

Texas Workforce Housing Foundation  
Friday, June 2, 2023 1:30 PM Central

Saleen Performance Parts  
900 East Old Settlers Boulevard,  
#360  
Round Rock , Texas 48664

1. Call to order and determine if a quorum is present

2. Public comments: this time is provided for the public to address the Board on issues and concerns. No action can or will be taken on issues raised under this portion of the meeting. Please state your name for the record and limit your remarks to a period not to exceed three minutes.

3. Approve minutes from prior board meeting

4. Public Hearings

5. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Archway Co. or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Archway Co. or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

6. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Ascenda Capital or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Ascenda Capital or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

7. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Augusta North Houston LLC or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, BMC Capital or its affiliates or assigns, and potential limited partner or

member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

8. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with AZURE @ 1212 Borrower De LLC or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, AZURE @ 1212 Borrower De LLC or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

9. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Balvia Properties or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Balvia Properties or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

10. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with BMC Capital or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, BMC Capital or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

11. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with CAF Capital or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility

Corporation, CAF Capital or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

12. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Carriage Place Apartments Houston LLC or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the tobe-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Carriage Place Apartments Houston LLC or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

13. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Dalian Development or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the tobe-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Dalian Development or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

14. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Fulcrum Development LLC or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the tobe-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Fulcrum Development LLC or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

15. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Fundamentals or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the

General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Fundamentals or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

16. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Fundamentals or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Fundamentals or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith

17. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Heritage Investment Partners, LLC or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Heritage Investment Partners, LLC or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

18. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Lion Head LLC or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Lion Head LLC or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

19. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with LRE Management or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2)

the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, LRE Management or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

20. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Morton Land Partners, LLC or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Morton Land Partners, LLC or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

21. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Namma Corridor at Westchase SPE, LLC or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Namma Corridor at Westchase SPE, LLC or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

22. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Nitya Capital or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Nitya Capital or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

23. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with TTI Capital or its affiliates or assigns

to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, TTI Capital or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

24. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Verandas 5455 LLC or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Verandas 5455 LLC or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

25. Consideration and possible approval of an organizational name change.

26. Consideration and possible approval of a 2023 Application.

27. EXECUTIVE SESSION

28. Confirm next meeting date; discuss future agenda items

29. Adjournment