total current assets	118,230,251

Noncurrent assets:

Loans receivable, net of uncollectible amounts of \$3,629	112,440
Notes receivable, net of allowance for loss \$566,341	168,950,321
Lease Receivable	136,237
Investments, at fair market value	21,542,064
Mortgage servicing rights, net of accumulated amortization of \$2,691,039	37,022
Capital assets, net of accumulated depreciation of \$1,609,071	5,413,937
Owned real estate, net of depreciation of \$3,328,702	26,302,936
Downpayment assistance	3,750,229
Restricted investments held by bond trustee, at fair market value	141,890,839
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Total noncurrent assets	368,136,025

Total assets	\$ 486,366,276
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(continued)

Texas State Affordable Housing Corporation

Statement of Net Position (unaudited) As of December 31, 2025

Liabilities

Current liabilities:

Accounts payable and accrued expenses	\$	602,196
Notes payable, current portion		750,000
Custodial reserve funds		159,412
Other current liabilities		199,419
Payable from restricted assets held by bond trustee:		
Revenue bonds payable, current portion		2,295,000
Accrued interest on revenue bonds		1,198,599

Total current liabilities 5,204,626

Noncurrent liabilities:

Notes payable		500,000
Revenue bonds payable		145,089,094
Unearned revenue		1,118,158

Total noncurrent liabilities 146,707,252

Total liabilities 151,911,878

Deferred Inflows of Resources

Deferred revenue		304,555
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Total deferred inflows of resources 304,555

Net Position

Invested in capital assets		5,413,937
Restricted for:		
Debt service		4,745,801
Other purposes		1,192,723
Unrestricted		322,797,382

Total net position 334,149,843

Total liabilities and net position \$ 486,366,276

Texas State Affordable Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position (unaudited) For the 4 Months Ending December 31, 2025

Operating Revenues:	
Interest and investment income	\$ 3,592,934
Net increase (decrease) in fair value of investments	1,147,830
Single family income	26,611,141
Asset oversight and compliance fees	126,665
Rental program income	620,992
Multifamily income	52,705
Land bank income	106,807
Public support:	
Federal & state grants	78,312
Contributions	69,866
Other operating revenue	22,953
Total operating revenues	\$ <u>32,430,205</u>
Operating Expenses:	
Interest expense on bonds and notes payable	\$ 1,072,113
Program and loan administration	151,920
Texas Foundation Fund & miscellaneous grants	60,000
Salaries, wages and payroll related costs	1,681,049
Professional fees and services	269,909
Depreciation and amortization	15,250,246
Office expense and maintenance	59,452
Travel and meals	54,274
Other operating expenses	428,245
Total operating expenses	<u>19,027,208</u>
Net income/(Net loss)	13,402,997
Total net position, beginning	<u>320,746,846</u>
Total net position, ending	\$ <u><u>334,149,843</u></u>

Tab B
Homeownership Finance Report



Homeownership All Programs

January 1, 2026 to January 31, 2026

\$86.9K

Average Annual Income

\$251K

Average of Loan Amount

6.41

Average Interest Rate

694

Average Credit Score

579

Households

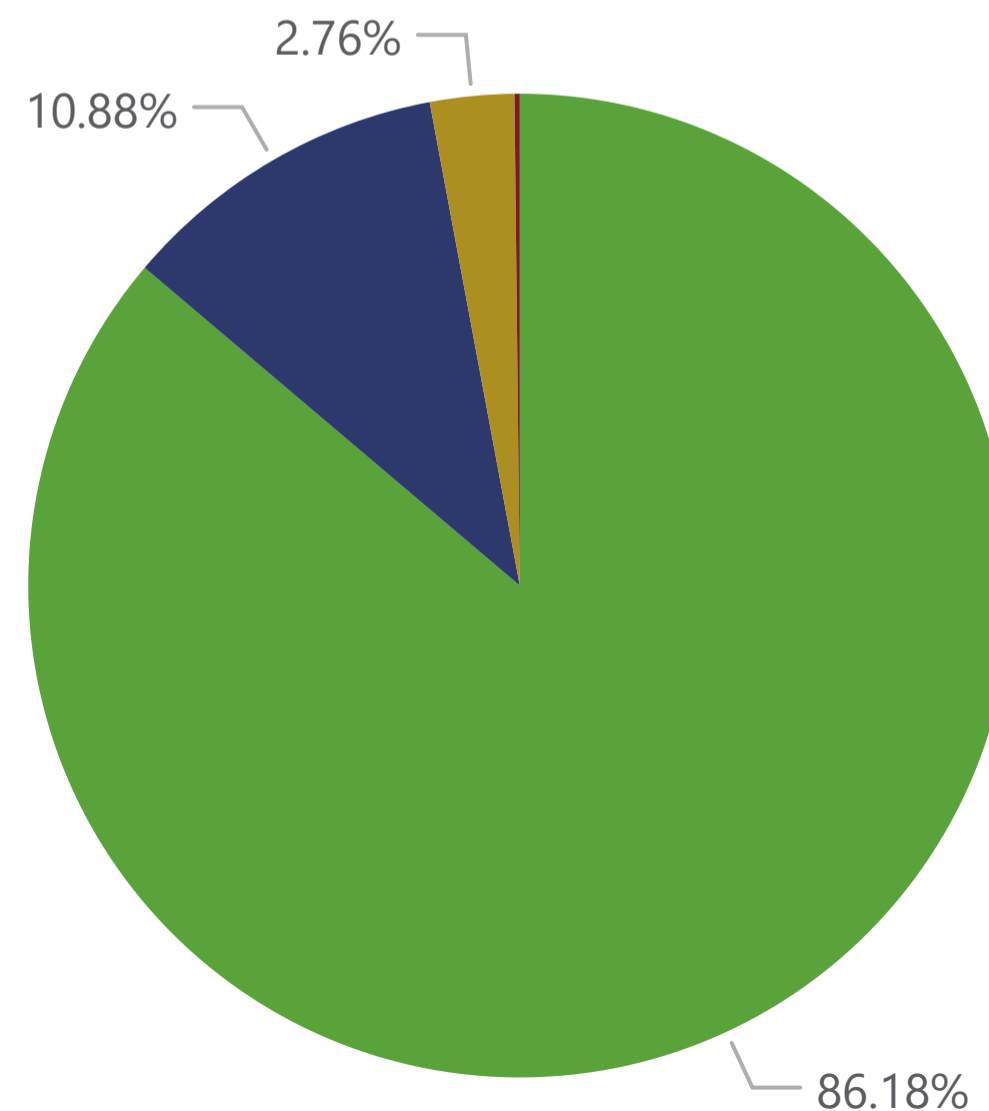
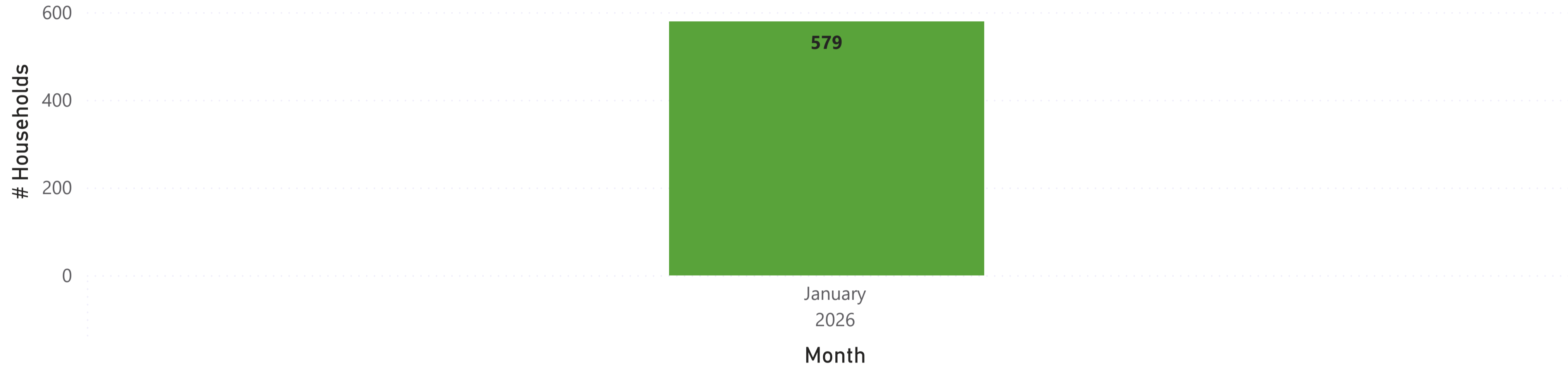
2

Average Household Size

\$145,096,142

Total Loan Volume \$ Amount

of Households by month



Loan Type

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



Homeownership DPA Snapshot

January 1, 2026 to January 31, 2026

\$86.92K

Average Annual Income

\$250K

Average of Loan Amount

6.441

Average Interest Rate

692

Average Credit Score

547

Households

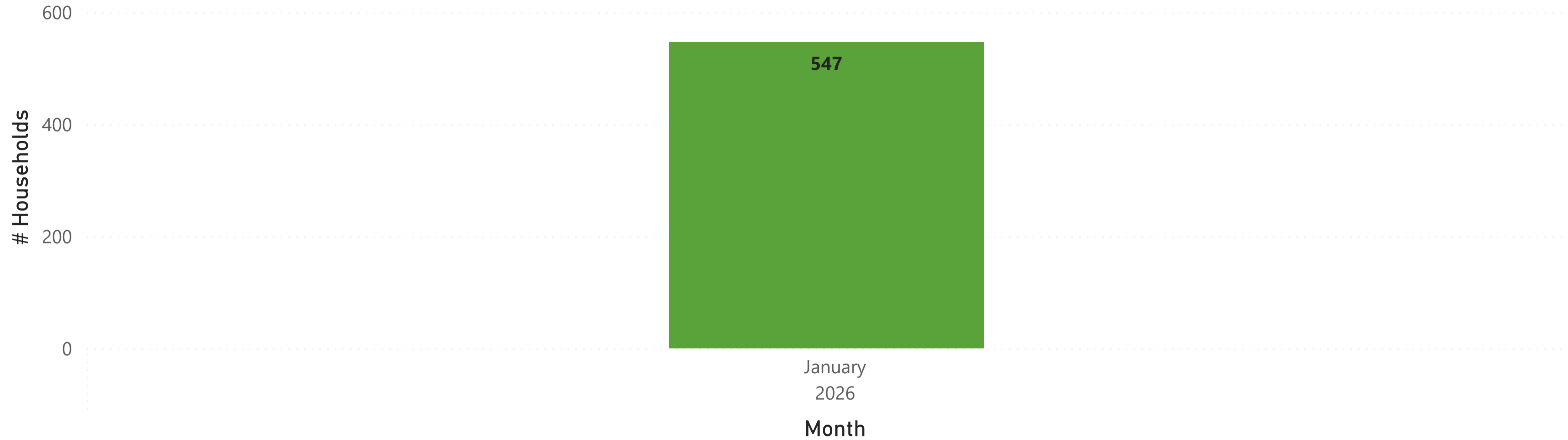
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Average Household Size

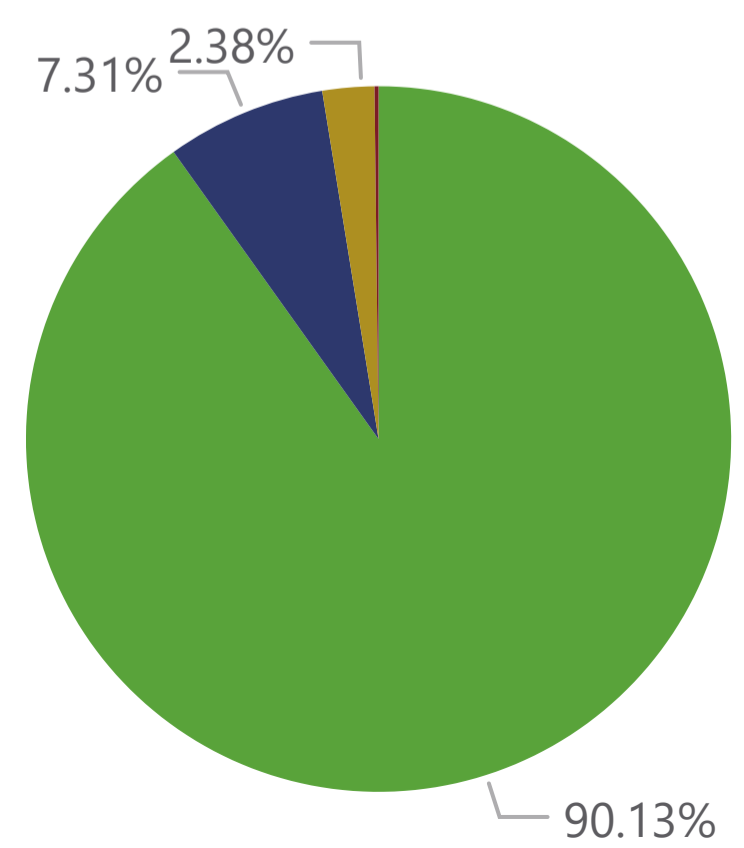
\$136,543,080

Total Loan Volume \$ Amount

of Households by month



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



\$9,817

Average DPA Awarded

\$5,340,271

Total DPA Awarded



Homeownership No DPA Snapshot

January 1, 2026 to January 31, 2026

\$86.61K

Average Annual Income

\$267K

Average of Loan Amount

5.879

Average Interest Rate

722

Average Credit Score

32

Households

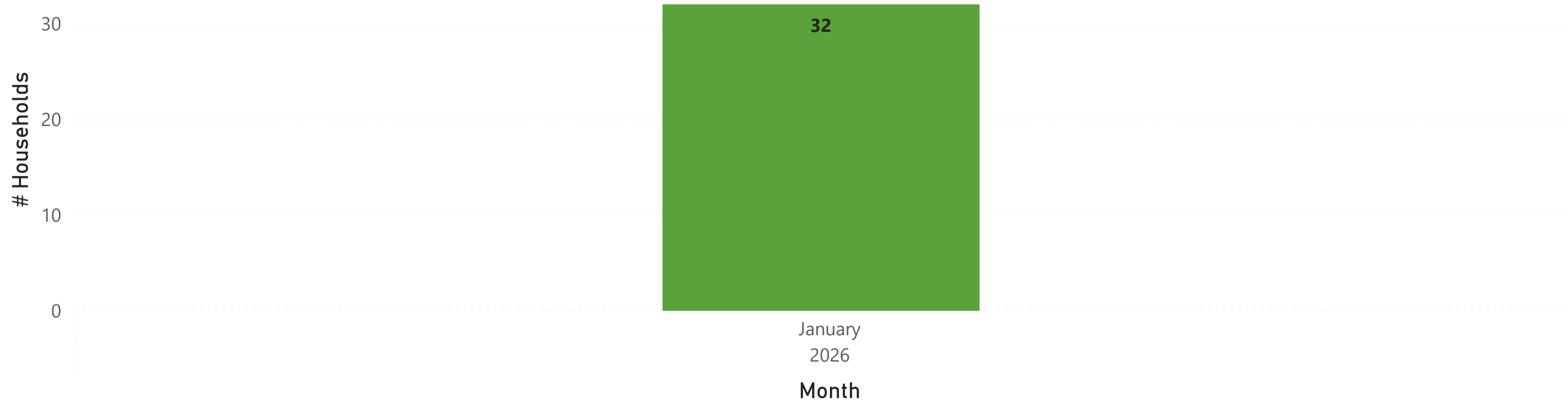
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Average Household Size

\$8,553,062

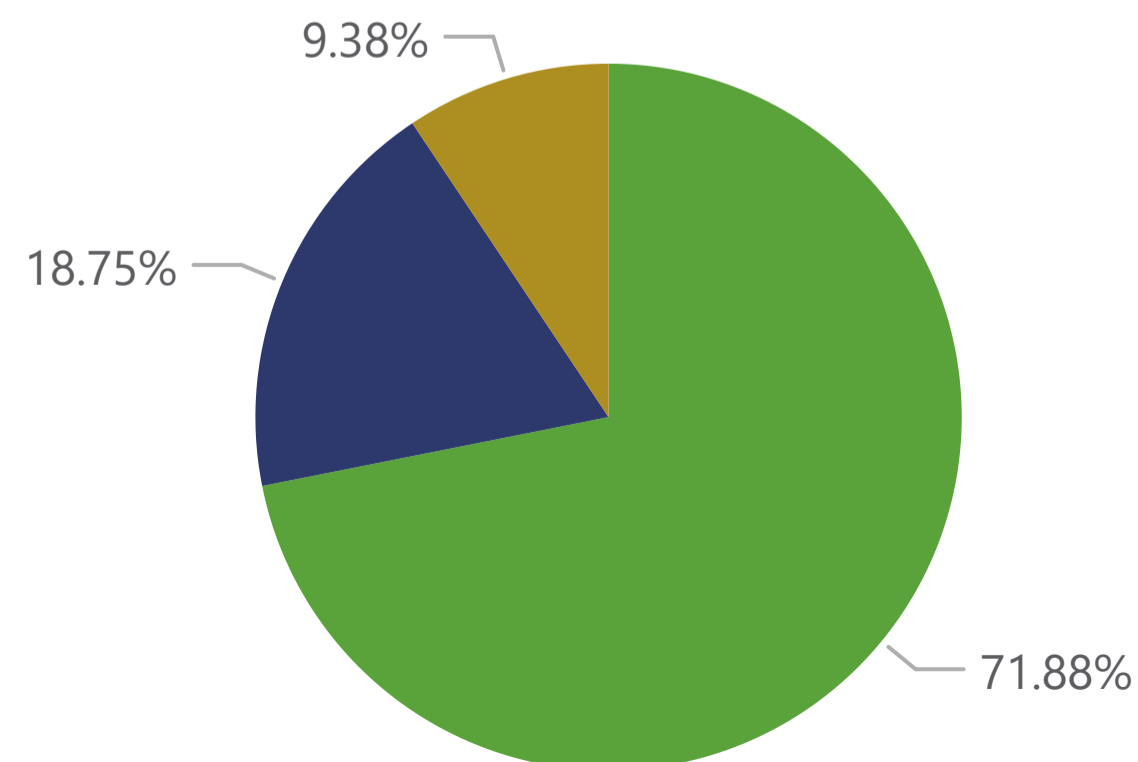
Total Loan Volume \$ Amount

of Households by month



Loan Type

- Conv. - Purch.
- FHA - Purchase
- VA - Purchase





Homeownership MCC Snapshot

January 1, 2026 to January 31, 2026

\$72.81K

Average Annual Income

\$250K

Average of Loan Amount

6.32

Average Interest Rate

702

Average Credit Score

82

Households

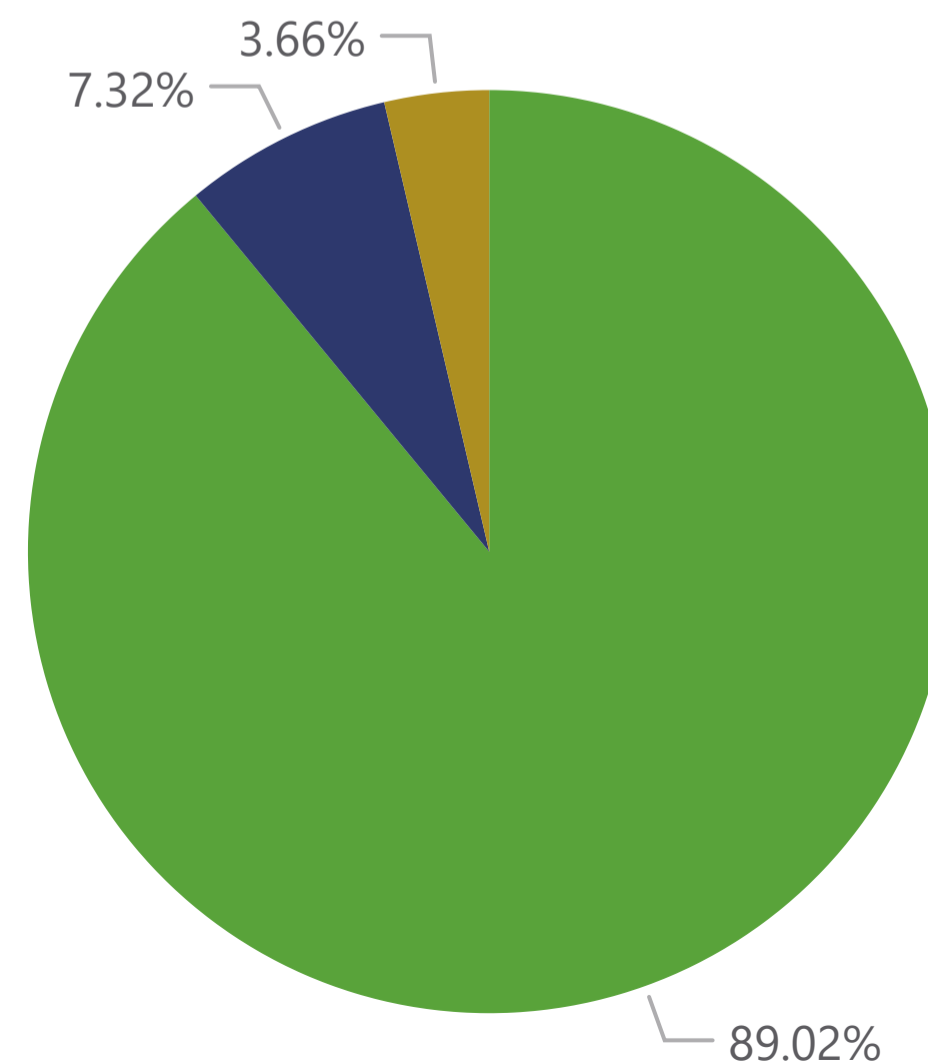
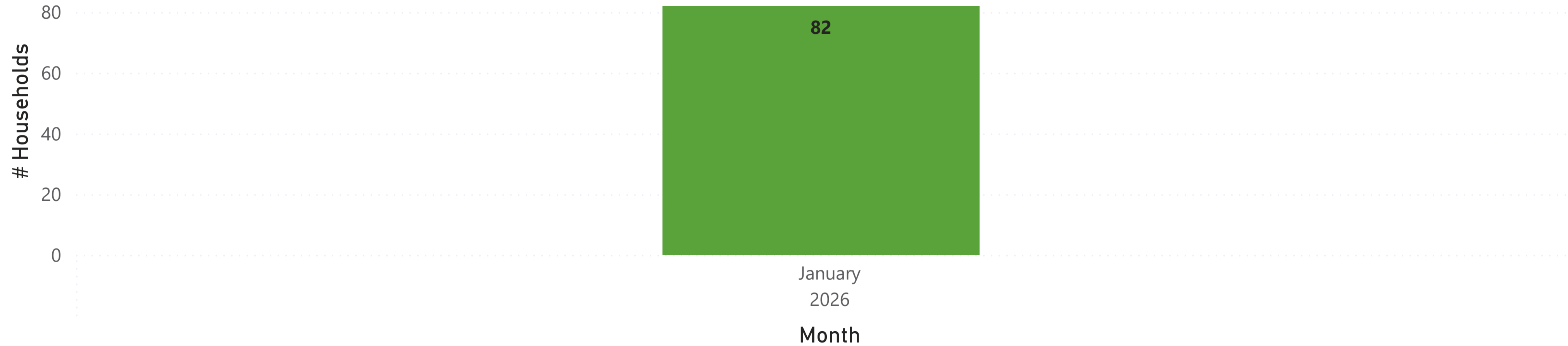
2

