

MEMORANDUM OF UNDERSTANDING

BETWEEN

MANOR INDEPENDENT SCHOOL DISTRICT AND

TEXAS EDUCATOR HOUSING AFFORDABILITY FUND (THE FOUNDATION)

WHEREAS, the **Manor Independent School District (the “District”)** has agreed to enter into this Memorandum of Understanding Agreement (the “Memorandum of Understanding” or the “Cooperation Agreement”) with the **Texas Educator Housing Affordability Fund (the “Foundation”)** to enable District personnel to receive financial benefits and other incentives from the Foundation; and

WHEREAS, the Foundation is a Texas nonprofit corporation dedicated to providing safe and affordable workforce housing, with the goal of assisting educators and staff in securing housing within the District at affordable rates; and

WHEREAS, the Foundation has developed a strategy to partner with and support Texas independent school districts by providing financial benefits and other incentives to District personnel at existing and future multifamily residential developments in partnership with the Foundation; and

WHEREAS, the Foundation is committed to supporting the economic development, education, and workforce housing needs of Texas educators, as well as financing, maintaining, and operating affordable housing developments for their benefit; and

WHEREAS, the Foundation and the District are partnering to facilitate the process with the apartment stakeholders to provide affordable housing for District personnel. The District is assisting in facilitating the collaboration. The District will not have any financial obligations related to tenant procurement, rent collection, or property management

NOW, THEREFORE, the parties agree as follows:

Section 1. Cooperation Agreement

The District and the Foundation agree to cooperate in providing affordable housing opportunities for the District’s workforce. The District’s involvement shall be at its sole discretion and does not create any financial liability.

Section 2. Multifamily Workforce Housing Authorization

The Foundation shall have the authority to develop, acquire, and manage multifamily housing within the District’s boundaries, utilizing financing options such as tax-exempt or taxable bonds. Any new development must be approved by the Superintendent of the District before proceeding.

Section 3. Management

The District will not be responsible for managing these properties.

Section 4. Annual Reports

The Foundation will submit an annual report to the Board of Trustees detailing the impact and usage of these financial benefits.

Section 5. Preservation of Authority

Nothing in this agreement limits the District's authority to regulate housing or the Foundation's ability to operate independently under Texas law.

Section 6. Implementation

The Superintendent of the District and the President of the Foundation are authorized to take any necessary actions to implement this Memorandum of Understanding.

Section 7. Termination

Either party may terminate this agreement with written notice. However, any financial benefits already committed to District personnel will remain in effect.

Section 8. Execution

This Memorandum of Understanding is effective upon signing.

EXECUTED AND DELIVERED this ____ day of _____, 2025.

MANOR INDEPENDENT SCHOOL DISTRICT

President, Board of Trustees

Superintendent of Schools

TEXAS EDUCATOR HOUSING AFFORDABILITY FUND (THE FOUNDATION)

CEO *Laura Cavazos*