

Texas Workforce Housing Foundation  
Wednesday, September 20, 2023 12:00 PM  
Central

Hayes Building  
8108 N. FM 973  
Austin, Texas 78724

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. Consideration and possible approval of and allowance for:

(1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Hixon Properties or its affiliates 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, Hixon Properties or its affiliates, and potential limited partner or member investors that shall acquire, develop, own, and operate essential housing developments;(3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

5. Consideration and possible approval of and allowance for:

(1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Bridgeview Real Estate LLC or its affiliates 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, Bridgeview Real Estate LLC or its affiliates, and potential limited partner or member investors that shall acquire, develop, own, and operate essential housing developments;(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 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, and potential limited partner or member investors

that shall acquire, develop, own, and operate essential housing developments;  
(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 Guefen Development Partners, LLC or its affiliates 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, Guefen Development Partners, LLC or its affiliates, and potential limited partner or member investors that shall acquire, develop, own, and operate essential housing developments;

(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 Ascendant Capital Fund LP or its affiliates 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, Ascendant Capital Fund LP or its affiliates, and potential limited partner or member investors that shall acquire, develop, own, and operate essential housing developments;

(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 a 2023 Application.

10. EXECUTIVE SESSION

11. Confirm next meeting date; discuss future agenda items

12. Adjournment