Average Household Size

\$20,534,959

Total Loan Volume \$ Amount

of MCC by Month



Loan Type

- FHA - Purchase
- Conv. - Purch.
- VA - Purchase



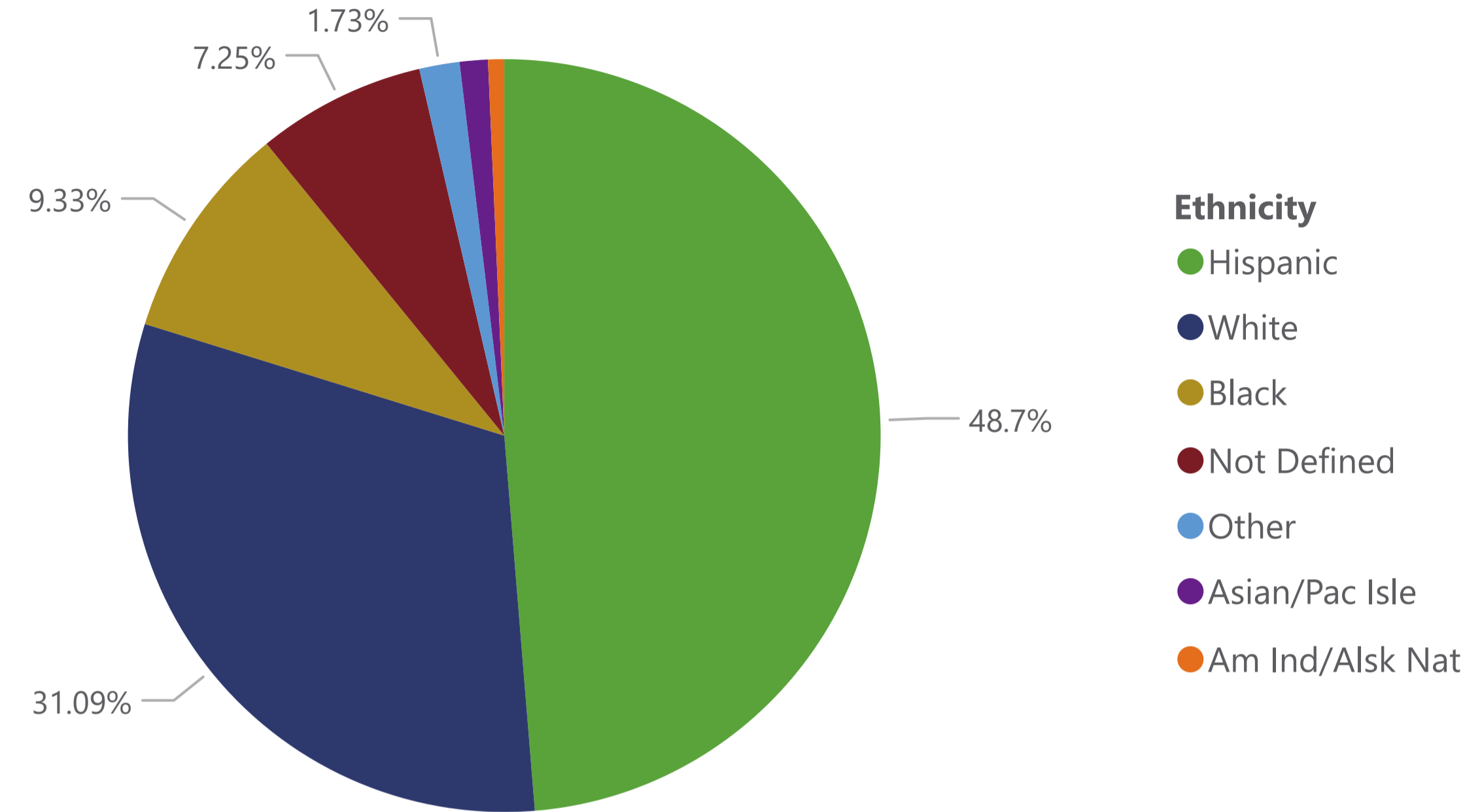
Homeownership All Programs

January 1, 2026 to January 31, 2026

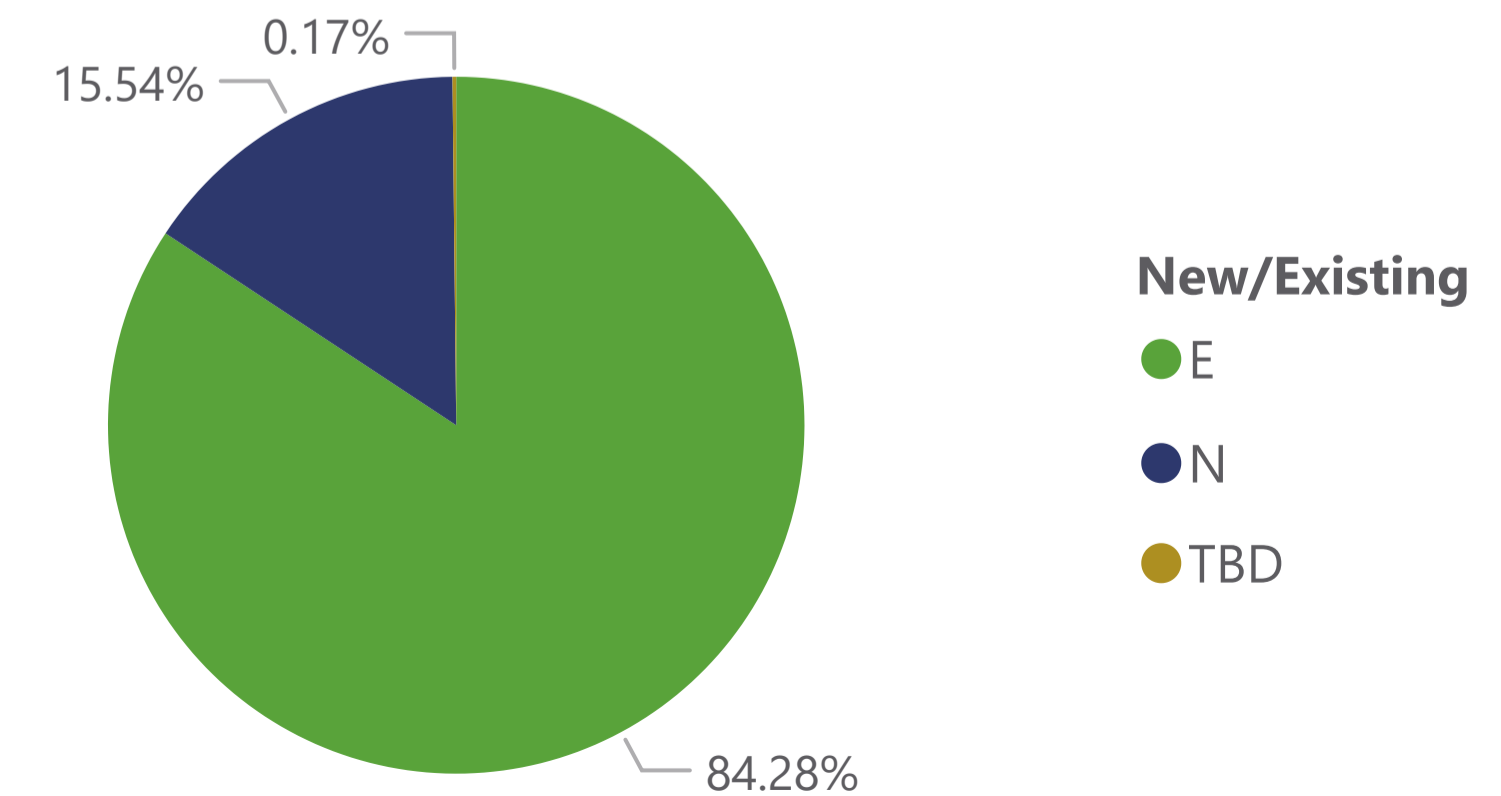
Professions

Occupation	# of Loans	% of Total
Other		90.50%
Teacher		5.35%
Prof Nurse Fac		1.73%
Peace Officer		1.04%
Fire Fighter		0.52%
County Jailer		0.35%
Sch Counselor		0.35%
EMS Personnel		0.17%
Total		100.00%

Household Ethnicity



New/Existing Home





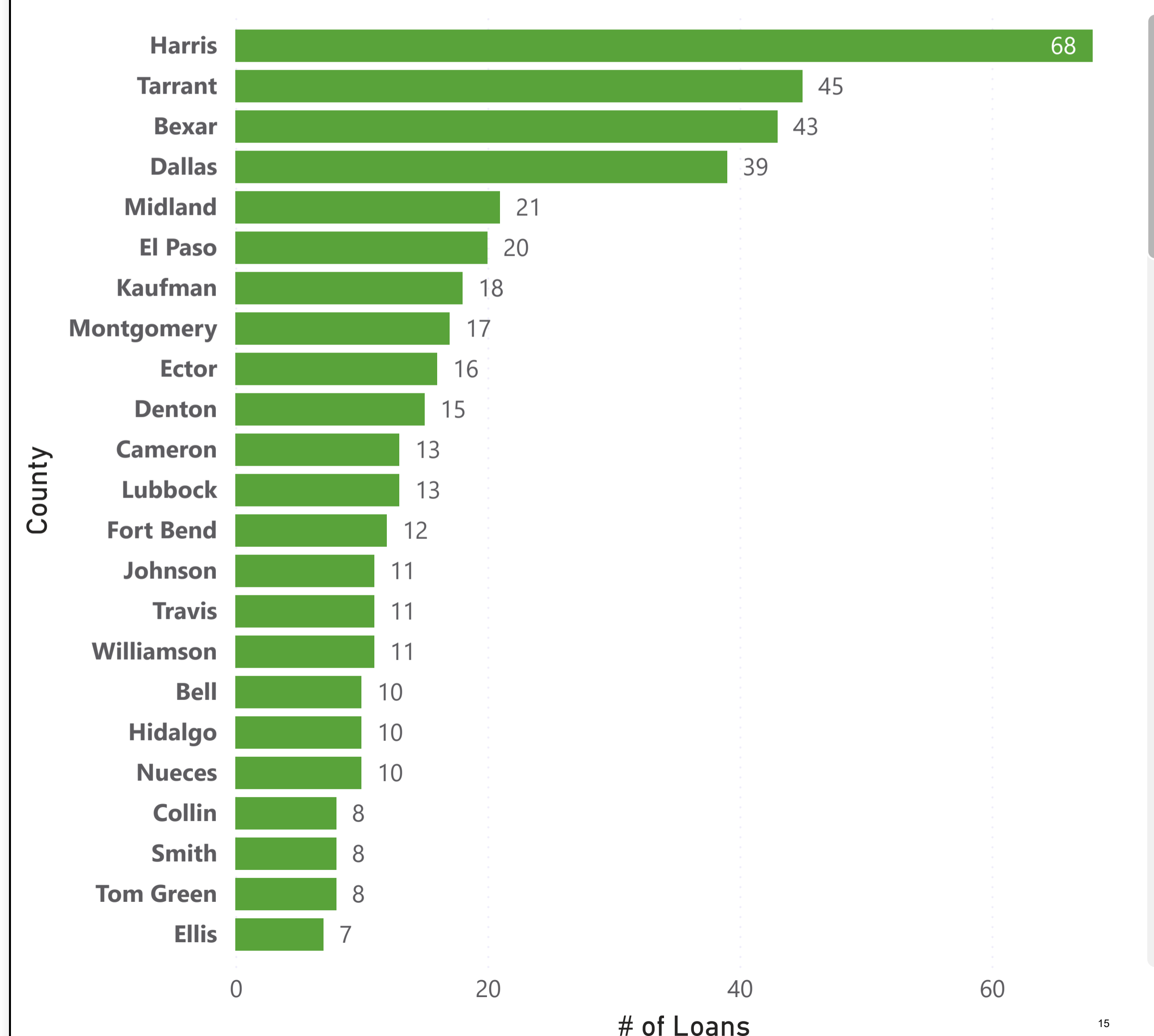
Homeownership All Programs

January 1, 2026 to January 31, 2026

Top Lenders

Top Lenders	# of Loans
CMG Mortgage, Inc.	39
Fairway Independent Mortgage Corporation	37
New American Funding, LLC	32
Plains Commerce Bank	28
Everett Financial, Inc.	26
CrossCountry Mortgage, LLC	23
PrimeLending, A PlainsCapital Company	21
Guild Mortgage Company LLC	19
Highlands Residential Mortgage, Ltd.	19
KBHS Home Loans, LLC	17
Mortgage Financial Services, LLC	14
Directions Equity, LLC	13
Right Start Mortgage, Inc.	13
SecurityNational Mortgage Company	13
American Portfolio Mortgage Corporation	12
Cardinal Financial Company, Limited Partnership	11
Guaranteed Rate, Inc.	11
Kind Lending, LLC	11
Total	579

Top Originating Counties



Tab C

Development Finance Report

Texas State Affordable Housing Corporation

Development Finance Programs Report
February 2026

Affordable Communities of Texas Program (ACT)

TSAHC’s realtor at 631 Carolina (San Antonio) is updating marketing materials and is planning an open house this month to promote home sales. Our realtor in Onalaska is also making preparations for a February open house to assist with the two remaining home sales.

The grand opening of Juniper Creek apartments (Austin) is scheduled for February 12th. Juniper Creek offers 110-units of affordable rental housing targeted for low-income households. Foundation Communities is TSAHC’s joint venture partner. Construction was completed in November 2025 and the lease up of units has been steady since.

Construction at Boulevard 61 apartments (Houston) is 83% complete. Site work, such as pool decking, irrigation, and landscaping, has progressed quickly. Interior work on units and common spaces is nearly complete, with only the lower floors remaining to be finished.

Construction at Cairn Point Montopolis apartments (Austin) has been steady. The community is roughly 20% complete, with foundations and structural work finished. Crews have started on exterior masonry, utilities, and fireproofing.

Here is the updated portfolio summary:

Program	Portfolio as of January 1, 2026	Acquired	Sold	Portfolio as of February 1, 2026	Current Portfolio Value
ACT Land Bank Units	59	0	0	59	\$2,572,815.20
ACT Joint Venture (MF Unit Count)	422	0	0	422	\$21,370,000.00
Totals	481			481	\$23,942,815.20

Our current pipeline report:

- 8 properties listed for sale
- 5 properties under construction
- 2 properties operating as rental
- 25 properties in predevelopment
- 1 property searching for a Local Partner

Texas Housing Impact Fund (THIF)

Board vice chair, Valerie Cardenas, and staff plan to attend the grand opening celebration for Anacua Village apartments (Mission) on February 12th. TSAHC’s \$2,000,000 construction loan helped finance the development of a 100-unit mixed-income multifamily community that was developed through a partnership between the Brownstone Group and the Housing Authority for the City of Mission.

Multifamily Bond Program

Texas State Affordable Housing Corporation

Development Finance Programs Report February 2026

The application for Ridgeview Apartments, approved for inducement by the Board in January, was withdrawn on February 2nd. The Developer noted that negotiations on extensions to the purchase agreement, along with difficulty obtaining approvals from the City of Sherman, were causes for the termination of the project. TSAHC has approximately \$112 million in remaining private activity bond volume cap remaining for calendar year 2026.

Tab D

Texas Foundations Fund (TFF) Report

2026 Texas Foundations Fund Disaster Recovery Program						
Organization Name	Critical Repair Services Provided	Declared Disaster	Award Amount	Date of Disaster Declaration	Month Awarded	Counties Served
Community Outreach Housing	General Flood Repair (Debris removal, tree trimming and removal, mold mitigation, water damage repairs)	July Flood Events	\$30,000.00	7/4/2025	Oct-25	Hamilton
Galilee Community Development Corporation	General Flood Repair (Muck & Gut, sheetrock, roofing, electrical, and flooring repairs)	July Flood Events	\$30,000.00	7/6/2025	Oct-25	Menard, Tom Green

Amount Paid Out	\$60,000.00
Funds Remaining (Out of \$350,000)	\$290,000.00

Tab E
Quarterly Compliance and Residential Services
Reports

Quarterly Compliance Status for TSAHC

As of the 3rd Quarter Ending September 30, 2025

Set-Aside Requirements	DALCOR		
	Pine Club (Beaumont)	Ridgewood (Huntsville)	Saddlewood Club (Bryan)
40% of units at 60% AMI	89.2%	100.0%	100.0%
Remaining units at 80% AMI	89.2%	100.0%	100.0%
Total Affordable Units (40% Required)	89.2%	100.0%	100.0%
	Tealwood Club (Wichita Falls)	Willowgreen (Houston)	Woodglen Park (Dallas)
40% of units at 60% AMI	99.1%	100.0%	100.0%
Remaining units at 80% AMI	99.4%	100.0%	100.0%
Total Affordable Units (40% Required)	99.4%	100.0%	100.0%
	Commonwealth		Cesar Chavez Foundation
	White Rock (San Antonio)	Villa Rodriguez (San Antonio)	
20% of units at 50% AMI	20.5%	23.7%	
75% of units at 80% AMI	80.4%	84.1%	
Total Affordable Units (75% Required)	80.4%	84.1%	
	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	98.9%	99.5%	99.0%
Total Affordable Units (40% Required)	98.9%	99.5%	99.0%
	GESC		
	Rita Blanca (Dalhart)		
20% of units at 50% AMI	21.4%		
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%	44.4%	100%
Total Affordable Units (40% Required)	93.3%	44.4%	100%
	THF Palladium Midland		
	Palladium Midland (Midland)		
40% of units at 60% AMI	79.9%		
78% of units at 80% AMI	79.9%		
Total Affordable Units (78% Required)	79.9%		
	Steele		
	Peoples El Shaddai (Dallas)	St James Manor (Dallas)	Brooks Manor (West Columbia)
5% of units at 30% AMI	20.0%	14.0%	6%
40% of units at 60% AMI	100.0%	99.0%	100%
Total Affordable Units (40% Required)	100.0%	99.0%	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	97.9%	100.0%	0.0%
Total Affordable Units (40% Required)	97.9%	100.0%	N/A - New construction
	Involve 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	99.3%	99.4%	100.0%
Total Affordable Units (40% Required)	99.3%	99.4%	100.0%
	AHA!		
	AHA! At Briarcliff (Austin)		
37% of units at 30% AMI	59.3%		
100% of units at 60% AMI	96.3%		
Total Affordable Units (100% Required)	96.3%		
	Gardens at Balch Springs, LP		
	Parmore Arcadia Trails (Balch Spring)		
20% of units at 50% AMI	40.0%		
Total Affordable Units (20% Required)	40.0%		
Notes: Pine Club and Tealwood (EPG Portfolio) met their federal set-aside requirements but did not meet their additional set-aside elections due to down units (i.e., extended vacancies). AHA at Briarcliff met their set-aside requirements under the loan agreement but did not meet the additional set-aside election due to down units (i.e., extended vacancies). Findings were issued for all three developments, and corrective action is being monitored monthly.			

TSAHC - Quarterly Resident Services Summary

As of the 3rd Quarter Ending September 30, 2025

DALCOR

	Pine Club (Beaumont)	Ridgewood (Huntsville)	Saddlewood Club (Bryan)	
Number of Services Required	6	6	6	
Number of Services Provided	7	10	8	
	Tealwood Club (Wichita Falls)	Willowgreen (Houston)	Woodglen Park I & II (Dallas)	
Number of Services Required	6	6	6	
Number of Services Provided	6	10	14	
	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	6	13	10	
	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	6	9	6	
	Steele St. James Peoples	Steele St. James Peoples	Steele Brooks Manor	Steele Pythian Manor
	Peoples El Shaddai (Dallas)	St James Manor (Dallas)	Brook Manor (West Columbia)	Pythian Manor (Dallas)
Number of Services Required	12	12	6	12
Number of Services Provided	20	19	26	16
	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	26	6	14	29
	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	16	13	9	8
	LPM Pine Terrace LP	Dallas Leased Housing Associates XI, LLP	Gardens at Balch Springs, LP	Roers Boerne Apts Owner LLC
	Pine Terrace Apartments	Riverstation	Parmore Arcadia Trails (Balch Springs)	Bluff View (Boerne)
Number of Services Required	12	6	12	12
Number of Services Provided	15	22	15	N/A - New Construction
	W Daniels Towners I, LP	Galveston 3916 Winnie St LP	Market TC II, LP	Eden Court Senior Housing Ltd Partnership
	W. Leo Daniels	Sandpiper Cove	Marketplace at Liberty Crossing	Eden Court (Sequin)
Number of Services Required	12	12	12	12
Number of Services Provided	28	15	9	20
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	26	31	35	41
	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	39	37	34	41
	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	21	27	26	29
	Win-Lin Village (Amarillo)			
Number of Services Required	5			
Number of Services Provided	24			

Notes: Marketplace at Liberty Crossing started offering residential services in August 2025. The property will be monitored to ensure they meet the requirement the next calendar quarter.

July Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks Apartments	Children's Services	After School Care Mon-Friday	Cesar Chavez Foundation	10	7/31/2025	2
	Children's Services	On-site Library Mon-Friday	Cesar Chavez Foundation	10	7/31/2025	1
	Health & Wellness	Health Classes	San Antonio Food Bank	10	7/11/2025	1
	Additional Services	Free backpacks and school supplies	Cesar Chavez Foundation	28	7/18/2025	1
AHA! At Briarcliff	Food Pantry	Food Pantry	AHA	10	7/1/2025	1
Brooks Manor	Resident Service	Notary available at no charge to residents during normal business ho	Community Manager	0	7/31/2025	1
	Resident Service	Pantry food box delivery	Place of Grace	32	7/10/2025	1
	Social Service	Social Networking held weekly		1	7/28/2025	1
	Health Service	Walking club held weekly. No attendance:	Community manager	0	7/31/2025	1
	Resident service	Arts and crafts for brain function.	Community Manager	4	8/28/2025	1
	Resident Service	Library Book Club	Community Manager	0	7/24/2025	1
	Resident Service	visits to the elderly/disabled population to ensure their needs in the	West Columbia Police Department	9	7/31/2025	1
Chaparral Village	Health Service	light bulb replacement. Held weekly No attendance:	Maint. Tech	0	7/31/2025	1
	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	7/1/2025	1
	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	7/3/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	7/8/2025	1
	Career Services		RHAC	80	7/10/2025	1
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	80	7/15/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	7/17/2025	1
Cove Village	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	7/28/2025	1
	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	80	7/31/2025	1
	Direct Support	Food Assistance	Westminster Presbyterian Church,	1	7/1/2025	1
	Direct Support	Medical Assistance	Odessa Regional Medical Center (O	2	7/1/2025	1
	Direct Support	Job Search Assistance	RHAC, Workforce Solutions Permia	1	7/14/2025	1
	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/1/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	50	7/7/2025	1
El Nido Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/8/2025	1
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	50	7/10/2025	1
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	50	7/15/2025	1
	Community Awareness	Rainbow Housing Learning Module: Goal Setting in 7 Steps 17	RHAC	50	7/17/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/28/2025	1
	Direct Support	Medical Transportation	Texas Health and Human Services C	1	7/1/2025	1
	Direct Support	Medical Insurance Assistance	Texas Medicaid & CHIP, Coryell Cou	1	7/1/2025	1
	Direct Support	Food Assistance	Refuge Ministries, 5 Loaves & 2 Fish	1	7/18/2025	1
	Direct Support	Rainbow Educational Materials	RHAC	1	7/1/2025	1
	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	7/1/2025	1
	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	7/3/2025	1
Eden Court	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	104	7/7/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	7/8/2025	1
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	104	7/10/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	7/14/2025	1
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	104	7/15/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	104	7/17/2025	1
	Direct Support	Food Assistance	Borderland Rainbow Center, Kelly M	1	7/1/2025	1
	Direct Support	Legal Assistance	Free Legal Aid Services by Texas Ric	1	7/3/2025	1
	Resident Supportive Servic	transportation to HEB ever Monday; transportation to Walmart ever	Free Art Bus	3	7/1/2025	1
	Community Supportive Ser	Game Day	Resident Association	7	7/12/2025	1
	Eden Court	Community Supportive Ser	Community Celebration - renovation	Eden Court	48	7/23/2025
Health Supportive Services		Chair Yoga - 7/7/25, 7/14/25, 7/21/25, 7/28/25	Resident Association	17	7/7/2025	1
Community Supportive Ser		Bible Study/Worship Service - 7/11/25, 7/27/25	Pastor Jimmie Hughes	14	7/11/2025	1
Health Supportive Services		Food Pantry - 7/11/25, 7/18/25, 7/25/25	Eden Court	11	7/11/2025	1
Fawn Ridge Apartments	Crime Prevention	Crime Prevention/Safety - Theft Identity	The Woodlands Township	7	7/30/2025	1
	After School	After school kinder care	Kinder Care	4	7/30/2025	1
	Agency Sponsored Event	VCT-Vehicle Containment Technique	Montgomery County Sheriff Dept	7	7/30/2025	1
	Crime Prevention	Secure your Vehicle	The Woodlands Township	5	7/31/2025	1
	Crime Prevention	The 9 pm routine	The Woodlands Township	5	7/31/2025	1
	Crime Prevention/Safety	Secure your home	The Woodlands Township	5	7/31/2025	1

July Resident Services							
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned	
Garden Apartments	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/1/2025	1	
	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/3/2025	1	
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	62	7/7/2025	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/8/2025	1	
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	62	7/10/2025	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/14/2025	1	
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	62	7/15/2025	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/17/2025	1	
	Medical & Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	62	7/21/2025	1	
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/24/2025	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/28/2025	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	62	7/31/2025	1	
	Direct Support	GED Program	RHAC	1	7/21/2025	1	
	Direct Support	Community Event- Clothing and Food Giveaway	Victory Gospel Chapel of Lubbock	11	7/8/2025	1	
Gateway Northwest	Food Bank	Canned Food Offered to Residents	Community	1	7/6/2025	1	
	Notary	Notary Services	Community	1	7/18/2025	1	
	Fax Printer	Fax and Printer services	Community	1	7/23/2025	1	
High Plains Apartments	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/1/2025	1	
	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/3/2025	1	
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	50	7/7/2025	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/8/2025	1	
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	50	7/10/2025	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/14/2025	1	
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	50	7/15/2025	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/17/2025	1	
	Medical & Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	50	7/21/2025	1	
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/24/2025	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/28/2025	1	
	Direct Support	Career Guidance	RHAC	1	7/2/2025	1	
	Direct Support	Food Assistance	First United Methodist Church, Sou	2	7/2/2025	1	
	Jose Antonio Escajeda Apartments	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/1/2025	1
Medical & Health Services		Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/3/2025	1	
Community Awareness		Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	94	7/7/2025	1	
Financial Skills		Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/8/2025	1	
Career Services		Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	94	7/10/2025	1	
Financial Skills		Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/14/2025	1	
Career Services		Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	94	7/15/2025	1	
Community Awareness		Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/17/2025	1	
Medical & Health Services		Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	94	7/21/2025	1	
Housekeeping		Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/24/2025	1	
Community Awareness		Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/28/2025	1	
Medical & Health Services		Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	94	7/31/2025	1	
Las Palmas Villa		Youth Lunch Program	Summer Lunch Program	Denise Sandoval	12	7/1/2025	1
		Arts	Arts & Crafts - 2 times per month, crafts and recreational activities by	Denise Sandoval	10	7/1/2025	1
	Youth Lunch Program	Summer Lunch Program	Denise Sandoval	10	7/8/2025	1	
	Food Pantry	Food Pantry and essential toiletries , laundry detergents	Denise Sandoval	10	7/8/2025	1	
Los Ebanos Apartments	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/1/2025	1	
	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/3/2025	1	
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	65	7/7/2025	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/8/2025	1	
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	65	7/10/2025	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/14/2025	1	
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	65	7/15/2025	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/17/2025	1	
	Medical & Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	65	7/21/2025	1	
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/24/2025	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/28/2025	1	
Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	65	7/31/2025	1		
Marshall Apartments	Food Service	Covid-19 Community Food Program	Briana De'Seaniae Murphy	13	7/7/2025	1	
	Women's Health	The Source Mobile Clinic	Erin Stibral Physician Asst.	0	7/17/2025	1	
Marketplace at Liberty Crossing	No services provided						
Palladium Glenn Heights	Mental Health Event	Mental Health Forum/Awareness Seminar for the Residents	Jennifer Howard/Ashley Henderso	27	7/15/2025	1	
	Crime Watch Meeting	GHPD, Office Staff, and Courtesy Officers	GHPD, Office Staff, Courtesy Office	6	7/25/2025	1	

July Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Palladium Midland	Arts and Crafts	Painted Rocks and placed them in downtown midland for awareness	staff	2	7/3/2025	1
	Children's Library	Read Outload to children book of the month	Kym Lusk	2	7/8/2025	1
	Health	Swim Lessons at pool provided by COM Aquatics of Midland	Damian Snyder	3	7/17/2025	1
	Health	Hot Worx Cycle Class came in with equipment to offer free cycle class	Cody Dixon	3	7/21/2025	1
Parmore Arcadia Trails	Social events	Donuts & coffee-budgeting education 07/11 and BINGO-learning health	Parmore Arcadia Trails	16	7/11/2025	1
	Arts/crafts/Rec	Game day-healthy recipes 07/23 and Brunch by pool-yoga academics	Parmore Arcadia Trails	23	7/23/2025	1
	Exercise	Weekly walking group 07/01, 07/03, 07/08, 07/10, 07/15, 07/17, 07/20	Parmore Arcadia Trails	6	7/1/2025	1
	Home chores for disabled	07/11: trash take out, 07/14: trash take out, 07/17 help carry groceries	Parmore Arcadia Trails	4	7/31/2025	1
	Notary service	Manager free notary services	Parmore Arcadia Trails	3	7/31/2025	1
Peoples El Shaddai	Youth Services	Summer Meal and Snack program. Feeding 20-30 children daily M-F	Jazmen Poulard	25	7/31/2025	2
	Resident Services	Free Notary Services provided during normal business hours	Michelle Lang	0	7/31/2025	1
	Youth Services	Book Club and Arts and Crafts	Community Manager	12	7/25/2025	1
	Youth Service	Computer lab and Library club Monday-Friday serving 5-15 children	Jazmen Poullard	10	7/31/2025	1
	Health Services	Weekly exercise club held every Wednesday serving 10-15	Jazmen Poullard	15	7/11/2025	1
Peppertree Acres Apartments	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	7/1/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	148	7/7/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	148	7/8/2025	1
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	148	7/10/2025	1
	Direct Support	Career Guidance Program	RHAC	3	7/7/2025	1
	Direct Support	School Supplies Assistance	First Presbyterian Church of Fort W	1	7/16/2025	1
	Direct Support	Rainbow Educational Materials	RHAC	4	7/7/2025	1
	Direct Support	Food Assistance	Funky Town Fridge, Meadowridge C	4	7/16/2025	1
	Direct Support	Medical Insurance Assistance	Care Guide Services, Foundation C	2	7/7/2025	1
	Direct Support	ESL Program	RHAC	2	7/16/2025	1
Pine Club	Copy/Print	Provide free copy/print services to all applicants and residents	Pine Club	3	7/1/2025	1
	Food Pantry	Provide free non-perishable food	Pine Club	2	7/1/2025	1
Pine Terrace Apartments	transportation	bus transportation for shopping, etc.	TRAX	20	7/1/2025	1
	free notary	Free notary in office	management	0	7/1/2025	1
	Class	Hospice and home health care	Accent Care	7	7/29/2025	1
	Class	Domestic Violence Awareness	SafeT2	2	7/15/2025	1
Pythian Manor	Resident Service	Free government phone	Angel Brown	17	7/7/2025	1
	Health Service	Bingo and Healthcare discussion - Hospice and Palliative Care	PSFD Hospice Care	2	7/10/2025	1
	Resident Service	Fire Safety Metting	Dallas Fire Dept	31	7/31/2025	1
	Resident Service	Housekeeping class	Community Manager	1	7/16/2025	1
	Resident Service	Food pantry box delivery	North TX food bank	29	7/31/2025	1
	Health Service	Walking Club held every Wednesday afternoon	Community Manager	1	7/23/2025	1
Ridgewood	Copy/Print Services	Free copy/print/scan services to all residents and applicants	Ridgewood West	2	7/1/2025	1
	Food Pantry	Free food donated to all during office hours.	Ridgewood West	4	7/1/2025	1
	Library Services	Free books to all during office hours.	Ridgewood West	1	7/1/2025	1
Rita Blanca	Library	Library - 2/3 residents are allowed in office at a time to select a dona	Marti Harris	3	7/14/2025	1
	Hygiene Pantry	Hygiene Pantry- Door to door delivery of Hygiene Products.	Marti Harris	25	7/14/2025	1
	Meals	Meals - Monday thru Thursday for the month of July property manag	Marti Harris	15	7/1/2025	2
River Park Village	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/1/2025	1
	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/3/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	50	7/7/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/8/2025	1
	Direct Support	GED Program Assistance	RHAC	1	7/8/2025	1
	Direct Support	Rainbow Educational Materials	RHAC	1	7/8/2025	1
	arts & crafts	family book club 07.21	PR purpose	0	7/7/2025	1
fitness & exercise class	aerobic exercises 07.08	PR purpose	0	7/8/2025	1	
health fair	health information 07.09	PR purpose	0	7/9/2025	1	
food pantry	summer lunch program	PR purpose	205	7/10/2025	2	
Fire Safety Class	calling 911 07.14	PR purpose	0	7/14/2025	1	
Household Budgeting Work	grocery shopping on a budget 07.15	PR purpose	0	7/15/2025	1	
financial planning/credit co	financial life skills 07.22	PR purpose	0	7/22/2025	1	
parenting class	communicating with your child 07.31	PR purpose	0	7/31/2025	1	
Saddlewood Club	Food Pantry	Provide free food during office hours	Saddlewood	24	7/1/2025	1
	Print/Copy	Provide free print and copy services to all applicants and residents	Saddlewood	2	7/1/2025	1
Saint James Manor	Resident Service	Bus passes available in leasing office at no charge during normal busi	Community Manager	0	7/31/2025	1
	Resident Services	Free notary available during normal business hours	Michelle Lang	0	7/31/2025	1
	Youth Services	Summer meal and snack program held M-F serving 20-30 children da	Jazmen Poullard	25	7/31/2025	2
	Health Service	Weekly Walking club held every Wednesday	Community Manager	0	7/31/2025	1
	Youth Service	Book/Library Club	Community Manager	0	7/31/2025	1

July Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Salem Village	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	7/1/2025	1
	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	7/3/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	105	7/7/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	105	7/8/2025	1
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	105	7/10/2025	1
	Direct Support	Food Assistance	C3 Victory Food Pantry, St. Vincent	1	7/8/2025	1
	Direct Support	Rainbow Educational Materials	RHAC	6	7/8/2025	1
	Direct Support	Medical Health Insurance Assistance	Foundation Communities, Texas He	1	7/8/2025	1
Sandpiper Cove	Cooking Class	Cooking class for residents	Dr. Janicki	15	7/2/2025	1
	Health Screening	Blood pressure, heart rate, oxygen level	Galveston County Health	12	7/7/2025	1
	Rent & Utility Assistance	Weekly services for residents each Monday.	Hope St. Vincents House	0	7/8/2025	1
	Financial Class	Welby Financial provided banking information and answers to money	Welby Financial	4	7/7/2025	1
Scharbauer Flats	arts & crafts	Planet Earth Craft 07.11	PR purpose	5	7/1/2025	1
	Health Fair	health information	PR purpose	0	7/3/2025	1
	Social Event	Earths day bingo 07.18	PR purpose	14	7/10/2025	1
	Food Pantry	Common Household Items Availability	PR purpose	4	7/17/2025	1
	income tax preparation	preparing for tax season	PR purpose	3	7/24/2025	1
Shady Oaks	Medicare Basics	Medicare 101 Seminar	Christopher Fazzi	2	7/23/2025	1
	Health	Nurse Next Door - Blood Pressure Check	Lee Hecker	5	7/16/2025	1
	Health	Importance of specialized care for older adults	Oak St. Health	3	7/30/2025	1
	Home Internet	Learn about Verizon Home Internet	Verizon	1	7/28/2025	1
Sierra Vista	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	7/1/2025	1
	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	7/3/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	106	7/7/2025	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	7/24/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	106	7/31/2025	1
	Direct Support	GED Program Assistance	RHAC	1	7/18/2025	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Departm	1	7/31/2025	1
	Direct Support	Legal Assistance	Free Legal Aid Services by Texas Ric	1	7/21/2025	1
	Direct Support	Rainbow Educational Materials	RHAC	1	7/9/2025	1
	Direct Support	ESL	RHAC	1	7/18/2025	1
Direct Support	Summer Youth Programs	Rainbow, City of ElE Paso Parks & F	1	7/21/2025	1	
Spring Terrace	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/1/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	50	7/7/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/8/2025	1
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	50	7/10/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/14/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/17/2025	1
	Housekeeping	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/24/2025	1
	Direct Support	Rainbow Educational Materials	RHAC	1	7/8/2025	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Health at	1	7/8/2025	1
	Community Awareness	Community Event- Back to School Event	Southwest Church of Christ	4	7/29/2025	1
Tealwood Club	Food Pantry	Food Pantry for residents	Tealwood	2	7/31/2025	1
Ventura at Tradewinds	Arts & crafts	spring themed bookmarks 07.09	PR purpose	12	7/7/2025	1
	Fire safety class	stop, drop, and roll	PR purpose	0	7/10/2025	1
	Fitness & Exercise Class	cardio circuit 07.10	PR purpose	0	7/10/2025	1
	Health & nutritional course	spring food for fun	PR purpose	0	7/11/2025	1
	Health fair	mini health fair	PR purpose	0	7/15/2025	1
	Parenting class	using timeout	PR purpose	0	7/15/2025	1
	Social event	flip flop fiesta	PR purpose	6	7/17/2025	1
	Tax preparation course	understanding taxes	PR purpose	0	7/21/2025	1
	Youth program	ice cream party	PR purpose	21	7/31/2025	1
	W. Leo Danials	Notary Service	Provide free notary service to all residents and applicants	Michelle	1	7/1/2025
Fax/ Copy		Provide free fax and copy service to all applicants and residents	W Leo Staff	3	7/1/2025	1
Food Pantry		Provide free open food pantry to all residents	W Leo Staff	7	7/1/2025	1
Transportation		Provide free bus tickets to all residents	W Leo Staff	3	7/1/2025	1
Resident Social		Movie Day for all residents	W Leo Staff	6	7/31/2025	1
Resident Social		Ice Cream Social Event for all residents	W Leo Staff	9	7/18/2025	1
Nutrition		Free Meal Program provided by HUD grant and W Leo	HUD/Ms. B/W Leo Staff	10	7/1/2025	1
Arts & Crafts		Adults Firework Inspired Art	Ms. B	9	7/25/2025	1
Fitness		Daily walking for all residents	W Leo Staff	26	7/1/2025	1
Resident Social		Monthly Birthday celebration	W Leo Staff	7	7/23/2025	1

July Resident Services							
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned	
Walnut Creek Apartments	Arts & Crafts	1pm to 3pm	Good neighbor program	8	7/1/2025	1	
	Adult Development	10:30 am to 2:30 pm	Good Neighbor Program	5	7/5/2025	1	
	Fitness & Exercise Class	1pm to 2pm	Good Neighbor Program	10	7/8/2025	1	
	Youth Program	2pm to 3pm	Good Neighbor Program	9	7/8/2025	1	
	Parenting Class	1pm to 2pm	Good Neighbor Program	13	7/10/2025	1	
	Character Building	2pm to 3pm	Good Neighbor Program	11	7/11/2025	1	
	Health & Nutritional Course	1pm to 2pm	Good Neighbor Program	12	7/15/2025	1	
	Financial Planning & Credit	2pm to 3pm	Good Neighbor Program	9	7/15/2025	1	
	Health Fair	1pm to 2pm	Good Neighbor Program	8	7/17/2025	1	
	Drug Awareness Workshop	2pm to 3pm	Good Neighbor Program	11	7/22/2025	1	
	Job skills/Training	2pm to 3pm	Good Neighbor Program	16	7/24/2025	1	
	Willow Green	Food Pantry	Provide free food during business hours.	Willow Green	6	7/1/2025	1
		Copy-Print	Provide free copy and printing services to all applicants and residents	Willow Green	2	7/1/2025	1
Summer Meals		Provide free meals during summer.	Hope Center	221	7/1/2025	1	
Win-Lin Village Apartments	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/1/2025	1	
	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow	RHAC	50	7/3/2025	1	
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by R	RHAC	50	7/7/2025	1	
	Direct Support	Homebuying Assistance	BOK Financial, Renters Advantage,	1	7/9/2025	1	
	Direct Support	Rainbow Educational Materials	RHAC	1	7/9/2025	1	
	Community Awareness	Community Event- Back to School Event	Southwest Church of Christ	12	7/29/2025	1	
Woodglen Park I & II	Fax, Copy, Scan and Email		Woodglen Park	9	7/31/2025	1	
	Notary		Woodglen Park	0	7/31/2025	1	
	Crime Watch			9	7/17/2025	1	
	Food Pantry		Woodglen Park	3	7/31/2025	1	
Woodside Village	No services provided						

August Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks Apartments	Children Services	After-school Program: Monday - Friday from 3 pm to 6 pm.	Cesar Chavez Foundation	12	8/29/2025	2
	Children Services	On-site Library: Monday - Friday from 1 pm to 5 pm	Cesar Chavez Foundation	4	8/29/2025	1
	Personal Development	Parenting Class: August 19th at 10 am; there was no attendance.	Catholic Charities	0	8/19/2025	1
AHA! At Briarcliff	Food Pantry	Food Pantry	AHA	10	8/1/2025	1
Brooks Manor	Resident Service	Notary available at no charge to residents during normal business hours	Community Manager	0	8/31/2025	1
	Resident Service	Pantry food box delivery	Place of Grace	23	8/7/2025	1
	Social Service	Social Networking held weekly: 8/4, 8/11, 8/18, 8/25	Community manager	0	8/31/2025	1
	Health Service	Walking club held weekly. No attendance: 8/5/ 8/12, 8/19, 8/26	Community Manager	0	8/31/2025	1
	Health Service	Chore Away. Weekly assistance with trash/laundry transport and light bulb re	Maint. Tech	0	8/31/2025	1
	Resident service	Police Senior Moments. Employees of the West Columbia PD make visits to th	West Columbia Police Department	5	8/31/2025	1
	Resident Service	Library Book Club	Community Manager	0	8/4/2025	1
	Resident Service	Arts and crafts for brain function.	Community Manager	4	8/22/2025	1
	Resident Service	Brazosport Cares Bulldog Marketplace HOPE PROGRAM	Brazosport Cares	42	8/21/2025	1
Chaparral Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	8/5/2025	1
	Career Skills	Outreach - Online Senior Resident Training - Webinar presented by Rainbow H	RHAC	80	8/7/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	8/11/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	80	8/14/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow H	RHAC	80	8/18/2025	1
	Medical & Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow H	RHAC	80	8/25/2025	1
	Direct Support	Medical Assistance	Odessa Regional Medical Center (OH	1	8/1/2025	1
	Direct Support	Career Guidance	RHAC	1	8/1/2025	1
Cove Village	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/4/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/11/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow H	RHAC	50	8/18/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/19/2025	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/28/2025	1
	Direct Support	Job Search Assistance Referrals	RHAC, Work faith	2	8/19/2025	1
	Direct Support	Food Assistance Referral	Refuge Ministries, 5 Loaves & 2 Fish	1	8/19/2025	1
	Direct Support	GED Enrollment Assistance	RHAC	1	8/19/2025	1
El Nido Apartments	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	8/4/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	8/5/2025	1
	Career Skills	Outreach - Online Senior Resident Training - Webinar presented by Rainbow H	RHAC	104	8/7/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	8/11/2025	1
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow H	RHAC	104	8/12/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	8/14/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow H	RHAC	104	8/18/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	8/19/2025	1
	Medical & Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow H	RHAC	104	8/25/2025	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	104	8/28/2025	1
Eden Court	Transportation Service	transportation to HEB every Monday and Walmart every Thursday	National Church Residences	26	8/5/2025	1
	Health Supportive Services	Food Pantry	National Church Residences - Eden C	14	8/1/2025	1
	Health Supportive Services	Chair Yoga	Eden Court Resident Association	18	8/4/2025	1
	Health Supportive Services	Bingo - Healthcare event	United Healthcare	11	8/1/2025	1
	Community Supportive Services	Bible Study - weekly	Pastor Jimmie Hughes	11	8/10/2025	1
	Health Supportive Services	Brown Bag Lunch and Learn - Mental Health	Texas Health and Human Services	18	8/15/2025	1
	Community Supportive Services	Craft time and game day - weekly	Resident Association	23	8/5/2025	1
	Community Supportive Services	Association Meeting - potluck	Resident Association	19	8/26/2025	1
Fawn Ridge Apartments	Crime Prevention	Bicycle Safety Event How to respect street signs, wear a helmet	The Woodlands Township	25	8/28/2025	1
	After School Program	Walk and Roll to School	The Woodlands Township	25	8/28/2025	1
Garden Apartments	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	8/4/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	8/5/2025	1
	Career Skills	Outreach - Online Senior Resident Training - Webinar presented by Rainbow H	RHAC	62	8/7/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	8/11/2025	1
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow H	RHAC	62	8/12/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	8/14/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow H	RHAC	62	8/18/2025	1
	Medical & Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow H	RHAC	62	8/25/2025	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	62	8/28/2025	1
	Transportation Services	Bus Passes	RHAC	1	8/4/2025	1
	Direct Support	GED Program Enrollment Assistance	RHAC	2	8/19/2025	1
	Community Awareness	Community Event- Fan Donations	Catholic Charities Diocese of Lubbock	0	8/9/2025	1
	Gateway Northwest	Food Bank	Canned Food Offered to Residents	Community	1	8/10/2025
Notary		Notary Services	Community	0	8/25/2025	1
Fax Printer		Fax and Printer Services	Community	0	8/20/2025	1

August Resident Services							
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned	
High Plains Apartments	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/4/2025	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/5/2025	1	
	Career Skills	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/7/2025	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/11/2025	1	
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/12/2025	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/14/2025	1	
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/18/2025	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/19/2025	1	
	Medical & Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/25/2025	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/28/2025	1	
	Direct Support	Health Insurance Assistance Referrals	SPCAA Navigator Program, Texas Health	1	8/5/2025	1	
	Direct Support	Clothing Assistance Referrals	Lubbock Dream Center, Highland Ba	1	8/5/2025	1	
	Community Awareness	Community Event- Fan Donation	Catholic Charities Diocese of Lubbock	0	8/9/2025	1	
	Jose Antonio Escajeda Apartment	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	8/4/2025	1
Financial Skills		Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	8/5/2025	1	
Career Skills		Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	94	8/7/2025	1	
Community Awareness			RHAC	94	8/11/2025	1	
Career Services		Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	94	8/12/2025	1	
Community Awareness		Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	8/14/2025	1	
Community Awareness		Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	94	8/18/2025	1	
Financial Skills		Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	8/19/2025	1	
Medical & Health Services		Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	94	8/25/2025	1	
Medical and Health Services		Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	94	8/28/2025	1	
Direct Support		Food Assistance Referral	Borderland Rainbow Center, Kelly M	1	8/4/2025	1	
Direct Support		Childcare Assistance Referral	Project Vida Early Childhood Develo	2	8/4/2025	1	
Las Palmas Villa		Health	Resident food Pantry	Denise Sandoval	26	8/5/2025	1
		Mental Health	Flip Flop Fiesta - Community gathering for community outreach and mental health	Denise Sandoval	11	8/7/2025	1
	Afterschool care	Operation back to school - Kids back to school backpack supplies program	Denise Sandoval	11	8/7/2025	1	
	Arts	Pom Pom Pens - arts and crafts class	Denise Sandoval	15	8/14/2025	1	
	Community Outreach	Summer Gardening - Community Gardens	Denise Sandoval	9	8/19/2025	1	
	Health	health Seminar - Annual Health Fair -Good Neighbor Program with UMC/MCH	Denise	9	8/19/2025	1	
Los Ebanos Apartments	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/4/2025	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/5/2025	1	
	Career Skills	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/7/2025	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/11/2025	1	
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/12/2025	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/14/2025	1	
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/18/2025	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/19/2025	1	
	Medical & Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/25/2025	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	65	8/28/2025	1	
	Direct Support	Food Assistance Referral	Brownsville Wellness Coalition - Food	1	8/12/2025	1	
	Marshall Apartments	Food Service	Covid-19 Community Food Program	Briana De'Seaniae Murphy	6	8/4/2025	1
		Women's Health	The Source/Mobile Clinic	Erin Stibral- Physician Asst.	0	8/14/2025	1
		Peer Support	Communities for Recovery - every Friday	Chanelle M	2	8/1/2025	1
Marketplace at Liberty Crossing	Health Supportive	Walk group	MARKETPLACE	3	8/5/2025	1	
	HOME CHORES	2101 TRASH	MARKETPLACE	1	8/4/2025	1	
	Notary Service		Marketplace at Liberty Crossing	1	8/13/2025	1	
Palladium Glenn Heights	No services provided						
Palladium Midland	Kid Service	Back To School Supplies and Back Pack Pick Up	BH74 Chapter	30	8/5/2025	1	
	Arts and Crafts	Paint memorial flag flyer - and eat ice cream patriot	Staff	9	8/27/2025	1	
Parmore Arcadia Trails	Social events	2x/month. 1: Donuts and coffee, prepping for winter 08/08 2: Donuts and coffee	Parmore Arcadia Trails	14	8/8/2025	1	
	Arts/crafts/recreational	2x/month. 1: regular game day 08/06, 2: Bingo (healthcare info) 08/11 3: Game	Parmore Arcadia Trails	22	8/20/2025	1	
	Exercise	Weekly, August 5th, 7th, 12th, 14th, 19th, 21st, 26th, and 28th.	Parmore Arcadia Trails	8	8/28/2025	1	
	Home chore	Services outside of work requests, help with trash, light bulbs, trash to dumps	Parmore Arcadia Trails	11	8/31/2025	1	
	Free notary service	Free notary service-Manager	Parmore Arcadia Trails	3	8/31/2025	1	
Peoples El Shaddai Village	Resident Service	Weekly walking/exercise club	Community Manager	5	8/31/2025	1	
	Resident Services	Free notary public services during normal business hours	Michelle Lang	0	8/31/2025	1	
	Resident Service	Free bus passes available during normal business hours	Community Manager	0	8/31/2025	1	
	Resident Service	Afterschool feeding program providing food, homework help, tutoring and reading	Community Manager	10	8/31/2025	2	
	Resident Service	Monthly Book club meeting	Community Manager	9	8/31/2025	1	
	Children's Services	Library and computer lab assistance M-F afternoons	Community Manager	0	8/31/2025	1	
	Children's Services	Back to school event, food, backpacks and haircuts provided	Community Manager	34	8/11/2025	1	

August Resident Services							
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned	
Peppertree Acres Apartments	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/4/2025	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/5/2025	1	
	Career Skills	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/7/2025	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/11/2025	1	
	Career Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	148	8/12/2025	1	
	Direct Support	GED Program Enrollment Referral	RHAC	2	8/14/2025	1	
	Direct Support	Homebuying Assistance Referral	NACA, Renters Advantage, BOK Financial	1	8/14/2025	1	
	Direct Support	Career Guidance Program Assistance	RHAC	2	8/8/2025	1	
	Direct Support	Food Assistance Referral	Funky Town Fridge, Meadowridge Community Center	2	8/8/2025	1	
	Direct Support	Job Search Assistance Referral	RHAC, Work faith, Workforce Solutions	2	8/8/2025	1	
	Community Awareness	Community Event- Back to School- Backpack Pick Up	RHAC	32	8/8/2025	1	
	Pine Club	Copy/Print	Provide free copy/print services to all residents and applicants	Pine Club	0	8/1/2025	1
Food Pantry		Provide free non-perishable food	Pine Club	0	8/1/2025	1	
Pine Terrace Apartments	free transportation	Arrange transportation for residents to medical appts, shopping, etc.	TRAX	1	8/1/2025	1	
	Notary	Notary available at mgmt. office	management	1	8/1/2025	1	
	Home help	trash, move furniture, change light bulbs, etc.	management	1	8/1/2025	1	
	Class	Violence Awareness	SafeT	2	8/19/2025	1	
	Class	Living Wills & Power of Attorney	Accent Care	10	8/26/2025	1	
	Class	Nutritional Eating	Outpost Church	8	8/28/2025	1	
Pythian Manors	Resident Service	Crime Watch meeting	DPD	0	8/20/2025	1	
	Resident Services	Food pantry box delivery	North Texas Food bank	30	8/27/2025	1	
	Health Service	Weekly walking club. Held every Wednesday.	Community Manager	3	8/31/2025	1	
	Resident Service	Weekly housekeeping safety classes	Community Manager	2	8/31/2025	1	
	Resident Service	Curbside book club held every Tuesday	Community Manager	0	8/31/2025	1	
Ridgewood	Copy/Print Services	Free copy print services for all residents and applicants during office hours.	Ridgewood West	4	8/1/2025	1	
	Food Pantry	Free food for all residents during office hours.	Ridgewood West	3	8/1/2025	1	
	Library Services	Free books for all residents during office hours.	Ridgewood west	1	8/1/2025	1	
	School Supply Drive	Free school supplies for all residents during office hours.	Ridgewood West	25	8/1/2025	1	
Rita Blanca	Library	Library - 2/3 residents enter office at a time to select a donated library book.	Marti Harris	3	8/4/2025	1	
	Hygiene Pantry	Hygiene Pantry - door to door delivery of hygiene products.	Marti Harris	27	8/11/2025	1	
	Library	Library - 2/3 residents enter office at a time to select a donated library book.	Marti Harris	2	8/18/2025	1	
	Diaper Pantry	Diaper Pantry- Door to door delivery of Diapers.	Marti Harris	3	8/25/2025	1	
River Park Village	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/4/2025	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/5/2025	1	
	Career Skills	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/7/2025	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/11/2025	1	
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/28/2025	1	
	diabetes/heart disease course	the search for a cure 08.06	PR purpose	0	8/6/2025	1	
Riverstation Apartments	Fire Safety Class	spring fire safety tips 08.07	PR purpose	0	8/7/2025	1	
	financial planning/credit counseling	my own budget 08.12	PR purpose	0	8/12/2025	1	
	income tax preparation	understand taxes 08.12	PR purpose	0	8/12/2025	1	
	health fair	health information 08.13	PR purpose	0	8/13/2025	1	
	food pantry	food assistance programs 08.14	PR purpose	76	8/14/2025	1	
	fitness & exercise	family fitness 08.21	PR purpose	0	8/21/2025	1	
	Saddlewood Club	Food Pantry	Provide free food to residents	Saddlewood	23	8/1/2025	1
		School Supplies	Provide free school supplies to all residents who sign up	Saddlewood	15	8/1/2025	1
Library		Provide free books to all residents	Saddlewood	6	8/1/2025	1	
Saint James Manor	Health Service	Weekly Walking/exercise Club	Michelle Lang	5	8/31/2025	1	
	Resident Services	Free bus passes available during normal business hours	Community Manager	0	8/31/2025	1	
	Youth Services	Offering enrichment, homework help and recreational activities	Community Manager	10	8/31/2025	2	
	Resident Service	Book club held monthly	Community Manager	8	8/31/2025	1	
	Resident Service	Free notary services during normal business hours	Michelle Land	0	8/31/2025	1	
	Resident Service	Library help and computer lab held in afternoons M-F	Michelle Lang	8	8/31/2025	1	
	Children's Services	Back to school bash providing backpack, School supplies food and haircuts for	Community Manager	34	8/11/2025	1	
Salem Village	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/4/2025	1	
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/5/2025	1	
	Career Skills	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/7/2025	1	
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	105	8/11/2025	1	
	Direct Support	Computer Training Assistance Referral	RHAC, NorthStar	1	8/11/2025	1	
	Direct Support	Computer or Laptop Assistance Referral	FREE GOVERNMENT LAPTOPS, PCs FROM	1	8/11/2025	1	
	Direct Support	Internet Assistance Referrals	Spectrum , TruConnect , AT&T, Fedex	1	8/11/2025	1	

August Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Sandpiper Cove	Financial	Welby Bank offers banking services and education on balancing checking acco	Welby Bank	1	8/4/2025	1
	Rent & UA Assistance	Rent & UA Assistance with counseling referrals	Hope St. Vincent House	3	8/8/2025	1
	Transportation	Set up of regularly scheduled transportation pick up and return by City of Galv	City of Galveston	8	8/9/2025	1
	Back to School Supplies	Back to school supplies offered to residents	Xfinity	22	8/8/2025	1
	Art Classes	Art workshop		3	8/19/2025	1
	Health Fair	Health Fair	UTMB	6	8/19/2025	1
Scharbauer Flats	arts & crafts	origami jumping frogs 08.11	PR purpose	0	8/11/2025	1
	Health Fair	health information 08.20	PR purpose	0	8/20/2025	1
	Food Pantry	food resource program 08.22	PR purpose	0	8/22/2025	1
	income tax preparation	filing your taxes 08.27	PR purpose	0	8/27/2025	1
	Arts & Crafts	family book club	PR purpose	0	8/29/2025	1
Shady Oaks Manor	Services	Personal Care Help or house cleaning	Unique Pathway	14	8/8/2025	1
	Printer services	Printing available	Shady Oaks	0	8/1/2025	1
Sierra Vista	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/4/2025	1
	Career Skills	Outreach - Online Senior Resident Training - Webinar presented by Rainbow H	RHAC	106	8/7/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/11/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/14/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/19/2025	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	106	8/28/2025	1
	Direct Support	ESL Program Assistance	RHAC	1	8/20/2025	1
Spring Terrace	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/4/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/5/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/11/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/14/2025	1
	Medical & Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow H	RHAC	50	8/25/2025	1
	Direct Support	Job Search Assistance Referral	Goodwill Industries of Northwest Te	2	8/20/2025	1
	Direct Support	Medical Assistance Referral	Highland Baptist Church- Helping Ha	3	8/13/2025	1
	Direct Support	Scholarship Assistance Referral	RAHC, FASA	1	8/13/2025	1
	Community Awareness	Community Event- Clothing and Haircut Night	Southwest Church of Christ	0	8/6/2025	1
Tealwood Club	Food Pantry	Food Pantry for residents	Tealwood	3	8/30/2025	1
	Computer Center	Computer lab for residents	Tealwood	7	8/30/2025	1
	Notary	Notary	Tealwood	2	8/30/2025	1
Ventura at Tradewinds	Social event	family movie day 08.12	PR purpose	7	8/1/2025	1
	Character Building	the power of words 08.07	PR purpose	0	8/7/2025	1
	Arts & Crafts	day puzzle 08.07	PR purpose	2	8/7/2025	1
	Tax Preparation Course	needed documents throughout the year 08.12	PR purpose	0	8/12/2025	1
	Fitness & Exercise Class	chair exercises 08.14	PR purpose	1	8/14/2025	1
	Health & nutritional course	spring food for fun 08.19	PR purpose	2	8/19/2025	1
	Parenting Class	setting limits 08.19	PR purpose	2	8/19/2025	1
	Youth program	mess free patriotic starts 08.19	PR purpose	5	8/19/2025	1
	Fire Safety Class	minimize your fire risks 08.21	PR purpose	0	8/21/2025	1
	Arts & crafts	planet earth craft 08.21	PR purpose	3	8/21/2025	1
	W Leo Daniels	Fax/Copy	Provide free fax and copy service to all applicants and residents	W Leo Staff	5	8/1/2025
Notary		Provide free notary service to all applicants and residents	W Leo Staff	4	8/1/2025	1
Food Pantry		Provide free open food pantry to all residents	W Leo Staff	4	8/1/2025	1
Transportation		Provide Free bus tickets to all residents all month	W Leo/Metro	7	8/1/2025	1
Nutrition		Provide free meals to residents	HUD Contract	10	8/1/2025	1
Arts & Crafts		Fall Nature Painting for residents	W Leo Staff	8	8/15/2025	1
Health		Health Fair for all residents	W Leo	9	8/26/2025	1
Fitness		Monthly Walking Club available to all residents	Ms. B	28	8/1/2025	1
Resident Social		National Friendship Day- Invite a Friend	W Leo	14	8/22/2025	1
Walnut Creek Apartments	Adult Development	10:30 am to 12:30 pm	Good Neighbor Program	11	8/2/2025	1
	Fitness & Exercise class	1pm to 2pm	Good Neighbor Program	3	8/5/2025	1
	Youth Program	2pm to 4pm	Good Neighbor Program	13	8/5/2025	1
	Operation Back to school	2pm to 4pm	Good Neighbor Program	23	8/10/2025	1
	Youth Program	2pm to 4pm	Good Neighbor Program	9	8/12/2025	1
	Health Fair	1pm to 2pm	Good Neighbor Program	5	8/14/2025	1
	Character Building	2pm to 3pm	Good Neighbor Program	5	8/21/2025	1
Willow Green	School Service	After School Program.	Hope Center	228	8/1/2025	1
	Food Pantry	Provide free food during business hours	Willow Green	2	8/1/2025	1
	Coffee Bar	Provide free coffee to residents and applicants	Willow Green	3	8/1/2025	1
	Copy - Print	Provide free copy and printing services to all applicants and residents.	Willow Green	2	8/1/2025	1

August Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Win-Lin Village Apartments	Medical & Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/4/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/5/2025	1
	Career Skills	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/7/2025	1
	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/19/2025	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	8/28/2025	1
	Direct Support	Medical Assistance Referral	Highland Baptist Church- Helping Ha	1	8/25/2025	1
	Community Awareness	Community Event- Clothing and Haircut Night	Southwest Church of Christ	3	8/6/2025	1
Woodglen Park I & II	Fax, Copy, Scan and Email		Woodglen Park	12	8/31/2025	1
	Crime Watch		Woodglen Park/ Dallas PD	8	8/21/2025	1
	Food Pantry		Woodglen Park	3	8/31/2025	1
	Notary		Woodglen Park	0	8/31/2025	1
	Bus Pass		Woodglen Park	0	8/31/2025	1
Woodside Village	Immunization Awareness	Woodside Village and Exceptional Learning Center Hosted a BBQ and handed	Woodside Village	29	8/2/2025	1
	Housekeeping Tips	Woodside Village and Evangelistic Temple hosted a hot dog roast. We handed	Woodside Village	30	8/6/2025	1

September Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Aguila Oaks Apartments	Children's Services	After-school program: Monday - Friday from 3 pm to 6 pm	Cesar Chavez Foundation	14	9/30/2025	2
	Children's Services	On-site Library: Monday - Friday from 1 pm to 5 pm	Cesar Chavez Foundation	3	9/30/2025	1
	Community Awareness	Community Garden: Inaugural Event. Participants learned how to garden and	Cesar Chavez Foundation	10	9/8/2025	1
AHA! At Briarcliff Apartments	Food Pantry	Food Pantry	AHA	10	9/1/2025	1
	Personal Development	Housekeeping	AHA	3	9/17/2025	1
	Free Transportation Service	Grocery Store	Cheryl McCutchen	2	9/18/2025	1
	Personal Development	Application Assistance	Cheryl McCutchen	3	9/23/2025	1
Brooks Manor	Resident Service	Notary available at no charge to residents during normal business hours	Community Manager	0	9/30/2025	1
	Resident Service	Pantry food box delivery	Place of Grace	31	9/4/2025	1
	Resident Service	Library Book Club	Community manager	0	9/12/2025	1
	Resident Service	Brazosport Cares Bulldog Marketplace HOPE PROGRAM	Brazosport Cares	41	9/18/2025	1
	Resident Service	Chore Away. Weekly assistance with trash/laundry transport and light bulb	Maint. Tech	0	9/30/2025	1
	Social Service	Social Networking held weekly:9/8, 9/15, 9/22, 9/29	Community Manager	0	9/30/2025	1
	Resident Service	Arts and crafts for brain function.	Community Manager	0	9/19/2025	1
	Resident Service	Police Senior Moments. Employees of the West Columbia PD make visits to	West Columbia Police Department	6	9/30/2025	1
	Health Service	Walking club held weekly. No attendance: 9/2, 9/9, 9/16, 9/23, 9/30	Community Manager	0	9/30/2025	1
Chaparral Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housir	RHAC	80	9/2/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housir	RHAC	80	9/4/2025	1
	Medical and Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housir	RHAC	80	9/8/2025	1
	Medical and Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housir	RHAC	80	9/18/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housir	RHAC	80	9/30/2025	1
	Direct Support	Rainbow Educational Materials (WRAP)	RHAC	1	9/3/2025	1
	Direct Support	GED Program Assistance	RHAC	1	9/3/2025	1
Cove Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housir	RHAC	50	9/2/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housir	RHAC	50	9/4/2025	1
	Medical and Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housir	RHAC	50	9/8/2025	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housir	RHAC	50	9/9/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housir	RHAC	50	9/11/2025	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housir	RHAC	50	9/15/2025	1
	Direct Support	Rainbow Educational Materials (WRAP)	RHAC	2	9/3/2025	1
	Direct Support	Medical Transportation	Texas Health and Human Services Cor	1	9/5/2025	1
	Direct Support	Food Assistance	Refuge Ministries, 5 Loaves & 2 Fishes	1	9/5/2025	1
	Direct Support	Baby Supplies Assistance	Copperas Cove Church of Christ, Bapti	1	9/5/2025	1
	Direct Support	Clothing Assistance	Copperas Cove Church of Christ, Bapti	1	9/5/2025	1
	Direct Support	Childcare Assistance	Hill Country Community Action Agenc	1	9/5/2025	1
	El Nido Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housir	RHAC	104	9/2/2025
Community Awareness		Outreach - Online Resident Training - Webinar presented by Rainbow Housir	RHAC	104	9/4/2025	1
Medical and Health Services		Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housir	RHAC	104	9/8/2025	1
Career Services		Outreach - Online Resident Training - Webinar presented by Rainbow Housir	RHAC	104	9/9/2025	1
Community Awareness		Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housir	RHAC	104	9/11/2025	1
Career Services		Outreach - Online Resident Training - Webinar presented by Rainbow Housir	RHAC	104	9/15/2025	1
Medical and Health Services		Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housir	RHAC	104	9/18/2025	1
Community Awareness		Outreach - Online Resident Training - Webinar presented by Rainbow Housir	RHAC	104	9/22/2025	1
Community Awareness		Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housir	RHAC	104	9/25/2025	1
Medical and Health Services		Outreach - Online Resident Training - Webinar presented by Rainbow Housir	RHAC	104	9/29/2025	1
Community Awareness		Outreach - Online Resident Training - Webinar presented by Rainbow Housir	RHAC	104	9/30/2025	1
Direct Support		ESL Program	RHAC	1	9/3/2025	1
Direct Support		Scholarship Program	RHAC, FASA	1	9/12/2025	1
Direct Support		Health Insurance Application Assistance	Proser Health Coverage/Cobertura De	1	9/12/2025	1
Direct Support	Internet Assistance	Spectrum, Affordable Connectivity Pro	1	9/12/2025	1	
Eden Court	Transportation	Free transportation to HEB and Walmart Weekly - 9-2-25 thru 9-25-25	National Church Residences	45	9/2/2025	1
	Health Screening	Senior Health Fair	National Church Residences	28	9/5/2025	1
	Health Screening	Chair Yoga	Resident Association	6	9/8/2025	1
	Social Events	Music with Jay	Advanced Home Healthcare	12	9/23/2025	1
	Food Pantry	2 days of open food pantry 9-12-25 and 9-26-25	National Church Residences	11	9/12/2025	1
Fawn Ridge Apartments	Crime Prevention	24 HR Security/Surveillance	KinderCare Learning Company	7	9/8/2025	1
	Health	Health Screening Mobile	Urgent Care Clinic	8	9/15/2025	1
	Fire Prevention	Fire Prevention	Montgomery City Fire Dept.	10	9/20/2025	1
	After School program	Reading Enhancement Story Telling Session	Kevin Brady Library	10	9/20/2025	1
	GED	GED Math 2025	Ultimate Algebra	37	9/24/2025	1
	Crime Prevention/Safety	Emergency Supply list - FEMA	The Woodlands Township	12	9/24/2025	1
	Crime Prevention	Patrol Car - safety features -crime	MOCO Montgomery Sheriff Office	15	9/25/2025	1
	Second Language	ESL	Ingles con El Teacher Bocarando	3	9/26/2025	1

September Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Garden Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/2/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/4/2025	1
	Medical and Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/8/2025	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/9/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/11/2025	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/15/2025	1
	Medical and Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/18/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/22/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/25/2025	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/29/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	62	9/30/2025	1
	Direct Support	ESL Program Assistance	RHAC	1	9/4/2025	1
	Direct Support	Job Search Assistance	RHAC, Work faith, Workforce Solution	1	9/4/2025	1
	Direct Support	Rainbow Educational Materials- WRAP	RHAC	1	9/4/2025	1
Gateway Northwest	Food Bank	Food Pantry offered to Residents	Community	1	9/26/2025	1
	Notary	Notary Services	Community	0	9/26/2025	1
	Fax Printer	Fax and Printer Services	Community	0	9/26/2025	1
High Plains Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/2/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/4/2025	1
	Medical and Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/8/2025	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/9/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/11/2025	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/15/2025	1
	Medical and Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/18/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/22/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/25/2025	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/29/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/30/2025	1
	Direct Support	Food Assistance	First United Methodist Church, South	1	9/5/2025	1
	Direct Support	GED Program Assistance	RHAC	2	9/5/2025	1
	Jose Antonio Escajeda Apartm	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/2/2025
Community Awareness		Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/4/2025	1
Medical and Health Services		Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/8/2025	1
Career Services		Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/9/2025	1
Community Awareness		Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/11/2025	1
Career Services		Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/15/2025	1
Medical and Health Services		Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/18/2025	1
Community Awareness		Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/22/2025	1
Community Awareness		Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/25/2025	1
Medical and Health Services		Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/29/2025	1
Community Awareness		Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	94	9/30/2025	1
Direct Support		Rent Assistance	El Paso General Assistance- El Paso, R	1	9/8/2025	1
Direct Support		Medical Assistance	Centro De Salud Familiar La Fe, Inc., N	1	9/8/2025	1
Las Palmas Villa		Food Panty	community Food Pantry- Good Neighbor Program food Bank delivery.	Denise Sandoval	9	9/2/2025
	Arts and Crafts	Arts and Crafts	Denise Sandoval	10	9/3/2025	1
	Arts and Crafts	Performing arts dance classes	Denise Sandoval	10	9/3/2025	1
Los Ebanos Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/2/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/4/2025	1
	Medical and Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/8/2025	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/9/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/11/2025	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/15/2025	1
	Medical and Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/18/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/22/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/25/2025	1
	Medical and Health Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/29/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	65	9/30/2025	1
Marshall Apartments	Food Service	Covid-19 Community food program	Briana De'Seaniae Murphy	21	9/2/2025	1
	Tutoring	Tutoring	Jessica Post	5	9/27/2025	1
	Mentoring	Big Fish Club - every Thursday	Jessica Post	31	9/4/2025	1
	Peer Support	Communities for Recovery - every Friday	Chanelle M	2	9/5/2025	1
Marketplace at Liberty Crossin	health	walk group 09/02,09/09,09/16,09/23,09/30	marketplace at liberty crossing	1	9/2/2025	1
	home chores	help with trash	MARKETPLACE	1	9/5/2025	1
	Notary service	Free Notary Service	Marketplace at Liberty Crossing	0	9/1/2025	1

September Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Palladium Glenn Heights	Life Insurance Event	Vendor for Life Insurance Event	Nexa Life Insurance/Staff	9	9/17/2025	1
	Crime Watch Meeting	GHPD, Community Courtesy Officer, Staff	Office Staff	2	9/26/2025	1
	Children's Crafts Event	Arts and Crafts for Children	Office Staff	12	9/24/2025	1
Palladium Midland	No services provided					
Parmore Arcadia Trails	Social events 2x	#1 Exercise pool party/water yoga 09/12/25 #2 BINGO w/ Humana, senior h	Parmore Arcadia Trails	60	9/12/2025	1
	Arts/crafts/rec 2x	#1 09/22 Donut and coffee healthy recipes, #2 09/25 Warrior Health, Health	Parmore Arcadia Trails	11	9/22/2025	1
	Exercise weekly	09/02, 09/04, 09/09, 09/11, 09/16, 09/18, 09/23, 09/25, 09/30 canceled	Parmore Arcadia Trails	6	9/2/2025	1
	Home chores for seniors	Help with trash, groceries, in home items that are not work requests, like ha	Parmore Arcadia Trails	9	9/30/2025	1
	Free notary services	Yesica Gurrola (Manager) free notary services	Parmore Arcadia Trails	4	9/30/2025	1
Peoples El Shaddai Village	Resident Service	Afterschool feeding program providing food, homework help, tutoring and r	Community Manager	25	9/30/2025	2
	Children's Services	Library and computer lab assistance M-F afternoons	Community Manager	15	9/30/2025	1
	Resident Service	Arts & Craft, Book Club Held 9/5, 9/16	Community manager	10	9/30/2025	1
	Resident Service	Weekly walking/exercise club	Community manager	3	9/30/2025	1
	Resident Service	Free notary public services during normal business hours	Community Manager	0	9/30/2025	1
Peppertree Acres Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	148	9/2/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	148	9/4/2025	1
	Medical and Health Service	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	148	9/8/2025	11
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	148	9/9/2025	1
	Direct Support	Internet Assistance	Spectrum, Stand Up Wireless, TruCon	1	9/10/2025	1
	Direct Support	Legal Assistance	Legal Aid of Northwest Texas, First Lib	1	9/17/2025	1
	Direct Support	Medical Assistance	Crowley House of Hope, Cypress Heal	1	9/10/2025	1
	Direct Support	Youth and After-School Youth Programs	CCMS, Boys & Girls Clubs Of Greater F	1	9/10/2025	1
	Direct Support	Job Search Assistance	RHAC, Work faith Workforce Solution	1	9/9/2025	1
	Direct Support	Rainbow Educational Materials- WRAP	RHAC	5	9/5/2025	1
Pine Club	Notary	Provide free Notary services to all residents and applicants	Thomes Hollins	1	9/1/2025	1
	Food Pantry	Provide free food to all residents	Pine Club	0	9/1/2025	1
	Copy/Print	Provide free coffee and print services to all residents and applicants	Pine Club	0	9/1/2025	1
Pine Terrace Apartments	Class	Water bills, how your rent is calculated and what paperwork you need to get	management	6	9/3/2025	1
	Class	Healthcare	SafeT	36	9/16/2025	1
	Transpiration	Arrange transportation for residents to medical appts, shopping, etc. - availa	TRAX	0	9/16/2025	1
	notary		management	0	9/16/2025	1
	Home Help	trash, move furniture, change light bulbs, etc.	management	17	9/16/2025	1
Pythian Manor	Resident Service	Food pantry box delivery	North Texas Food Bank	27	9/24/2025	1
	Resident Service	Weekly home chore services	Community Manager	2	9/30/2025	1
	Health Service	Weekly walking club. Held every Wednesday.	Community manager	0	9/30/2025	1
	Resident Service	Weekly housekeeping safety classes	Community manager	1	9/30/2025	1
	Resident Service	Curbside book club held every Tuesday	Community Manager	0	9/30/2025	1
Ridgewood	Free Copy/Print Services	Provide free copy/print services to all residents and applicants during office	Ridgewood West	3	9/1/2025	1
	Food Pantry	Provide free food to all residents during office hours.	Ridgewood West	1	9/1/2025	1
	Resident Library	Provide free library books to all residents during office hours.	Ridgewood West	2	9/1/2025	1
Rita Blanca	Library	Library- 2/3 Residents are allowed to enter office at a time to select a donate	Marti Harris	3	9/3/2025	1
	Hygiene Pantry	Hygiene Pantry- Door to door delivery of hygiene products.	Marti Harris	27	9/8/2025	1
	Diaper Pantry	Diaper Pantry- Door to door delivery of diapers.	Marti Harris	3	9/22/2025	1
River Park Village	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/2/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/4/2025	1
	Medical and Health Service	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	50	9/8/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	50	9/11/2025	1
	Medical and Health Service	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	50	9/18/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	50	9/25/2025	1
	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/29/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/30/2025	1
	Direct Support	Rainbow Educational Materials (WRAP)	RHAC	2	9/10/2025	1
	Direct Support	ESL (Other than English) Program Assistance	RHAC	1	9/10/2025	1

September Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Riverstation Apartments	Financial Planning/Credit	My Own Budget 09.03	PR purpose	0	9/3/2025	1
	Fire Safety Class	Spring Fire Safety Tips	PR purpose	0	9/4/2025	1
	food pantry	Food assistance programs 09.11	PR purpose	45	9/8/2025	2
	diabetes/heart disease cou	the Search for a Cure 09.09	PR purpose	0	9/9/2025	1
	Parenting Class	Giving Directions to Your Children 09.15	PR purpose	0	9/15/2025	1
	fitness & exercise	family fitness 09.16	PR purpose	0	9/16/2025	1
	health fair	health information 09.17	PR purpose	0	9/17/2025	1
	Household budgeting work	budgeting 101 09.23	PR purpose	0	9/23/2025	1
Saddlewood Club	Food Pantry	Provide free food for all residents during office hours	Saddlewood	14	9/1/2025	1
	School Supplies	Provide free school supplies	Saddlewood	7	9/1/2025	1
	Library	Provide free books to all residents during office hours	Saddlewood	1	9/1/2025	1
Saint James Manor	Resident Service	Free notary services during normal business hours	Michelle Lang	0	9/30/2025	1
	Health Service	Weekly Walking/exercise Club Held every Wednesday	Michelle Lang	0	9/30/2025	1
	Resident Service	Kids Arts& Crafts Held every Friday	Community manager	9	9/30/2025	1
	Youth Services	Afterschool feeding program serving 5-20 children daily M-F Offering enrich	Community manager	10	9/30/2025	1
	Resident Service	Book club held monthly	Community Manager	0	9/26/2025	1
Salem Village	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	105	9/11/2025	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	105	9/15/2025	1
	Medical and Health Service	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	105	9/18/2025	1
	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	105	9/29/2025	1
	Community Awareness	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	105	9/30/2025	1
	Direct Support	Food Assistance	C3 Victory Food Pantry, St. Vincent de	2	9/11/2025	1
	Direct Support	GED Program Assistance	RHAC	2	9/11/2025	1
	Direct Support	Clothing Assistance	Mid-Coast Family Services, St. Vincent	1	9/11/2025	1
	Direct Support	In-Home Care Assistance	Outreach Health Services, LHC Group,	1	9/23/2025	1
	Direct Support	Rainbow WRAP Educational Materials	RHAC	4	9/11/2025	1
	Direct Support	Rent Assistance	St. Vincent de Paul- The Cathedral of C	1	9/11/2025	1
	Direct Support	Medical Assistance	Texas Health and Human Services Cor	1	9/11/2025	1
Sandpiper Cove	Classes	Art or cooking classes 2 x month		4	9/15/2025	1
	Exercises	Weekly Exercises classes	Sandpiper	18	9/26/2025	1
	Business Center	Computer and business assistance for residents	Sandpiper	5	9/2/2025	1
	notary	Notary available during business hours for free	sandpiper	5	9/19/2025	1
	Food pantry	St. Vincent offers food pantry, free cleaning/hygiene supplies and applicatio	St. Vincent	8	9/2/2025	1
Scharbauer Flats	arts & crafts	paper mache globes 09.19	PR purpose	12	9/17/2025	1
	Food Pantry	food pantry availability 09.18	PR purpose	0	9/18/2025	1
	Social Event	celebrate you! birthday celebration 09.24	PR purpose	15	9/18/2025	1
	health fair	health fair information 09.26	PR purpose	0	9/26/2025	1
Shady Oaks Manor	Personal Care	Personal Care help or cleaning your house	Unique Pathways	7	9/17/2025	1
	Medicare	Medicare 101 Seminar	Christopher Fazzi	7	9/18/2025	1
Sierra Vista	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	106	9/2/2025	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	106	9/9/2025	1
	Community Awareness	Housing Learning Module: No More Myths: The Truth About Domestic	RHAC	106	9/11/2025	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	106	9/15/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	106	9/25/2025	1
	Direct Support	Legal Services Assistance Referral	Diocesan Migrant & Refugee Services	1	9/17/2025	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Departmen	1	9/17/2025	1
	Direct Support	Rainbow Educational Materials (WRAP)	RHAC	2	9/12/2025	1
Spring Terrace	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/2/2025	1
	Medical and Health Service	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	50	9/8/2025	1
	Career Services	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/9/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	50	9/11/2025	1
	Medical and Health Service	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	50	9/18/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow	RHAC	50	9/25/2025	1
	Medical and Health Service	Outreach - Online Resident Training - Webinar presented by Rainbow Housin	RHAC	50	9/29/2025	1
	Direct Support	Rainbow Educational Materials- WRAP	RHAC	3	9/12/2025	1
	Direct Support	Job Search Assistance	Goodwill Industries of Northwest Texa	1	9/17/2025	1
	Direct Support	Utility Assistance	Renters Advantage, Texas Health and	1	9/17/2025	1
Tealwood Club	Snack Time	After school snacks	Tealwood Place	25	9/25/2025	1
	Computer Services	Use computer	Tealwood Place	4	9/30/2025	1

September Resident Services						
Property	Type of Service	Description	Provider	Number of Attendees	Date Provided	Points Assigned
Ventura at Tradewinds	Social event	family movie day 09.11	PR purpose	7	9/2/2025	1
	Fire safety class	workplace fire safety tips 09.09	PR purpose	1	9/9/2025	1
	Tax preparation course	understanding taxes 09.09	PR purpose	0	9/9/2025	1
	Arts & crafts	origami jumping frog 09.18	PR purpose	5	9/9/2025	1
	Character building	emotions collage 09.16	PR purpose	2	9/16/2025	1
	Parenting class	low cost rewards 09.18	PR purpose	0	9/18/2025	1
	Fitness & exercise	yoga 09.23	PR purpose	0	9/23/2025	1
	Health & Nutritional Course	quick healthy meals and snacks 09.25	PR purpose	0	9/25/2025	1
	Health Fair	mini health fair 09.25	PR purpose	0	9/25/2025	1
	Youth program	popsicle stick button flags 09.25	PR purpose	3	9/25/2025	1
W Leo Daniels	Notary Service	Provide free notary to all applicants and residents	Michelle	5	9/1/2025	1
	Fax/ Copy	Provide free fax and copy service to all applicants and residents	W Leo Staff	5	9/1/2025	1
	Food Pantry	Provide free open food pantry to all residents	W Leo Staff	5	9/1/2025	1
	Transportation	Provide free daily bus tickets to all residents	W Leo Staff	4	9/1/2025	1
	Resident Social	Fall Social- Residents get to know each other- drinks and food provided	W Leo Staff	19	9/12/2025	1
	Nutrition	Free Meal Program thru HUD Grant	HUD/Ms. B/W Leo Staff	10	9/1/2025	1
	Arts & Crafts	Residents made sunflower suncatchers	Ms. B	4	9/22/2025	1
	Fitness	Walking Club residents meet and walk for 20-30 minutes daily	W Leo Staff	29	9/1/2025	1
	Health	Flu Season Awareness with Max Family Pharmacy	Max Family Pharmacy	5	9/26/2025	1
Walnut Creek Apartments	Adult Development	10:30 am to 12:30 pm	Good Neighbor Program	10	9/6/2025	1
	Fitness & exercise Class	2pm to 3pm	Good Neighbor Program	5	9/9/2025	1
	Youth Program	3pm to 4pm	Good Neighbor Program	15	9/9/2025	1
	Drug Awareness Workshop	2pm to 3pm	Good Neighbor Program	11	9/11/2025	1
	Recreational Activity	3pm to 5pm	Good Neighbor Program	22	9/11/2025	1
	Health & Nutritional Course	1pm to 2pm	Good Neighbor Program	10	9/16/2025	1
	Financial Planning & Credit	2pm to 3pm	Good Neighbor Program	20	9/16/2025	1
	Character Building	1pm to 3pm	Good Neighbor Program	8	9/18/2025	1
Willow Green	Food Pantry	Provide free food to residents	Willow Green	2	8/1/2025	1
	Print/Copy	Provide free copy and print services to all residents and applicants	Willow Green	2	8/1/2025	1
	After School Meals	Provide free after school meals	The Hope Center	228	8/1/2025	1
Win-Lin Village Apartments	Financial Skills	Outreach - Online Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/2/2025	1
	Medical and Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/8/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/11/2025	1
	Medical and Health Services	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/18/2025	1
	Community Awareness	Outreach - Online Senior Resident Training - Webinar presented by Rainbow Housing	RHAC	50	9/25/2025	1
	Direct Support	Rainbow Educational Materials (WRAP)	RHAC	2	9/8/2025	1
	Direct Support	Youth Program Assistance	Mission Amarillo, Boys and Girls Clubs	1	9/25/2025	1
	Direct Support	Clothing Assistance	Washington Avenue Christian Church,	1	9/25/2025	1
	Direct Support	Utility Assistance	Renters Advantage, Salvation Army, C	1	9/9/2025	1
	Direct Support	Rent Assistance	Panhandle Community Services, Cent	1	9/24/2025	1
Direct Support	Food Assistance	Washington St. Family Services, First B	1	9/9/2025	1	
Woodglen Park I & II	Bus Pass		Woodglen Park	0	9/30/2025	1
	Notary		Woodglen Park	0	9/30/2025	1
	Fax/ Copy/ Scan		Woodglen Park	8	9/30/2025	1
	Food Pantry		Woodglen Park	2	9/30/2025	1
	Crime Watch		DPD/Woodglen Park	0	9/30/2025	1
Woodside Village	Tips for Studying	we played board games and shared information on tips to help with studying	Woodside Village	5	9/11/2025	1
	Bullying Awareness	we did arts and crafts and shared information on bullying awareness	Woodside Village	3	9/28/2025	1

Tab F
Quarterly Fundraising Report

**Texas State Affordable Housing Corporation
2026 Quarterly Fundraising Report
February 10, 2026**

2025-2026 Homeownership and Home Buyer Education Initiatives			
Funder	Amount	Status	Notes
Individual Donations	\$3,700.00	Received	Received since October 2025 to support 2026 Housing Connection workshops
Wells Fargo/Local Initiatives Support Corporation	\$195,148.00	Partially Received	Four year grant 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	Committed	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	Committed	Awarded in December 2024 to support 2025 Housing Connection workshop. Funds will be received in spring 2026
Federal Home Loan Bank of Dallas	\$100,000.00	Received	Funds will support 2025 Housing Connection workshop, estate planning/heirs property trainings for housing counselors, and educational videos for home buyers
JPMorgan Chase	\$50,000.00	Received	Received in support estate planning/heirs property trainings for housing counselors
Community Foundation of the Texas Hill Country	\$4,010,000.00	Partially Received	Funds will provide additional down payment assistance to households affected by July 4th flooding in Kerr County and Comfort, Texas. Awarded \$1,010,000 up front, with up to \$3 million in additional funds available based on demand
PNC	\$7,500.00	Received	Funds awarded to support training and outreach events related to Kerr County down payment assistance opportunity
Total Requests Received/Approved	\$4,716,348.00		
2026 Texas Supportive Housing Institute			
Charles Schwab Bank	\$250,000.00	Committed	Funds were awarded in January 2026 and will support 100% of 2026 Institute costs
Total Requests Received/Approved	\$250,000.00		
TSAHC Grant Making Programs (Texas Foundations Fund, new TxDOT Initiative)			
Funder	Amount	Status	Notes
Texas Department of Transportation	\$ 30,000,000.00	Partially received	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 began working with a consultant in May 2025 to identify housing needs and opportunities in impacted neighborhoods and come up with a written revitalization plan to administer the grant funds. The plan is due to TxDOT in June 2026.
Total Requests Received/Approved	\$ 30,000,000.00		
Texas Housing Impact Fund			
Funder	Amount	Status	Notes
Frost Bank	\$ 10,000,000.00	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	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. Investment renewed in February 2026.

Total Requests Approved/Received/Partially Received	\$ 17,484,432.42

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. Funds renewed again in May 2025 until May 2026.
Texas Community Bank	\$ 500,000.00	Received	Follow up EQ2 investment received in August 2024
Texas Community Bank	\$10,000.00	Received	Awarded in October 2025 to support the redevelopment of ACT homes for households earning up to 80% AMI

Total Requests Received	\$ 1,010,000.00
Summary	
Total Requests Committed/Received/Partially Received	\$ 53,460,780.42

Tab 1

Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on January 20, 2026.

**TEXAS STATE AFFORDABLE HOUSING CORPORATION
BOARD MEETING**

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

**January 20, 2026
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 Lemuel Williams, Chair, at 10:32 a.m., on January 20, 2026, 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:

Lemuel Williams, Chair
Valerie Cardenas, Vice Chair
David Rassin, Member
Ernest Richards, Member
David V. Lewis, Member

Guests Present:

Sarah Scott, Coats Rose

President’s Report

David Long, President

Tab 1 Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on December 16, 2025.

Mr. Rassin made a motion to approve the minutes of the Board meeting held December 16, 2025, as corrected. Ms. Cardenas seconded the motion. Mr. Williams asked for public comment, and none was given. A vote was taken, and the motion was approved as presented.

See page 25 in the official transcript.

Tab 2 Discussion and Possible Appointment of Board Members to the Loan Committee and Audit Committee.

This agenda item was deferred to the next meeting.
No action taken.

See page 29 in the official transcript.

Tab 3 Presentation, Discussion and Possible Approval of the 2026 Texas Foundations Fund Guidelines.

Presented by Anna Orendain-Chavez, External Relations Specialist and Michael Wilt, Senior Manager, External Relations

Ms. Cardenas made a motion to approve the 2026 Texas Foundations Fund Guidelines. Mr. Richards seconded the motion. Mr. Williams asked for public comment, and none were given. A vote was taken, and the motion was approved as presented.

See page 33 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 Ridgeview Apartments.

Presented by Dave Danenfelzer, Senior Director, Development Finance

Mr. Richards 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 Ridgeview Apartments. Ms. Cardenas seconded. Mr. Williams asked for public comment, and none was given. A vote was taken, and the motion was approved as presented.

See page 41 in the official transcript.

Tab 5 Presentation, Discussion and Possible Approval of the Publication of Draft Amendments to TSAHC’s Joint Venture Development Guidelines for Public Comment.

Presented by Dave Danenfelzer, Senior Director, Development Finance

Mr. Rassin made a motion to approve the Publication of Draft Amendments to TSAHC’s Joint Venture Development Guidelines for Public Comment. Mr. Richards seconded. Mr. Williams asked for public comment, and none was given. A vote was taken, and the motion was approved as presented.

See page 62 in the official transcript.

Announcements

Mr. Long and the Board tentatively scheduled the next Board Meeting for February 17, 2026, at 10:30 a.m.

Adjournment

Mr. Williams adjourned the meeting at 11:54 am.

Respectfully submitted by _____
Rebecca DeLeon, Corporate Secretary

Tab 2

Discussion and Possible Appointment of Board Members to the Loan Committee and Audit Committee.

Tab 3

Presentation, Discussion and Possible Approval of a Resolution to Restate, Ratify, and Affirm the Officers of the Corporation and Restate the Signature and Approval Authority of Officers of the Corporation.

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 February 17, 2026, 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>
Lemuel Williams	Chairperson
Valerie Vargas Cardenas	Vice Chairperson
David Rassin	Director
Ernest Richards	Director
David Lewis	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 (except the Assistant Secretary) were present at the meeting.

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

“RESOLUTION NO. 26-__

TEXAS STATE AFFORDABLE HOUSING CORPORATION

RESOLUTION TO RESTATE, RATIFY AND AFFIRM THE OFFICERS OF THE CORPORATION AND RESTATE THE SIGNATURE AND APPROVAL AUTHORITY OF OFFICERS OF THE CORPORATION”

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

___ AYES

___ NOS

___ ABSTENTIONS

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

SIGNED this 17th day of February 2026.

Rebecca DeLeon, Secretary
Texas State Affordable Housing Corporation

RESOLUTION NO. 26-__

TEXAS STATE AFFORDABLE HOUSING CORPORATION

A RESOLUTION TO RESTATE, RATIFY AND AFFIRM THE OFFICERS OF THE CORPORATION AND DESIGNATE AND RESTATE THE SIGNATURE AND APPROVAL AUTHORITY OF OFFICERS OF THE CORPORATION

WHEREAS, the Texas State Affordable Housing Corporation (the "Corporation") has been duly created and organized under the authority of Texas Government Code, Title 10, Chapter 2306, Subchapter Y, as amended, and pursuant to and in accordance with the provisions of the Texas Non-Profit Corporation Act, Article 1396-1.01 et seq., now codified as the Texas Business Organizations Code, including Chapter 22 thereof, as amended (the "Act"); and

WHEREAS, effective implementation and execution of the Corporation's programs, operations and various task forces require that persons employed by the Corporation as Officers be empowered to approve and execute documents pursuant to the authority given such Officers as provided in the relevant resolutions passed or to be passed by the Board with respect to the Corporation's programs, operations and various task forces;

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

RESOLVED, the Board hereby ratifies, affirms, appoints, and restates, the following persons as the officers of the Corporation:

President	David Long
Executive Vice President	Janie Taylor
Chief Financial Officer and Treasurer	Melinda Smith
Secretary	Rebecca DeLeon
Assistant Secretary	Cynthia Gonzales

RESOLVED, that the Board hereby authorizes David Long, as President of the Corporation, to execute and deliver, on behalf of the Corporation, any and all documents or instruments necessary to carry out his functions as President, including without limitation, any and all documents and instruments relating to the Corporation's programs (including bond administration), operations and task forces.

RESOLVED, that the Board hereby authorizes Janie Taylor, as Executive Vice President of the Corporation, to execute and deliver, on behalf of the Corporation, any and all documents or instruments necessary to carry out her functions as Executive Vice President.

RESOLVED, that the Board hereby authorizes Melinda Smith, as Chief Financial Officer and Treasurer of the Corporation, to execute and deliver, on behalf of the Corporation, any and all documents or instruments necessary to carry out her functions as Chief Financial Officer and Treasurer.

RESOLVED, that the Board hereby authorizes Rebecca DeLeon, as Secretary of the

Corporation, and Cynthia Gonzales as Assistant Secretary of the Corporation, to execute and deliver, on behalf of the Corporation, any and all documents or instruments necessary to carry out their respective functions as Secretary and Assistant Secretary of the Corporation.

Effective Date. This Resolution shall be in full force and effect from and after the date of its adoption.

ALL MATTERS ABOVE ARE APPROVED AND EFFECTIVE this 17th day of February 2026.

TEXAS STATE AFFORDABLE HOUSING
CORPORATION

Lemuel Williams, Chairperson

ATTEST:

Rebecca DeLeon, Secretary
Texas State Affordable Housing Corporation

Tab 4

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

**Form 424—General Information
(Certificate of Amendment)**

The attached form is drafted to meet minimal statutory filing requirements pursuant to the relevant code provisions. This form and the information provided are not substitutes for the advice and services of an attorney and tax specialist.

Commentary

Sections 3.051 to 3.056 of the Texas Business Organizations Code (BOC) govern amendments to the certificate of formation of a Texas filing entity. A filing entity may amend its certificate of formation at any time and in as many respects as may be desired, *as long as the certificate as amended contains only such provisions as could have been included in the original certificate of formation*. Amendments may be adopted to change the language of an existing provision, to add a new provision, or to delete an existing provision. If extensive amendments are proposed, the entity should consider filing a restated certificate of formation pursuant to section 3.059 of the BOC (Form 414).

Procedural Information by Entity Type

Please note that a document on file with the secretary of state is a public record that is subject to public access and disclosure. Do not include confidential information, such as social security numbers. If amending information relating to directors or governing persons, use a business or post office box address rather than a residence address if privacy concerns are an issue.

For-profit or Professional Corporation

Sections 21.052 to 21.055 of the BOC set forth the procedures for amending the certificate of formation for a for-profit corporation or professional corporation. The board of directors adopts a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the shareholders. Written or printed notice setting forth the proposed amendment is given to each shareholder of record entitled to vote not later than the 10th day and not earlier than the 60th day before the date of the meeting, either personally, by electronic transmission, or by mail (BOC § 21.353). (Please refer to chapters 6 and 21 of the BOC for further information.)

Pursuant to section 21.364 of the BOC, the proposed amendment is adopted on receiving the affirmative vote of two-thirds of the outstanding shares entitled to vote. If any class or series of shares is entitled to vote as a class, the amendment must also receive the affirmative vote of two-thirds of the shares within each class or series that is entitled to vote as a class. Any number of amendments may be submitted to the shareholders and voted on at one meeting. Alternatively, amendments may be adopted by unanimous written consent of the shareholders.

If no shares have been issued, the amendment is adopted by a resolution of the board of directors and the provisions for adoption by shareholders do not apply.

An officer must sign the certificate of amendment. If no shares have been issued and the amendment was adopted by the board of directors, a majority of the directors may sign the certificate of amendment.

Professional Association

The provisions of chapters 20 and 21 of the BOC apply to a professional association, unless there is a conflict with a specific provision in title 7. A professional association may amend its certificate of formation by following the procedures set forth in its certificate of formation. If the certificate of

formation does not provide a procedure for amending the certificate, the certificate of formation is amended by a two-thirds vote of its members.

An officer must sign the certificate of amendment.

Nonprofit Corporation

Sections 22.105 to 22.108 of the BOC set forth the procedures for amending the certificate of formation for a nonprofit corporation. If the corporation has members with voting rights, the board of directors adopts a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the members, which may be either an annual or special meeting. The proposed amendment is adopted on receiving two-thirds of the votes that members present, in person or by proxy, were entitled to cast (BOC § 22.164). Any number of amendments may be submitted to the members and voted on at one meeting. Alternatively, the amendment may be adopted without a meeting if a written consent, setting forth the action to be taken, is signed by all the members entitled to vote. (Please refer to chapters 6 and 22 of the BOC for further information.)

If the corporation has no members or no members with voting rights, the amendment is adopted by a majority vote of the board of directors.

An officer of the nonprofit corporation must sign the certificate of amendment.

A nonprofit corporation formed for a special purpose under a statute or code other than the BOC may be required to meet other requirements for a certificate of amendment than those imposed by the BOC. This form may not comply with the requirements imposed under the special statute or code governing the special purpose corporation. Please refer to the statute or code governing the special purpose corporation for specific filing requirements for a certificate of amendment.

Cooperative Association

Section 251.052 of the BOC sets forth the procedure for amending the certificate of formation of a cooperative association. The board of directors may propose an amendment to the certificate of formation by a two-thirds vote of the board members. Notice of the meeting to consider the proposed amendment must be provided to the members no later than the 31st day before the date of the meeting. To be approved, the amendment must be adopted by the affirmative vote of two-thirds of the members voting on the amendment. The cooperative association must file the certificate of amendment with the secretary of state within thirty (30) days after its adoption by the members.

An officer of the cooperative association must sign the certificate of amendment.

Limited Liability Company or Professional Limited Liability Company

Chapter 101 of the BOC governs limited liability companies. Pursuant to section 101.356(d), an amendment to the certificate of formation must be approved by the affirmative vote of all of the company's members. If the company has managers, but has yet to admit its initial member, the amendment would be approved by the affirmative vote of the majority of all the company's managers as permitted by section 101.356(e).

If the limited liability company has managers, an authorized manager must sign the certificate of amendment. If the company does not have managers and is managed by its members, an authorized managing-member must sign the certificate of amendment.

Limited Partnership

Chapter 153 of the BOC governs limited partnerships. A certificate of limited partnership may be amended at any time for any proper purpose determined by the general partners. However, section 153.051 *requires* a certificate of amendment when there is:

- (1) a change of name of the partnership;
- (2) an admission of a new general partner; or
- (3) a withdrawal of a general partner.

Section 153.051 of the BOC also requires that a limited partnership amend its certificate of formation when there is a change of address for the registered office or a change of name or address of the registered agent of the partnership. However, rather than filing an amendment, the partnership may file a statement of change pursuant to section 5.202 of the BOC to effect a change to its registered agent or registered office.

Pursuant to section 153.553, at least one general partner must sign the certificate of amendment. In addition, each general partner designated as a new general partner also must sign the certificate of amendment. A withdrawing general partner need not sign the certificate of amendment. The execution of a certificate by a general partner is an oath or affirmation, under a penalty of perjury, that to the best of the executing party's knowledge and belief, the facts contained in the certificate are true and correct (BOC §153.553(c)).

Instructions for Form

- **Entity Information:** The certificate of amendment must contain the legal name of the entity and identify the type of filing entity. *If the amendment changes the name of the entity, the name as it currently appears on the records of the secretary of state should be stated.* It is recommended that the date of formation and file number assigned by the secretary of state be provided to facilitate processing of the document.
- **Amendments: 1. Amended Name.** This form is designed to provide a standardized amendment form to effect a change of name for the filing entity. If the legal name of the entity is to be changed, state the new name of the entity in section 1. Please note that the legal name of the entity must include an appropriate organizational designation for the entity type.

The new entity name will be checked for availability on submission of the certificate of amendment. Under section 5.053 of the BOC, if the new name of the entity is the same as, deceptively similar to, or similar to the name of an existing domestic or foreign filing entity, or any name reservation or name registration filed with the secretary of state, the document cannot be filed. The administrative rules adopted for determining entity name availability (Texas Administrative Code, title 1, part 4, chapter 79, subchapter C) may be viewed at www.sos.state.tx.us/tac/index.shtml. If you wish the secretary of state to provide a preliminary determination on name availability, you may call (512) 463-5555, dial 7-1-1 for relay services, or e-mail your name inquiry to corpinfo@sos.state.tx.us. A final determination cannot be made until the document is received and processed by the secretary of state. Do not make financial expenditures or execute documents based on a preliminary clearance. Also note that the preclearance of a name or the issuance of a certificate under a name does not authorize the use of a name in violation of another person's rights to the name.

- **Amendments: 2. Changes to Registered Agent and/or Registered Office.** It is not necessary to file a certificate of amendment if the entity seeks only to change its registered agent or its

registered office. A filing entity may file a statement of change of registered agent/registered office pursuant to section 5.202 of the BOC.

However, if the entity is changing its name or making other changes to its certificate of formation, any changes to the registered agent or registered office may be included in a certificate of amendment. Section 2 can be completed to effect a change to the registered agent or registered office address. The registered agent can be either (option A) a domestic entity or a foreign entity that is registered to do business in Texas or (option B) an individual resident of the state. The filing entity cannot act as its own registered agent.

Consent: Effective January 1, 2010, a person designated as the registered agent of an entity must have consented, either in a written or electronic form, to serve as the registered agent of the entity. Although the consent of the person designated as registered agent is required, a copy of the written or electronic consent need not be submitted with a certificate of correction that corrects the name of the registered agent. *The liabilities and penalties imposed by sections 4.007 and 4.008 of the BOC apply with respect to a false statement in a filing instrument that names a person as the registered agent of an entity without that person's consent.* (BOC § 5.207)

Amendment to Registered Office: The registered office address must be located at a street address where service of process may be personally served on the entity's registered agent during normal business hours. Although the registered office is not required to be the entity's principal place of business, the registered office may not be solely a mailbox service or telephone answering service (BOC § 5.201).

- **Amendments: 3. Other Provisions to be Added, Altered, or Deleted.** Section 3 of this form contains three text areas that may be used to make alterations or changes to other provisions in the certificate of formation or to identify those provisions to be deleted. If the space provided in a text area is insufficient, include the provisions as an attachment to this form.
 - **Add:** If the amendment is an addition to the certificate of formation, check the "Add" statement and provide an identification or reference for the added provision and the full text of each provision added in the text area.
 - **Alter:** If the amendment alters or changes an existing article or provision in the certificate of formation, check the "Alter" statement and provide an identification of the article number or description of the altered provision and the text of the article or provision as it is amended to read in the text area.
 - **Delete:** If the amendment deletes an existing article or provision in its entirety, check the "Delete" statement and provide a reference to the article number or provision being deleted in the text area.
- **Statement of Approval:** As required by section 3.053 of the BOC, the form includes a statement regarding the approval of the amendment. In general, amendments are adopted and approved in the manner set forth in the title of the BOC governing the entity. General procedural information relevant to each filing entity that may use this form precedes the instructions for completing the form.
- **Effectiveness of Filing:** A certificate of amendment becomes effective when filed by the secretary of state (option A). However, pursuant to sections 4.052 and 4.053 of the BOC the effectiveness of the instrument may be delayed to a date not more than ninety (90) days from the date the instrument is signed (option B). The effectiveness of the instrument also may be delayed on the occurrence of a

future event or fact, other than the passage of time (option C). If option C is selected, you must state the manner in which the event or fact will cause the instrument to take effect and the date of the 90th day after the date the instrument is signed. In order for the certificate to take effect under option C, the entity must, within ninety (90) days of the filing of the certificate, file a statement with the secretary of state regarding the event or fact pursuant to section 4.055 of the BOC.

On the filing of a document with a delayed effective date or condition, the computer records of the secretary of state will be changed to show the filing of the document, the date of the filing, and the future date on which the document will be effective or evidence that the effectiveness was conditioned on the occurrence of a future event or fact.

- **Execution:** Pursuant to section 4.001 of the BOC, the certificate of amendment must be signed by a person authorized by the BOC to act on behalf of the entity in regard to the filing instrument. Please refer to the procedural information relating to the specific entity type for further information on execution requirements. Generally, a governing person or managerial official of the entity signs a filing instrument.

The certificate of amendment need not be notarized. However, before signing, please read the statements on this form carefully. The designation or appointment of a person as the registered agent by a managerial official is an affirmation by that official that the person named in the instrument has consented to serve as registered agent. (BOC § 5.2011, effective January 1, 2010)

A person commits an offense under section 4.008 of the BOC if the person signs or directs the filing of a filing instrument the person knows is materially false with the intent that the instrument be delivered to the secretary of state for filing. The offense is a Class A misdemeanor unless the person's intent is to harm or defraud another, in which case the offense is a state jail felony.

- **Payment and Delivery Instructions:** The filing fee for a certificate of amendment is **\$150**, unless the filing entity is a nonprofit corporation or a cooperative association. The filing fee for a certificate of amendment for a nonprofit corporation or a cooperative association is **\$25**. Fees may be paid by personal checks, money orders, LegalEase debit cards, or American Express, Discover, MasterCard, and Visa credit cards. Checks or money orders must be payable through a U.S. bank or financial institution and made payable to the secretary of state. Fees paid by credit card are subject to a statutorily authorized convenience fee of 2.7 percent of the total fees.

Submit the completed form in duplicate along with the filing fee. The form may be mailed to P.O. Box 13697, Austin, Texas 78711-3697; faxed to (512) 463-5709; or delivered to the James Earl Rudder Office Building, 1019 Brazos, Austin, Texas 78701. If a document is transmitted by fax, credit card information must accompany the transmission (Form 807). On filing the document, the secretary of state will return the appropriate evidence of filing to the submitter together with a file-stamped copy of the document, if a duplicate copy was provided as instructed.

Revised 05/11

**Form 424
(Revised 05/11)**

Submit in duplicate to:
Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
512 463-5555
FAX: 512/463-5709
Filing Fee: See instructions



This space reserved for office use.

Certificate of Amendment

Entity Information

The name of the filing entity is:

Texas State Affordable Housing Corporation

State the name of the entity as currently shown in the records of the secretary of state. If the amendment changes the name of the entity, state the old name and not the new name.

The filing entity is a: (Select the appropriate entity type below.)

- | | |
|---|---|
| <input type="checkbox"/> For-profit Corporation | <input type="checkbox"/> Professional Corporation |
| <input checked="" type="checkbox"/> Nonprofit Corporation | <input type="checkbox"/> Professional Limited Liability Company |
| <input type="checkbox"/> Cooperative Association | <input type="checkbox"/> Professional Association |
| <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Limited Partnership |

The file number issued to the filing entity by the secretary of state is: 131066401

The date of formation of the entity is: May 6, 1994

Amendments

1. Amended Name

(If the purpose of the certificate of amendment is to change the name of the entity, use the following statement)

The amendment changes the certificate of formation to change the article or provision that names the filing entity. The article or provision is amended to read as follows:

The name of the filing entity is: (state the new name of the entity below)

The name of the entity must contain an organizational designation or accepted abbreviation of such term, as applicable.

2. Amended Registered Agent/Registered Office

The amendment changes the certificate of formation to change the article or provision stating the name of the registered agent and the registered office address of the filing entity. The article or provision is amended to read as follows:

Registered Agent
(Complete either A or B, but not both. Also complete C.)

A. The registered agent is an organization (cannot be entity named above) by the name of:

OR

B. The registered agent is an individual resident of the state whose name is:

First Name *M.I.* *Last Name* *Suffix*

The person executing this instrument affirms that the person designated as the new registered agent has consented to serve as registered agent.

C. The business address of the registered agent and the registered office address is:

TX

Street Address (No P.O. Box) *City* *State* *Zip Code*

3. Other Added, Altered, or Deleted Provisions

Other changes or additions to the certificate of formation may be made in the space provided below. If the space provided is insufficient, incorporate the additional text by providing an attachment to this form. Please read the instructions to this form for further information on format.

Text Area (The attached addendum, if any, is incorporated herein by reference.)

Add each of the following provisions to the certificate of formation. The identification or reference of the added provision and the full text are as follows:
Ernest Richards, Director
David Lewis, Director

6701 Shirley Avenue
Austin TX 78752

Alter each of the following provisions of the certificate of formation. The identification or reference of the altered provision and the full text of the provision as amended are as follows:
Change Lemuel Williams, Director to Lemuel Williams, Chair.

Delete each of the provisions identified below from the certificate of formation.
William Dietz, Chair

Statement of Approval

The amendments to the certificate of formation have been approved in the manner required by the

Texas Business Organizations Code and by the governing documents of the entity.

Effectiveness of Filing (Select either A, B, or C.)

- A. This document becomes effective when the document is filed by the secretary of state.
 - B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: _____
 - C. This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90th day after the date of signing is: _____
- The following event or fact will cause the document to take effect in the manner described below:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: February 17, 2026

By: _____

Signature of authorized person

David Long, President
Printed or typed name of authorized person (see instructions)

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 February 17, 2026, 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>
Lemuel Williams	Chairperson
Valerie Cardenas	Vice Chairperson
David Rassin	Director
Ernest Richards	Director
David Lewis	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. _____

TEXAS STATE AFFORDABLE HOUSING CORPORATION

RESOLUTION TO APPROVE CERTIFICATE OF AMENDMENT FOR THE CORPORATION”

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

___ AYES

___ NOS

___ ABSTENTIONS

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

SIGNED this 17th day of February, 2026.

Rebecca DeLeon, Secretary
Texas State Affordable Housing Corporation

RESOLUTION NO. _____

TEXAS STATE AFFORDABLE HOUSING CORPORATION

RESOLUTION TO APPROVE CERTIFICATE OF AMENDMENT FOR THE CORPORATION

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

WHEREAS, there have been presented to the Corporation and its counsel certain proposed amendments to the Articles of Incorporation of the Corporation, which proposed amendments are attached hereto as Exhibit A and which are incorporated herein by reference;

WHEREAS, the Board of Directors find the proposed amendments to be satisfactory and proper and hereby determine to proceed with the execution of such document and the taking of such other actions as may be necessary and appropriate in connection therewith; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Texas State Affordable Housing Corporation:

Section 1. Approval, Execution and Delivery of Certificate of Amendment. That the proposed Certificate of Amendment for the Corporation as presented to the Board of Directors at the meeting at which this Resolution was considered and attached hereto as Exhibit A is hereby approved and that the proper officers of the Corporation are each hereby authorized and directed to execute such document as necessary to effectuate such approved Certificate of Amendment and to file such document with the Secretary of State of the State of Texas.

Section 2. Execution and Delivery of Other Documents. That the officers of the Corporation are each hereby authorized to consent to, accept, execute and attest such other certificates, documents, instruments, letters of instruction, written requests and other papers, whether or not mentioned herein, as may be necessary or convenient to carry out or assist in carrying out the purpose of this Resolution.

Section 3. Ratification of Prior Actions. All actions taken prior to the date of this Resolution by any officer of the Corporation in the name and on behalf of the Corporation, with respect to any of the matters and transactions described above, are ratified, confirmed and approved by the Board of Directors.

Section 4. Conflicting Prior Actions. Any order, resolution, approval or any action of the Board of Directors in conflict with this Resolution is hereby repealed to the extent of any such conflict.

Section 5. Purposes of Resolution. That the Board of Directors of the Corporation has expressly determined and hereby confirms that the approval of this Resolution accomplishes a valid public purpose of the Corporation.

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

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

[Remainder of Page Intentionally Left Blank]

APPROVED AND EFFECTIVE this 17th day of February, 2026.

TEXAS STATE AFFORDABLE HOUSING
CORPORATION

Lemuel Williams, Chairperson

ATTEST:

Rebecca DeLeon, Secretary
Texas State Affordable Housing Corporation

EXHIBIT A

Certificate of Amendment

**AMENDED AND RESTATED CERTIFICATE OF FORMATION
OF THE
TEXAS STATE AFFORDABLE HOUSING CORPORATION**

Pursuant to the provisions of Chapter 22 of the Texas Business Organizations Code (the “TBOC”), the undersigned Texas non-profit corporation adopts the Amended and Restated Certificate of Formation set forth herein, restating the entire Certificate of Formation of the Corporation, as amended and supplemented by all certificates of amendment previously issued by the Secretary of State, and as further amended by this Amended and Restated Certificate of Formation.

1. The following amendments made by this Amended and Restated Certificate of Formation were adopted by resolution of the Board of Directors ~~on June 18, 2024~~on February 17, 2026, by the vote of a majority of the directors in office and effected in conformity with the provisions of the TBOC, there being no members having voting rights:

An amendment to ARTICLE TEN deleting the article and substituting in its place a new ARTICLE TEN

2. This Amended and Restated Certificate of Formation accurately copies the initial Certificate of Formation and all amendments thereto that are in effect to date and as further amended by this Amended and Restated Certificate of Formation and contains no other change in any provision thereof.

3. The Certificate of Formation of the Corporation is amended and restated to read as follows:

ARTICLE ONE

The name of the Corporation is Texas State Affordable Housing Corporation (the “Corporation”).

ARTICLE TWO

The Corporation is a non-profit corporation.

ARTICLE THREE

The period of duration of the Corporation is perpetual.

ARTICLE FOUR

The Corporation is organized and shall be operated and administered for the promotion of public health, safety and welfare as follows:

(a) The public purpose of the Corporation is to perform such activities and services that the Corporation’s Board of Directors determines will promote the public health,

safety, and welfare through the provision of adequate, safe and sanitary housing primarily for individuals and families of low, very low and extremely low income, and to perform activities and services related to this purpose and for other purposes as set forth in Chapter 2306, Subchapter Y, of the Texas Government Code (the “Government Code”).

(b) The Corporation shall also perform such other functions as may be necessary or appropriate to fulfill the purpose of the Corporation.

The broadest discretion is vested in and conferred upon the Board of Directors for the accomplishment of these purposes.

ARTICLE FIVE

The Corporation’s powers are as follows:

(a) The Corporation has all of the same powers as provided to the Texas Department of Housing and Community Affairs (the “Department”) in the Government Code.

(b) In addition to the powers set forth in subsection (a), the Corporation has all rights and powers necessary to accomplish its public purpose, including all the powers specifically set forth for the Corporation in Chapter 2306, Subchapter Y, of the Government Code.

(c) In exercising the foregoing powers, the Corporation shall not actively compete with private lenders and shall not originate or make a loan that would be made under the same circumstances by a private lender on substantially the same or better terms within the submarket in which the loan is proposed to be made.

(d) The mortgage banking operations shall be dedicated to the furtherance of facilitating affordable housing finance primarily for the benefit of individuals and families of low, very low and extremely low income and for other persons as set forth in Chapter 2306, Subchapter Y, of the Government Code.

(e) The Corporation may contract with the Department and with bond counsel, financial advisors, underwriters, or other providers of professional or consulting services.

(f) The Corporation shall pay its expenses from any available fund without resort to the general revenues of the state, except as specifically appropriated by the legislature.

(g) The Department may not transfer any funds to the Corporation to support the administration of the Corporation or to subsidize its operations in any way. The department shall be fully compensated by the Corporation for any property or employees that are shared by the Corporation and the department, and it is the intent of the legislature that no employees be shared beyond the time at which such sharing is absolutely necessary. This subsection does not prohibit the Corporation from receiving grants, loans, or other program funds of a kind that are available to other nonprofit corporations, or from using that portion

of the program funds that are allowed for administration of the program for administrative purposes.

(h) Transfers of property from the Department to the Corporation shall be fully compensated.

ARTICLE SIX

The Corporation has no members and no stock.

ARTICLE SEVEN

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in this Certificate of Formation. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of this Certificate of Formation, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

ARTICLE EIGHT

All matters pertaining to the internal affairs of the Corporation shall be governed by the bylaws of the Corporation provided that such bylaws shall be consistent with this Certificate of Formation, applicable law, and any resolutions of the Board of Directors of the Corporation. Such bylaws and any amendments thereto shall be adopted by a majority vote of the Board of Directors.

ARTICLE NINE

The street address of the Corporation's registered office is 6701 Shirley Avenue, Austin, Texas 78752, and the name of its registered agent at such address is David Long.

ARTICLE TEN

The Board of Directors shall consist of five directors appointed by the Governor, as set out in Government Code Section 2306.554. The current Board of Directors is comprised of a Chair, a Vice Chair, and three directors.

~~William Dietz~~Lemuel Williams, Chair
Valerie Cardenas, Vice Chair
David Rassin, Director
~~Courtney Johnson-Rose~~Ernest Richards, Director
~~Lemuel Williams~~David Lewis, Director

The address of each member of each of the Board of Directors is 6701 Shirley Avenue, Austin, Texas 78752. Appointments to the Board of Directors of the corporation shall be made without regard to the race, color, disability, sex, religion, age, or national origin of the appointees.

ARTICLE ELEVEN

This Certificate of Formation may at any time and from time to time be amended in the manner provided in TBOC by affirmative vote of the Board of Directors.

ARTICLE TWELVE

The Corporation's assets are dedicated to the public purposes described in this Certificate of Formation and upon the dissolution of the Corporation, its remaining assets shall be transferred to the Texas Department of Housing and Community Affairs as directed by Section 2306.558(c) of the Texas Government Code. If named beneficiary is not qualified, or not in existence, or unwilling or unable to accept the assets, then assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the State Texas for a public purpose.

ARTICLE THIRTEEN

Directors and officers of the Corporation shall be indemnified by the Corporation to the maximum extent permitted pursuant to the TBOC, as it may be amended from time to time, or any other appropriate law in connection with any actual or threatened action or proceeding (including civil, criminal, administrative or investigative proceedings) arising out of their service to the Corporation or to another organization or enterprise at the Corporation's request. The liability of the directors, officers and employees of the Corporation is limited by Section 2306.561 of the Texas Government Code. Neither the amendment nor repeal of this ARTICLE THIRTEEN shall affect any right of protection of a person with respect to any act or omission occurring prior to the time of such repeal or modification. The indemnification provided by this ARTICLE THIRTEEN shall not be deemed exclusive of any other rights to which a director or officer or former director or officer may be entitled under any bylaw, agreement, insurance policy or otherwise.

ARTICLE FOURTEEN

The Corporation shall be governed by and in accordance with the provisions of the TBOC except as specifically provided otherwise under Chapter 2306, Subchapter Y of the Government Code.

EXECUTED this _____ day of _____, ~~2024~~2026.

TEXAS STATE AFFORDABLE HOUSING
Corporation

By: _____

Name: David Long

Title: President

Tab 5

Presentation, Discussion and Possible Approval of the Texas State
Affordable Housing Corporation's 2026 Annual Action Plan.



**TEXAS STATE AFFORDABLE HOUSING CORPORATION
2026 ANNUAL ACTION PLAN**

TEXAS STATE AFFORDABLE HOUSING CORPORATION 2026 ANNUAL ACTION PLAN

INTRODUCTION

This plan is prepared in accordance with Texas Government Code, Section 2306.566, which requires the Texas State Affordable Housing Corporation (“TSAHC”) to develop a plan to address the state’s housing needs. Texas Government Code, Section 2306.0721(g) requires TSAHC’s Annual Action Plan to be included in the State Low Income Housing Plan (“SLIHP”) prepared by the Texas Department of Housing and Community Affairs (“TDHCA”).

TSAHC OVERVIEW

The Texas State Affordable Housing Corporation, created in 1994 at the direction of the Texas State Legislature, is a self-sustaining nonprofit entity. TSAHC’s enabling legislation can be found in Texas Government Code, Chapter 2306, Subchapter Y, Sections 2306.551 et seq.

TSAHC’s office is located in Austin, Texas. A five-member volunteer Board of Directors, appointed by the Governor of Texas, oversees the policies and business of TSAHC. None of TSAHC’s programs or operations are funded through the State’s budget appropriations process.

TSAHC is statutorily authorized to issue mortgage revenue bonds and other tax-exempt bonds to finance the purchase and creation of affordable housing. TSAHC also has the authority to use loans from banks, private mortgage companies, nonprofit organizations and other financial institutions to assist primarily low, very low, and extremely low- income Texans. Over the course of its history, TSAHC has utilized approximately \$4.99 billion in single family bonding authority and approximately \$2.05 billion in multifamily private activity bonds.¹ Bond issuances are used to finance the creation and preservation of affordable multifamily housing and the following home buyer programs:

- Homes for Texas Heroes Home Loan Program
- Home Sweet Texas Home Loan Program
- Mortgage Credit Certificate Program

¹ 2025 TSAHC bond activity includes the closing of \$287,000,000 in Mortgage Credit Certificates and \$23,500,000 in Multifamily Private Activity Bonds.

Using its statutory purpose and powers as guidance, TSAHC has developed the following additional programs, services, and initiatives to help meet the need for affordable housing in Texas:

- Home Buyer and Financial Education
- Texas Housing Impact Fund, Including Affordable Housing Partnership
- Affordable Communities of Texas
- Asset Oversight and Compliance
- Single Family Rental Program
- Multifamily Rental Program
- Texas Foundations Fund, Including Grants for Disaster Recovery
- Housing Connection
- Texas Supportive Housing Institute and Permanent Supportive Housing Symposium
- Initiatives designed to address specific housing issues

TSAHC MISSION AND OBJECTIVE

In 2024, TSAHC updated our mission and vision statements to guide our programs and services and better represent who we are as an organization. TSAHC's new mission is to facilitate, preserve, and expand affordable housing opportunities for Texans. TSAHC accomplishes this mission 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 new vision that every Texan will have a place to call home.

As Texas' population grows and the housing industry changes, the programs and services TSAHC administers continue to evolve and expand to meet these changing dynamics. TSAHC remains committed to the populations it has historically served but is also active in responding to new challenges like creating supportive housing developments for Texas' most vulnerable residents, preserving housing in rural areas, expanding housing opportunities for Texans with complex health needs, expanding the availability of estate planning, helping Texans rebuild after natural disasters, and helping Texans remain stably housed during difficult financial times.

TSAHC's objective in 2026 is to serve the evolving housing needs of Texans by implementing innovative solutions through its current programs and adapting those programs where

necessary to respond to changes in the housing market. TSAHC also remains committed to launching new programs and initiatives to better achieve our mission.

PROGRAM DESCRIPTIONS AND IMPLEMENTATION PLANS

HOMEOWNERSHIP PROGRAMS

Over the last decade, research has consistently shown that homeownership has a positive impact on the socioeconomic status of a household and their community. The most recent data from the Federal Reserve highlights the economic benefits of homeownership, as the median household wealth of a homeowner is \$396,200, while the average wealth of a renter is \$10,400.²

In addition to financial benefits, there are social benefits to homeownership. Stable housing created by homeownership can lead to better educational achievement, health benefits, reduced crime, and improved civic participation.³

TSAHC currently administers the Homes for Texas Heroes and Home Sweet Texas Home Loan Programs, which provide 30-year fixed-rate mortgage loans, tax credits, and down payment assistance to low and moderate-income families and individuals.

The Homes for Texas Heroes Home Loan Program was established by the Legislature in 2003 for the purpose of making mortgage loans with down payment assistance to:

- Public School Classroom Teachers
- Public School Teacher’s Aides
- Public School Librarians
- Public School Nurses
- Public School Counselors
- Faculty Members of an Allied Health or Professional Nursing Program
- Paid Firefighters
- Emergency Medical Services Personnel
- Peace Officers
- Corrections Officers
- Juvenile Corrections Officers
- County Jailers
- Veterans and Active-Duty Military Personnel
- Public Security Officers

In 2006, TSAHC created the Home Sweet Texas Home Loan Program to serve home buyers not eligible for the Homes for Texas Heroes Home Loan Program. The Home Sweet Texas Home

² Source: “Changes in U.S. Family Finances from 2019 to 2022,” Federal Reserve Board, <https://www.federalreserve.gov/publications/files/scf23.pdf> October 2023

³ Source: “Social Benefits of Homeownership and Stable Housing,” Richard J. Rosenthal Center for Real Estate Studies, October 2017

Loan Program serves Texans of all professions.

Down Payment Assistance Options

TSAHC offers down payment assistance (DPA) through both the Homes for Texas Heroes and Home Sweet Texas Home Loan Programs because a primary barrier for prospective buyers is accumulating sufficient funds for a down payment.⁴

This problem has worsened recently as increasing rents, stagnant wages, and persistent inflation make it harder to save money and transition into homeownership. This is having a profound impact on middle-income households who are increasingly becoming rent cost-burdened and having a difficult time making the leap from renting to homeownership.⁵

Additionally, the median home price in Texas is \$330,000 as of September 2025, similar to the median home price of \$340,000 at the end of 2024. For context, the median home price in Texas was \$335,000 at the end of 2023, \$330,490 at the end of 2022, and \$320,900 at the end of 2021.⁶ Home values in Texas continue to remain high, underscoring the need for home buying assistance across the state.

To ensure low and moderate-income Texans can continue to achieve the dream of homeownership, TSAHC increased the income limits for our Homes for Texas Heroes and Home Sweet Texas Home Loan Programs from 115% of the area median family income to 125% of the area median family income in October 2021.⁷

TSAHC's down payment assistance continues to be available on a first-come, first-served basis and is provided either in the form of a grant that does not require repayment or a three-year deferred forgivable second lien. The products TSAHC offers are always contingent on market conditions and interest rate trends, and TSAHC consistently explores opportunities to expand and improve the assistance options we offer. For example, in spring 2025 TSAHC launched a 0% down payment assistance (DPA) product to provide an additional option to borrowers who are interest rate sensitive but do not need assistance with their down payment. TSAHC also began offering temporary buydowns on conventional loans in February 2025, later making them available for all TSAHC loan types in June. In mid-December, permanent interest rate buydowns also became available on TSAHC's loan products.

Home buyers must meet income and purchase price limits set by federal guidelines, while demonstrating creditworthiness and meeting standard mortgage underwriting requirements. Home buyers must also occupy the purchased home as their primary residence. Homebuyer

⁴ Source: "Elevated Home Prices and Mortgage Rates, Limited Inventory are Home Buying Barriers, According to Realtors® and Prospective Home Buyers Across Races and Ethnicities," <https://www.nar.realtor/newsroom/elevated-home-prices-and-mortgage-rates-limited-inventory-are-home-buying-barriers>, September 14, 2023

⁵ Source: "Want to Buy a Home? Saving for a Down Payment Is Harder Than Ever," <https://www.cnet.com/personal-finance/want-to-buy-a-home-saving-for-a-down-payment-is-harder-than-ever/>, October 30, 2024

⁶ Source: <https://www.recenter.tamu.edu/data/housing-activity/>, accessed October 28, 2025.

⁷ The income limits for the Mortgage Credit Certificate program continue to be set at 115% AMFI per federal guidelines.

education is a program requirement as well (explained more below). The programs are accessible to eligible borrowers by directly contacting a participating mortgage lender.

Homeownership Programs Financing Mechanisms

TSAHC traditionally funds its mortgage loans with down payment assistance in two ways: by issuing mortgage revenue bonds available under its statutory authority, and by pooling loans on a regular basis and selling the mortgage-backed securities (known in the industry as the TBA program). TSAHC funded mortgage loans with down payment assistance solely through the TBA program in 2025.

Mortgage Credit Certificate Program

In 2008, TSAHC established the Mortgage Credit Certificate (MCC) program as another way to assist first-time home buyers. The MCC program is made possible under IRS rules that allow the conversion of single-family mortgage revenue bonds into MCCs. TSAHC's MCC program serves the same populations eligible for the Homes for Texas Heroes and Home Sweet Texas Home Loan Programs; however, the program is only available to first-time home buyers (defined as those who have not owned a home in the past three years).

Under the MCC program, the home buyer can take a portion of the annual interest paid on the mortgage loan as a federal income tax credit. An MCC has the potential of saving the home buyer thousands of dollars over the life of the loan. And although the MCC program is not a home loan program, TSAHC requires the home buyer to obtain a fixed-rate mortgage loan. Home buyers can combine the MCC program with down payment assistance provided under the Homes for Texas Heroes and Home Sweet Texas Home Loan Programs.

The MCC option was previously available either as a stand-alone MCC issuance or an issuance that is combined with DPA. Unlike TSAHC's down payment assistance programs, the MCC program is subject to funding availability. Recently, there have been some disruptions to MCC availability because of limited funding. In November 2023, TSAHC temporarily suspended the MCC program in response to limited bond funding availability.

In April 2024, TSAHC relaunched the MCC program in combination with down payment assistance options. Texas home buyers can access an MCC credit rate of 15% to save money on their income taxes each year for the life of their mortgage loan.

The standalone MCC product remains suspended for the foreseeable future. However, TSAHC's 0% DPA option allows home buyers who do not need down payment assistance to still access TSAHC's MCC program.

Home Buyer Education Requirement

Every home buyer who utilizes one of TSAHC's homeownership programs must complete an

approved home buyer education course offered by a provider listed on the Texas Financial Toolbox website.⁸ The providers listed are generally nonprofit organizations or government entities who are either HUD-approved or certified to provide home buyer education.

TSAHC requires home buyer education to ensure households are well prepared for the responsibilities of owning a home. Research by the U.S. Department of Housing and Urban Development (HUD) revealed that home buyer education empowers individuals with the ability to make better financial decisions, understand their home buying options, improve their credit, save more money, and lower housing costs.⁹

Moreover, according to that same HUD publication, home buyer education can help mortgage borrowers avoid delinquencies and defaults. The HUD paper references the 2014 National Foreclosure Mitigation Counseling program that analyzed 240,000 loans and found that borrowers that took home buyer education were three times more likely to get a loan modification to avoid default.

2025 Homeownership Programs Activity Synopsis

In 2025, TSAHC's home buyer programs helped **9,5576,859** households with their home purchase through down payment assistance, an MCC, or both. In comparison, TSAHC assisted 8,725 households in 2024, 11,219 households in 2023, and 10,420 households in 2022. To date, TSAHC has served nearly 126,359 households under our homeownership programs.

In 2025, TSAHC continued its work alongside a network of partners as part of the Harris County Homeownership Collaborative (HCHC), aiming to create 5,000 new homeowners of color by 2025. HCHC's work is supported by a Wells Fargo grant that provides funding annually for four years.

In partnership with the Community Foundation of the Texas Hill Country and Connective, TSAHC also launched a new DPA program for families and individuals displaced by the July 4th flooding in Kerr County and Comfort, Texas. The program was launched in November 2025 and will provide up to \$145,000 in down payment assistance (based on income) on top of TSAHC's traditional DPA options, with an additional \$30,000 for households that are first-time buyers, veterans or active military. TSAHC will administer up to \$4 million in DPA through this program over the next few years.

2026 Implementation Plan

As the home buying market remains cool during a high interest rate environment, we continue to adjust internally to respond to the changing market conditions. For example, TSAHC has expanded our efforts to market and promote our programs in areas of the state where our volume isn't as robust. We intend to carry out this marketing effort to recruit new lenders,

⁸ Texas Financial Toolbox, <http://www.texasfinancialtoolbox.com/home-buyer-education>

⁹ Source: Evidence Matters, "The Evidence on Homeownership Education and Counseling," Spring 2016

establish new connections, and make inroads with home buyers in those regions.

In 2026, TSAHC will also continue offering “Overcoming the Down Payment Hurdle” courses throughout the state to share information about our programs in new and existing markets. These courses allow us to meet mortgage lenders, REALTORS®, and other industry professionals in the markets they work in and strengthen our existing connections or make new ones. We conducted approximately ~~75-88~~ of these classes in 2025, reaching over 2,700 REALTORS®.

In 2026, TSAHC will continue to engage the Lender Advisory Council on ways to improve our programs, stay abreast of any changes or developments in the mortgage industry, and adjust to meet the needs of Texas’ home buyers.

TSAHC continues to spread awareness about our programs and share knowledge about the industry through podcasts and monthly Facebook live events. Since our podcast launched in 2020, we’ve produced 45 episodes¹⁰ dedicated to home buying issues, homeownership topics and other housing industry related content. In 2026, we will continue producing podcast segments and holding Facebook live events. TSAHC is also currently in the process of redesigning its website, hoping to better communicate our programs and educational resources to lenders, REALTORS® and home buyers. This redesign process is anticipated to be completed in early 2026. We will continue to explore other ways to promote our programs through social media and other communications channels.

TSAHC will also continue to explore changes to the MCC program depending upon bond funding availability and market conditions. We remain committed to offering a suite of home buying products even as interest rates continue to climb to the highest levels in years. We evaluate the market daily and respond accordingly with the best options possible to ensure Texans always have assistance available to fulfill their dream of homeownership.

HOME BUYER EDUCATION AND FINANCIAL EDUCATION

Connecting Consumers with High Quality Housing and Financial Counselors

In 2012, TSAHC created the Texas Financial Toolbox (www.texasfinancialtoolbox.com) to give consumers an easy way to find nonprofit organizations or government entities that can help them achieve their financial and homeownership goals through home buyer education, credit counseling, or financial education.

Whether consumers want to learn how to better manage their money, find out if they’re ready for homeownership, understand the home buying process and the programs that are available to help them buy a home, or learn how to avoid foreclosure, the Texas Financial Toolbox is a great place to start. Information about home buyer programs, home buyer education classes, financial education, and foreclosure prevention is available, all searchable by city. This is a unique tool TSAHC believes is providing essential information to Texas consumers.

¹⁰ <https://www.buzzsprout.com/1048519>

In 2018, TSAHC expanded the Toolbox resource by creating a Loan Comparison Calculator¹¹ to help potential home buyers compare the different loan types and down payment assistance options offered by TSAHC. This tool is also available on TSAHC's website www.tsahc.org.

The Toolbox also includes a step-by-step guide to help families and individuals gain a better understanding of the home buying process.

Housing Connection Training

TSAHC has offered home buyer and financial education training to Texas housing nonprofits since 2012. From 2012-2017, TSAHC administered the Texas Statewide Homebuyer Education Program (TSHEP), a housing and financial counselor training program, on behalf of the Texas Department of Housing and Community Affairs. In 2017, TSAHC decided to expand the scope of the training provided and opted not to continue our role as administrator of TSHEP.

In 2018, TSAHC introduced the Housing Connection training program. The Housing Connection training built upon the success of TSHEP by offering not only housing and financial counselor training but also training for nonprofits interested in affordable housing development. The program's goal is to help both affordable housing and counseling organizations access trainings, promote themselves, and build capacity for their organizations and programs.

Our training partner that offers and delivers the courses is NeighborWorks America, a congressionally chartered nonprofit organization that supports community development across the country. In 2025, we offered the following courses: (1) Shared Equity Housing: Creative Models to Preserve Affordable Homeownership, and (2) Homebuyer Education Methods: Training the Trainer.

In 2025, 46 housing professionals representing 28 organizations and 22 cities received training through Housing Connection. Thanks to philanthropic support from our network of financial institutions, mortgage lenders and REALTORS®, and a new grant from the Mortgage Grant Fund, TSAHC was able to offer the training courses free of charge and provide hotel scholarships to participants traveling from out of town. The training workshop was generously hosted by the Federal Reserve Bank of Dallas at their San Antonio location.

To date, 920 individuals representing 415 organizations across Texas have attended trainings provided by TSAHC through either TSHEP (2012-2017) or Housing Connection (2018-2024). Additionally, TSAHC has provided more than \$181,745 in hotel scholarships to participants.

2026 Implementation Plan

In 2026, TSAHC will once again provide a variety of courses for housing counselors and nonprofit housing professionals. The course selection and training location will be guided by

¹¹ <http://www.texasfinancialtoolbox.com/mortgage-calculator>

feedback from past and prospective participants. TSAHC will continue to make the training as affordable as possible by raising public and private funds to subsidize the costs of attending.

TSAHC will also utilize the website redesign process to reimagine and rebuild the Texas Financial Toolbox resource to ensure it continues to provide the most up to date information to Texas consumers.

TEXAS HOUSING IMPACT FUND

The Texas Housing Impact Fund (THIF) helps provide safe, decent, and affordable housing with an emphasis on serving rural and underserved communities by providing flexible financing options to affordable housing developers.

Leveraging investments from multiple sources, TSAHC is able to provide flexible short-term and long-term affordable housing financing to developers through the THIF. This funding model has enabled TSAHC to steadily grow the fund over time, with applications for new loans accepted on an ongoing basis, provided there is funding available for the program.

To date, the THIF has financed the construction or rehabilitation of ~~246~~ 253 single family homes and 5,311 rental units for low and moderate-income households. These numbers include units currently under construction.

TSAHC currently offers three types of loans:

- Permanent financing loans
- Revolving lines of credit
- Construction loans

Single Family Construction/Rehabilitation

Homeownership continues to be the primary means by which lower-income households create stability and build wealth for the future. As mentioned above, the average household wealth of a homeowner is \$396,200, while the average household wealth of a renter is \$10,400.

However, due to continued high home prices, many Texans cannot afford to purchase a home in their communities. For example, according to the Real Estate Center at Texas A&M University, as of August 2025, the median home price in Texas was \$335,000.¹² Home prices have dropped slightly in the past year statewide, with Austin experiencing the largest decline in home prices at -2.8% and the other urban areas (Dallas-Fort Worth, Houston, San Antonio) experiencing -1.0%, -0.7%, and -0.9% declines, respectively.¹³ Despite these slight adjustments, however, homeownership remains out of reach for many low and moderate-income households.

¹² Source: <https://trerc.tamu.edu/article/texas-housing-insight/>, accessed October 31, 2025.

¹³ Source: <https://trerc.tamu.edu/article/texas-housing-insight/>, accessed October 31, 2025.

By financing the construction or rehabilitation of single-family homes that are affordable to well-qualified low and moderate-income home buyers, the THIF is helping families and individuals achieve the dream of homeownership and build household wealth.

Multifamily Construction/Rehabilitation

TSAHC also recognizes that not all families and individuals are ready to become homeowners. Access to affordable rental housing is what is most important to these households. By funding the construction of affordable rental units, the THIF helps households access affordable rental homes without sacrificing other basic needs, such as food, education, or medical care.

In 2025, TSAHC provided THIF financing to help rehabilitate or build 292 affordable rental units.

Affordable Housing Partnership

TSAHC launched the Affordable Housing Partnership (AHP) program in 2020 as part of the THIF suite of loan products. Thanks to a partnership with the Texas Health and Human Services Commission, TSAHC offers deferred forgivable loans to developers in Bexar, Dallas, Harris, and Travis counties to subsidize the construction of affordable, accessible, and community-integrated units designated for residents with long-term health needs.

Texas Housing Impact Fund Loan Production

Loan Production	2025	2003 - 2024
Loans Approved	6	69
# of Single Family Homes Built or Under Construction	2	295
# of Rental Units	292	4,608
Amount of Loan Funds Approved	\$7,120,000 ¹⁴	\$52,232,453

2026 Implementation Plan

TSAHC plans to continue to provide flexible lines of credit to developers that address our funding priorities. These loan products, leveraged with TSAHC’s access to lower cost land through its Affordable Communities of Texas (ACT) land bank, will enable developers to continue to build homes that are affordable. TSAHC forecasts sustained demand for THIF loans into calendar year 2026, as all funds for FY2026 have been awarded. TSAHC expects further funding to be made available in the latter half of 2026, once fiscal year 2027 begins.

TSAHC plans to continue to explore lending opportunities to address housing needs for underserved populations including disaster impacted areas, small urban and rural markets,

¹⁴ Texas Housing Impact Fund loans are a revolving line of credit for single-family construction awarded to Legacy CDC and for loans for the rehabilitation or creation of multifamily units for Delara Chase, Envoy64, Irving Lofts, Landmark on Cypress, Landmark on Pine, and Sagebrush 2025.

and urban areas that are rapidly changing and risk losing affordable housing.

TSAHC will continue to grow the fund by pursuing grants, program related investments or equity equivalent investments from foundations, banks, and other lenders and investors.

TSAHC will also continue to publish an annual Texas Housing Impact Fund Investment Report to document the statewide impact of the program. This report enhances TSAHC's efforts to market the Texas Housing Impact Fund to developers and potential investors.

AFFORDABLE COMMUNITIES OF TEXAS PROGRAM

TSAHC created the Affordable Communities of Texas (ACT) Program, a land bank and land trust program, in 2008 to stabilize communities experiencing high rates of foreclosure. TSAHC works in partnership with 38 nonprofit and for-profit affordable housing organizations across the state to acquire and redevelop foreclosed homes, vacant land, and tax foreclosed properties to make these homes available for sale or rent to low-income families.

Over its history, TSAHC has created 474-564 homes and 429 rental units (using a Joint Venture structure) for extremely low, very low, low, and moderate-income Texans. The ACT Program has a current portfolio of 41 lots and homes, and there are two active components of the program distinguished by source of funding and targeted use of properties¹⁵:

- ACT Land Banking – This is TSAHC's general land banking program that includes properties that are either purchased by TSAHC or donated to TSAHC. Properties are redeveloped for affordable housing. If a property is not suitable for redevelopment (i.e., poor location, high cost of redevelopment, or other extenuating circumstances), the property is sold, and the funds are reinvested in the ACT Program.
- ACT Land Trust – Properties acquired are intended to be held in perpetuity by TSAHC. Homes built or redeveloped on land trust sites may be rented or sold to qualified low-income households.

¹⁵ There are two dormant components of the ACT program – the ACT Veterans Initiative Program and the Neighborhood Stabilization Program. These programs ended because every property in these programs was either redeveloped and sold or sold outright.

Affordable Communities of Texas Portfolio

Program/Initiative	Acquisitions 2025	Sales 2025	Current Portfolio	Current Asset Value
ACT Land Banking / Land Trust	12	5	41	\$23,942,815

In 2025, TSAHC completed the Park on 14th, a multifamily rental development in Plano, Texas. This development offers 62-units of affordable multifamily rental homes and is part of our ACT land trust.

2026 Implementation Plan

The ACT Program will continue to play an integral role in TSAHC’s overall affordable housing strategy. TSAHC intends to increase efforts to expand our portfolio of ACT land bank properties by forming partnerships to acquire foreclosed and vacant properties and working directly with local and regional governments where possible.

For properties already in our land bank, we will continue working with our network of local partner developers to redevelop and sell those properties. TSAHC is exploring funding opportunities offered by federal, state and local resources to subsidize construction costs and ensure the sales prices remain affordable to low and moderate-income households.

TSAHC continues to explore the implementation of additional land trust mechanisms that allow TSAHC to deliver homeownership opportunities to low- to moderate-income home buyers and deeper levels of affordable rental housing.

MULTIFAMILY PRIVATE ACTIVITY BOND PROGRAM

TSAHC uses its statutory authority to issue tax-exempt multifamily private activity bonds (PAB) to help affordable housing developers construct or preserve multifamily rental units. As a conduit issuer, TSAHC is allocated 10 percent of Texas’ multifamily PAB cap each year.

TSAHC makes available to developers its multifamily PAB allocation through an annual Request for Proposal application process. To be considered for multifamily PAB financing, multifamily developments must meet specific housing needs identified each year by TSAHC’s Board of Directors. In 2025, those housing needs were:

- At-Risk Preservation and Rehabilitation of Existing Affordable Units
- Housing in Rural and Smaller Urban Markets
- Senior and Service Enriched Housing Developments
- Housing in Areas with Disaster Declarations

In 2025, TSAHC closed on \$23,500,000 in multifamily PABs to construct or rehabilitate 150

affordable rental units in Central Texas.¹⁶

2026 Implementation Plan

TSAHC anticipates continued interest and growth in our PAB program due to the high number of affordable housing units needed to meet statewide demand. For example, the most recent research conducted by the National Low Income Housing Coalition found that, in Texas, there are only 41 units that are affordable for every 100 households that earn 50% or less of the average median income.¹⁷

The demand for affordable housing is reflected in the number of TSAHC PAB projects that are either currently induced, pending closing or under review. We anticipate demand for PABs will remain high into 2026 and beyond.

TSAHC will also explore how to create more permanent supportive housing (PSH) units either through PABs or other financing structures. The creation of additional PSH developments continues to be a priority for TSAHC and will be covered in detail later in this plan.

ASSET OVERSIGHT AND COMPLIANCE

Asset oversight and compliance monitoring of multifamily properties financed through multifamily private activity bonds is required by many bond issuers, including TSAHC. We also require asset oversight and compliance monitoring of multifamily properties financed through our THIF. TSAHC believes these reviews are one of the best ways to ensure properties provide ongoing safe, quality affordable housing to their residents.

Asset Oversight

As part of the asset oversight review process, staff performs an annual inspection of each property, monitors each property's financial and physical health, and provides suggestions for improvement to property owners and managers. Staff completes a report of each property and submits its reports to property owners, managers, and other stakeholders. The reports are also available on TSAHC's website.

These visits are typically on-site, physical inspections, but because of the COVID-19 pandemic and subsequent safety concerns, TSAHC has performed a hybrid of virtual and in-person visits for the past five years. For both types of reviews, TSAHC requires property management agents to provide property reports. For virtual reviews, we also require photos of the property.

In 2025, TSAHC performed asset oversight reviews for 39-46 properties, totaling 5,0716,490 units.

¹⁶ The development that received funding through our PAB program is Cairn Point at Montopolis.

¹⁷ Source: "The Gap: A Shortage of Affordable Homes," The National Low Income Housing Coalition, March 2025

Compliance

As part of the compliance review process, staff review tenant files annually to ensure that property owners and managers are following the federal affordability requirements relating to the tax-exempt status of the bonds. Completed compliance reports are submitted to property owners, managers, and other stakeholders and are available on TSAHC's website. In addition, TSAHC manages an online reporting system that allows property managers to complete their monthly compliance reporting online.

Each month, staff monitors whether property owners and managers are providing the required number of affordable units to income-eligible households and whether high-quality resident services are being provided. Monthly compliance monitoring helps TSAHC ensure that property owners and managers are meeting all program requirements.

In 2025, TSAHC performed compliance reviews for ~~4538~~ properties, totaling ~~5,1356,554~~ units. These properties are financed either through PABs or THIF financing. TSAHC will continue to ensure that staff are well-equipped to handle the demands of adding a significant number of properties and units to the asset and compliance review portfolio over the past year and into 2026.

2026 Implementation Plan

In 2026, TSAHC staff will continue to conduct site visits in a manner that best protects the health and safety of our staff, as well as staff and residents at properties in our asset and compliance portfolio.

TSAHC will also continue to review and update its policies and procedures as industry trends and changes in policy dictate. TSAHC will continue to closely monitor the financial health and physical condition of properties in its portfolio and offer specific strategies for improvement.

SINGLE FAMILY RENTAL PROGRAM

The cost of living in Austin and around Texas steadily remained high, primarily due to inflation and high rental rates. The average monthly rent was \$1,662 as of October 2025,¹⁸ which is simply unaffordable for many low- to moderate-income Austin families.

In May 2013, TSAHC created the Single Family Rental Program to provide eligible low-income families with affordable, below-market rental homes in high-opportunity neighborhoods in the Austin Metropolitan Statistical Area (MSA).

Homes available through the program are located in areas with higher than average median incomes, with access to good schools and other services nearby. The program has received an

¹⁸ Source: <https://www.rentcafe.com/average-rent-market-trends/us/tx/austin/>, accessed October 31, 2025

extraordinary number of applications from low-income families and individuals interested in renting a home available under the program.

The program offers individuals and families that earn at or below 80% of the area median family income the opportunity to rent a home at prices significantly less than market rate. TSAHC screens each applicant for rental, credit, and criminal history and to verify income eligibility.

Given the success of the program and the ongoing need for affordable rental opportunities in other areas of the state, TSAHC expanded the program to San Antonio in 2019, the Dallas-Fort Worth metroplex in 2022, and Flint, Texas in 2023. Since the expansion, TSAHC has purchased eight single-family homes in the San Antonio MSA, 10 in the DFW metroplex, and 22 in Flint, Texas.

Combined, the Single-Family Rental Program now provides 63 rental homes across Flint and the Austin, San Antonio, and Dallas-Fort Worth MSAs.

2026 Implementation Plan

TSAHC does not intend to expand this program in 2026. We will instead focus our 2026 activities on maintaining our existing rental portfolio. TSAHC will also explore how to offer homeownership opportunities to tenants who are interested in purchasing a home in the future.

MULTIFAMILY RENTAL PROGRAM

In July 2015, TSAHC expanded its rental program by acquiring the Rollins Martin apartment complex in East Austin. Built in 1998, the Rollins Martin apartment complex was originally financed as part of the federal low-income housing tax credit (LIHTC) program. It consists of 15 three-bedroom apartment units, all of which are affordable for families earning at or below 60% of the area median family income.

The apartment complex is located in a rapidly developing neighborhood of East Austin that is quickly becoming unaffordable to its long-time lower-income residents. In 2023, the average rent in the neighborhood was \$1,478, while over 15% of the neighborhood's residents were living below the poverty level.¹⁹ By maintaining affordability in the rapidly changing neighborhood, TSAHC is meeting a critical housing need for the community.

TSAHC has also made substantial improvements to the Rollins Martin apartment complex. Since 2015, TSAHC has completed the following repairs and improvements: installed new appliances, tankless water heaters, and HVAC for each unit; installed new roofing, new outdoor trash receptacles, a bike rack, surveillance system, and a fence for the property;

¹⁹ Source: https://housingworksAustin.org/wp-content/uploads/2024/12/District01_2023_FNL_print.pdf, accessed October 31, 2025

expanded doors for the laundry area in each unit; replaced all staircases; added additional security features to the locks on each unit's door; upgraded the surveillance system; replaced all siding and windows; added new paint, lighting, doors, mailboxes and signage; and completely renovated all 15 units.

In 2021, TSAHC also reconstructed the dumpster enclosure area to create more recycling space and poured a semicircular driveway to make it easier for trash trucks to access and leave the dumpster area safely. In addition, TSAHC built an ADA accessible sidewalk and pad for the common area between buildings 3 and 4. In 2022, we completed renovations in seven units and performed extensive repairs on the roof.

TEXAS FOUNDATIONS FUND

History of the Texas Foundations Fund

TSAHC created the Texas Foundations Fund (TFF) to improve housing conditions for very low-income Texas households, with an emphasis on assisting underserved populations. TSAHC defines very low-income households as households earning at or below 50% of the area median family income.

Through TFF, TSAHC partners with nonprofit organizations across Texas to support quality programs that address the critical housing needs of very low-income families and individuals. Selected partners receive grants to support their housing services. Since 2008, TSAHC has awarded over \$11.6 million in grants.

The housing services listed below are eligible for support through TFF:

- Home repairs and accessibility modifications in owner-occupied homes.
- Services at supportive housing communities.
- Housing and financial counseling services.

TSAHC selected these services by conducting a survey asking its partner housing organizations to identify the greatest housing needs of the very low-income Texans they serve. TSAHC also conducts follow-up surveys every few years to confirm that the services funded by the Texas Foundations Fund are still critically needed by very low-income Texans.

TSAHC funds TFF awards primarily with earned revenue from its other housing programs. TSAHC's Board of Directors determines the amount available for each funding round. Prior to each application cycle, TSAHC publishes TFF Guidelines for public comment, giving stakeholders the opportunity to provide feedback prior to submitting a funding proposal.

Prior to 2016, the Foundations Fund was a competitive grant process. For the three award cycles that followed (2016 – 2021), it was a non-competitive application process. Nonprofits

that met eligibility criteria partnered with TSAHC for a two-year term in a matching grant structure. In 2022, TSAHC once again updated its funding structure to remove the matching grant requirement, amend the audit requirements for small organizations, add housing and financial counseling services as an eligible activity, and utilize applicants' budget size to determine grant amounts.

2025 Funding Cycle

In 2025, to better align staff resources and ensure adequate funding available to applicants, TSAHC made two important changes to the TFF application cycle. First, TSAHC shifted the application window towards the beginning of the calendar year rather than in mid-April. Second, TSAHC began accepting applications on a rolling basis until all funds were awarded. TSAHC provided a total of \$1,250,000 in grant funding to 85 organizations in 2025, with awards ranging from \$10,000 to \$25,000, depending on organizational budget size.

2026 Implementation Plan

In 2026, we intend to open the application window towards the beginning of the calendar year again. TSAHC plans to accept grant applications on a rolling basis in 2026, accepting applications until funding runs out. While we do not anticipate making substantive changes to the guidelines, we will continue to explore changes to improve the administration of the program.

GRANTS FOR DISASTER RECOVERY

Housing and Economic Assistance to Rebuild Texas (HEART)

On August 23, 2017, Hurricane Harvey made landfall along the Texas coast, inflicting catastrophic damage to Southeast Texas, the Gulf Coast region, the greater Houston area, and the Coastal Bend area. In response to this catastrophic event, TSAHC partnered with Enterprise Community Partners to create a grant program to provide critical home repair funding, programmatic support, and technical assistance for nonprofits providing ongoing relief efforts to the impacted areas with an emphasis on providing relief outside of the Harris County area.

The program, entitled Housing and Economic Assistance to Rebuild Texas (HEART), launched in April 2018 thanks to a generous financial commitment from the Rebuild Texas Fund, a joint initiative of the OneStar Foundation and the Michael & Susan Dell Foundation. Other funding was provided by the Meadows Foundation, the Center for Disaster Philanthropy, BBVA and a commitment from TSAHC's Board.

The program awarded \$2,555,000 to 39 nonprofits providing housing-related assistance to low-income households directly affected by Hurricane Harvey.

Winter Storm Uri Response

In February 2021, Winter Storm Uri ravaged Texas, bringing prolonged below freezing temperatures and record snowfall to many parts of the state.

In March 2021, the TSAHC Board of Directors approved a special funding round of the Texas Foundations Fund program to respond to this event and made \$300,000 available to organizations providing home repairs for affected households in the most severely impacted areas. TSAHC provided grant funding to 15 organizations that provided home repairs to 236 households between April and August 2021 through this special funding round.

Texas Foundations Fund – Disaster Recovery

These twin natural disasters motivated TSAHC to create a standing program within TFF in 2022 that is earmarked specifically for disaster recovery activities. That way, funds can be made available in the immediate aftermath of a disaster, allowing organizations to more swiftly respond to disasters in their communities.

A total of \$250,000 in disaster recovery funding was made available for the FY2025 grant year. The Disaster Recovery program provided relief funds to 10 nonprofit organizations that provided critical repairs for wildfires in Hill County and for damage caused by Hurricane Beryl in several counties along the Texas Gulf Coast. All \$250,000 in funding for FY2025 was committed towards the disaster recovery efforts of our nonprofit grantees.

2026 Implementation Plan

TSAHC's Board of Directors approved the FY2026 Disaster Recovery Guidelines in August 2025. In response to the series of devastating flood events in July 2025, TSAHC's Board of Directors approved increasing the total grant funding available for the program to \$350,000. Like in previous years, the maximum award for an organization is \$30,000.

In October 2025, TSAHC's Board approved an amendment to the FY2026 guidelines to allow TSAHC to make an exception for applications from nonprofit organizations that have never received grant funding through the Texas Foundations Fund or HEART programs. This change gives TSAHC the ability to respond to disasters across all areas of the state, particularly in Texas' rural areas, where our network of existing grantees is not as robust.

SUPPORTIVE HOUSING INITIATIVES

Partnership with Texas Health and Human Services Commission (HHSC)

In 2016, TSAHC expanded its efforts to address supportive housing needs beyond grant funding provided through the Texas Foundations Fund. We accomplished this by partnering with the Texas Health and Human Services Commission (HHSC) through the Centers for Medicare & Medicaid Services Innovation Accelerator Program (IAP).

The IAP launched in August 2017 and concluded in April 2018 with two outcomes. First, public and private partnerships developed between the Medicaid and housing systems to better address the housing and supportive services needs of the Medicaid recipient population.

Second, HHSC and TSAHC created a state action plan that seeks to foster additional community living opportunities for Texans with ongoing health needs.

As part of implementing the state action plan, TSAHC conducted a series of permanent supportive housing (PSH) workshops in 2019 for nonprofits and other interested parties who wish to create or preserve PSH units. These one-day workshops provided an overview of the financing of PSH developments and the implementation of supportive services at those developments.

Texas Supportive Housing Institute

Building upon the success of the PSH workshops, TSAHC launched the Texas Supportive Housing Institute in September 2020, which provides technical assistance to nonprofits, developers, service providers, and property managers interested in creating and operating supportive housing in their communities. The training is conducted by the Corporation for Supportive Housing (CSH), and TSAHC has successfully hosted Institutes with 4-6 development teams in 2020, 2021, 2022, and most recently in 2024.

In 2024, TSAHC and CSH selected six development teams to participate in the 2024 Institute, which was offered using a hybrid model of in person and virtual sessions. The Institute began with a three-day kickoff event in Austin to welcome teams from Austin, Brownsville, Dallas, Denton, Marshall, and San Antonio. The 2024 Institute concluded in March 2025 with final presentations from all the teams that completed the Institute. This cohort is projected to create 488 units of permanent supportive housing.

Permanent Supportive Housing Symposium

In 2023, TSAHC took a brief pause on providing the Institute and instead launched a Permanent Supportive Housing Symposium for two primary reasons. First, opportunities to share best practices and how to apply lessons learned in the supportive housing space are lacking in Texas. And second, due to past iterations of the Institute, we have a pipeline of new developers, service providers, and property managers operating in supportive housing who need further education and training beyond what the Institute provides.

Based upon that, we hosted our first Permanent Supportive Housing Symposium on November 6-8, 2023, in Austin. Nearly 200 individuals attended the Symposium, representing developers, property managers, service providers, health professionals, homelessness response organizations, and other health and housing organizations.

We hosted our second Permanent Supportive Housing Symposium on November 4-5, 2025. The Symposium offered three tracks focusing on supportive housing design and development, financing for development and supportive services, and operations and service delivery, as well as a tour of supportive housing developments around Austin and a Permanent Supportive Housing Academy training, offered in partnership with CSH.

2026 Implementation Plan

TSAHC intends to host another iteration of our Texas Supportive Housing Institute in 2026. While the previous Institute was open to developers statewide, TSAHC plans to focus this Institute specifically on the Dallas/Fort Worth metro area, which will enable us to better leverage local resources and align the Institute instruction with local initiatives.

Going forward, TSAHC plans to continue rotating its offerings, hosting Institutes in even numbered years and Symposiums in odd numbered years. Together, these training opportunities will provide continuing education for PSH developers while also developing a pipeline of projects for future Institutes.

General Homelessness Activities

TSAHC continues to support other efforts addressing homelessness. This includes Advisory Member representation on the Texas Interagency Council for the Homeless (TICH) and serving as liaison between the TICH and United States Interagency Council on Homelessness. In addition, TSAHC sponsors the annual Texas Conference on Ending Homelessness hosted by the Texas Homeless Network. TSAHC also provides grant support to the Texas Homeless Network to develop a data collection system and improve data collection and sharing capabilities among homeless service providers.

OTHER INITIATIVES

Partnership with TxDOT

In summer 2020, TSAHC was approached by the Texas Department of Transportation (TxDOT) to administer grant funding to support affordable housing initiatives in communities affected by TxDOT's North Houston Highway Improvement Project (NHHIP).

The NHHIP is a multi-billion dollar transportation project that will expand and realign sections of Interstate I-45 in North Houston, impacting several communities (known as super-neighborhoods). These super-neighborhoods are comprised primarily of low-income and minority residents. TxDOT is providing \$30 million to support affordable housing initiatives in these communities in addition to the individual compensation provided to homeowners, renters and businesses that are displaced by the project.

TxDOT approached TSAHC due to our prior experience providing grant funding through the Texas Foundations Fund and HEART programs, both of which have supported nonprofits serving the communities affected by the NHHIP.

TSAHC received initial approval from our Board of Directors in October 2020 to move forward with discussions with TxDOT and draft an agreement outlining the use of the funds. Those discussions were paused in early 2021 due to legal proceedings that put the NHHIP on hold. The legal proceedings concluded in early 2023, allowing TSAHC to resume those contract discussions with TxDOT which extended into and were finalized in 2024.

In 2024, TSAHC selected a consultant through a Request for Proposal process to develop a comprehensive housing needs assessment of the impacted communities and ultimately a

Housing Revitalization Plan to guide the distribution of the grant funds. TSAHC received the needs assessment from its consultant in November 2025, the first component of the Housing Revitalization Plan. The remainder of the plan will be completed by May 2026. TSAHC intends to begin executing the plan and distributing the grant funds by the end of 2026.

Tab 6

Presentation, Discussion and Possible Approval of a Resolution for a Limited Guarantee to Habitat for Humanity Texas (HabTex Mortgage Services) in an amount not to exceed \$1 Million.

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 February 17, 2026, 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>
Lemuel Williams	Chairperson
Valerie Vargas Cardenas	Vice Chairperson
David Rassin	Director
Ernest Richards	Director
David Lewis	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 (except the Assistant Secretary) were present at the meeting.

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

“RESOLUTION NO. 26- _____

TEXAS STATE AFFORDABLE HOUSING CORPORATION

**RESOLUTION TO PROVIDE A LIMITED GUARANTY FOR THE
BENEFIT OF HABITAT FOR HUMANITY TEXAS (HABTEX
MORTGAGE SERVICES) IN AN AMOUNT NOT TO EXCEED \$1**

MILLION, AND AUTHORIZING AND APPROVING FURTHER RELATED ACTION.

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

___ AYES

___ NOS

___ ABSTENTIONS

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

SIGNED this 17th day of February, 2026.

Rebecca DeLeon, Secretary
Texas State Affordable Housing Corporation

RESOLUTION NO. 26-_____

RESOLUTION TO PROVIDE A LIMITED GUARANTY FOR THE BENEFIT OF HABITAT FOR HUMANITY TEXAS (HABTEX MORTGAGE SERVICES) IN AN AMOUNT NOT TO EXCEED \$1 MILLION, AND AUTHORIZING AND APPROVING FURTHER RELATED ACTION.

WHEREAS, the Texas State Affordable Housing Corporation (the "Corporation" or "TSAHC") has been duly created and organized under the authority of Texas Government Code, Title 10, Chapter 2306, Subchapter Y, as amended, and pursuant to and in accordance with the provisions of the Texas Non-Profit Corporation Act, Article 1396-1.01 *et seq.*, now codified as the Texas Business Organizations Code, including Chapter 22 thereof, as amended (the "Act");

WHEREAS, under the Act, TSAHC is authorized to engage in activities that promote public health, safety, and welfare through the provision of safe, decent, and affordable housing for Texans of low and moderate income;

WHEREAS, Habitat for Humanity Texas, Inc., through its mortgage servicing affiliate HabTex Mortgage Services ("Habitat Texas"), requested a limited guaranty from TSAHC to support the purchase of performing residential mortgage loans originated by local Habitat for Humanity affiliates in Texas;

WHEREAS, the Board of Directors of TSAHC considered this request at its October 21, 2025 meeting and approved a limited guaranty in an amount not to exceed \$1,000,000 to support the purchase of such loans; and

WHEREAS, the Board desires to memorialize its approval of the limited guaranty and provide formal evidence of authorization for use in connection with related loan purchase transactions.

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

Section 1. Authorization of Limited Guaranty. The Board of Directors hereby authorizes the issuance of a limited guaranty by TSAHC in an amount not to exceed \$1,000,000 to support the purchase of performing residential mortgage loans originated by local Habitat for Humanity affiliates in Texas and serviced by Habitat for Humanity Texas (HabTex Mortgage Services).

Section 2. Purpose and Scope. The limited guaranty is authorized for the purpose of providing credit enhancement in connection with one or more loan purchase transactions and is not limited to any single purchasing bank or financial institution.

Section 3. Authorized Officers. The President and/or Executive Vice President of TSAHC are each authorized, acting alone, to approve the final terms of the guaranty and to execute and deliver any agreements or related documents necessary or appropriate to carry out the intent of this Resolution.

Section 4. Ratification. All actions previously taken by TSAHC officers or staff in connection with the approval and implementation of the limited guaranty described herein are hereby ratified, confirmed, and approved.

Section 5. Public Purpose. The Board of Directors of the Corporation has determined and hereby confirms that the acts of the Corporation providing a limited guaranty for the benefit of Habitat for Humanity Texas (Habtex Mortgage Services) in an amount not to exceed \$1,000,000 to support the purchase of performing residential mortgage loans originated by local Habitat for Humanity affiliates in Texas and serviced by Habitat for Humanity Texas (HabTex Mortgage Services) accomplishes a valid public purpose of the Corporation.

Section 6. Conflicting Prior Actions. Any order, resolution, approval or any action of the Board of Directors in conflict with this Resolution is hereby repealed to the extent of any such conflict.

Section 7. Severability. Any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 8. Effective Date. This Resolution shall be effective immediately upon its adoption.

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APPROVED AND EFFECTIVE this 17th day of February, 2026.

TEXAS STATE AFFORDABLE HOUSING
CORPORATION

Lemuel Williams, Chairperson

ATTEST:

Rebecca DeLeon, Secretary
Texas State Affordable Housing Corporation

Tab 7

Closed Executive Session – Discussion regarding the Evaluation and Annual Performance Review of the President of the Corporation (Personnel Matters – Texas Government Code § 551.074).

Tab 8

Review, Discussion and Possible Approval of the Annual Performance
Review of the President of the Corporation and related actions.