

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

FINANCE COMMITTEE

Room 437
Waller Creek Office Building
507 Sabine Street
Austin, Texas

9:45 a.m.
Friday
April 14, 2000

COMMITTEE MEMBERS:

DONALD R. BETHEL, Chairman
MICHAEL JONES
MARGIE BINGHAM (not present)

STAFF:

DAISY STINER, Executive Director
BILL DALLY, Chief Financial Officer
BRENT STEWART, Multifamily Division
ROBERT ONION, Multifamily Division

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ADJOURN

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P R O C E E D I N G S

1
2 MR. BETHEL: We're going to call this meeting
3 to order. This is the meeting of the Finance Committee of
4 the Texas Department of Housing and Community Affairs,
5 meeting at -- we're a little bit late -- 9:45 on April 14
6 of the year 2000.

7 I'll call the roll of the committee members to
8 verify a quorum.

9 Don Bethel, present.

10 Mike Jones?

11 MR. JONES: Here.

12 MR. BETHEL: Margie Bingham?

13 (No response.)

14 MR. BETHEL: Margie is not here.

15 There is a quorum.

16 Since this meeting is open for public record,
17 we would ask that if you wish to speak before this
18 committee, that you would fill out a witness affirmation
19 form and bring it to the front and give it to the court
20 reporter. Give it to Penny and she'll hand it to us, and
21 then we'll recognize you to speak. If you do wish to
22 speak, come forward to the podium and state your name,
23 because these proceedings are recorded for public record.

24 I have several witness affirmation forms.
25 Today if there's anyone else would like to speak, well, if

1 you would go ahead and pick them up, that would be great.

2 I guess at this time we will -- we're going to
3 give you the time to speak; if it becomes repetitious, we
4 would like for you to cut it a little short. I know we've
5 got several wishing to speak about the Hickory Bend
6 Apartments.

7 What I thought we might do is the ones that are
8 against speak first, and then the ones for it speak, and
9 then we may have a rebuttal by the ones that are against.

10 And we're happy to have Senator Royce West with
11 us today, and Senator, if you'd like to speak, we would
12 invite you to come forward. Or would you like for some of
13 the others?

14 SENATOR WEST: We'll let some of the others,
15 and then what I'd like the opportunity to do is that after
16 the committee has heard both sides, have the opportunity
17 to have some closing remarks.

18 MR. BETHEL: Okay. Thank you, sir.

19 Thelmer Norman. Right here, please, and if
20 you'd state your name for the record.

21 MS. NORMAN: I'm Thelmer Norman, 2628
22 Blackstone, Dallas, Texas. I represent the United
23 Homeowners Association of Oak Cliff.

24 The United Homeowners Association of Oak Cliff
25 is an umbrella organization for the homeowners

1 associations in the southwest sector of Oak Cliff. This
2 covers a lot of territory, and it's a lot of people
3 involved.

4 Carole, would you bring me that red book?

5 We've been working on what you call a planned
6 development in that area. Area 5 and 8 merged together in
7 order to do what you call a planned development. A
8 planned development -- the scientific name is a PD. But
9 what it is that you plan out your own neighborhood, you
10 dictate what comes in and what's not going to come in.

11 In other words, this book here, which I'm going
12 to pass it around -- it has 435 signatures of homeowners.

13 We sent out to 1,000 homeowners; I have a copy of that of
14 all the homeowners that it was sent out to.

15 This is certified and endorsed by notables, all
16 the churches in the area. I go to Oak Cliff Bible
17 Fellowship which is one of the largest churches in that
18 area, has a membership about 4- or 5,000. Church City,
19 the complete Church City endorsed this PD. We changed 800
20 acres in Area 5 which is right -- you've got Hampton Road
21 runs down the center of Area 8 and 5; Hampton is on the
22 left -- I mean Area 8 is on the left, and Area 5 is on the
23 right.

24 I live in Area 8; that's about this case we
25 have today. I live in that area; I've been in that area

1 for 22 years. The problem that we have in that area is an
2 oversaturation of apartments in the area; we've got about
3 6,000 in the immediate area. We're losing all the kids
4 that's in that area to drugs and crimes.

5 We have started what we call the Oak Cliff War
6 on Crime Project. We started this project -- I did, about
7 nine months ago. We had 287 prostitutes on the corner
8 from where I stay, which is nowhere from where the
9 apartments are being ready to be put in. We have a
10 problem of the owners coming in over a long period of
11 time, the developers, and not keeping it up.

12 We've got the largest drug problem on the
13 corner, and the reason we started -- I was so sincere to
14 the need because when it start hitting on your doorstep,
15 you get concerned. I was stopped in the middle of the
16 street there on Camp Wisdom, and at that point I said,
17 It's time to do something. So I started calling all the
18 business people together in the area; we started this PD.

19 Everybody agrees that we are going to change
20 the zoning. The planning department agreed; all city
21 council planners in Dallas voted unanimously to change
22 this zoning from multifamily to single family dwellings.
23 We wasn't aware that that particular spot had been kept
24 zoning as multifamily.

25 That area was designated as our industrial

1 area -- commercial, industrial. We knew the college was
2 going to be put in over there, and we knew what had to be
3 around it. We didn't want it to wind up like the
4 University of Houston is -- in the ghettos. Nice school,
5 but you are completely surrounded.

6 What it is is we want to follow the Walker
7 Consent Decree [phonetic]. If you've got an apple, and I
8 got four little kids here, I want to distribute that apple
9 out equal. I want to cut it four ways, and I want to give
10 you your portion, I want to give you your portion, and you
11 your portion. But if I give one of those kids more than I
12 gave the other, Mama, you got a problem; you gave him more
13 than you gave me.

14 So that's the problem we've got here is that
15 that apple is being distributed the wrong way. So you've
16 got the Oak Cliff family upset; you've got the entire
17 community upset. We just received a phone call from the
18 mayor's office. Mary Kay Vaughn just called; says that
19 they have agreed to the change. Senator West is going
20 along with us and our state representative Jesse Jones.
21 Both have put letters in the file.

22 So everybody, the community, the churches, the
23 recreation peoples, everybody in the area is going along
24 with it.

25 So we do not want -- they came in and they

1 didn't even put bathrooms downstairs; they look so bad,
2 it's pitiful. I'm a decorator and I just wouldn't -- you
3 just wouldn't deal with it. No bathrooms, no shrubbery,
4 and they tell us that if we approve Phase Two, they will
5 go back and fix Phase One, continuously.

6 And I say, Hey, no way. If you're getting
7 state funds, you ought to fix it right in the first place.

8 Why is Phase Two going to be a continuous on Phase One
9 when it's an eyesore to the neighborhood. It's a disgrace
10 to use tax dollars that way.

11 Thank you for your time.

12 MR. BETHEL: Thank you.

13 MR. JONES: Could I ask her a question?

14 MR. BETHEL: Yes.

15 MR. JONES: Ms. Norman, I noticed in reviewing
16 the book -- the book is --

17 MS. NORMAN: I have a cover sheet, too.

18 MR. JONES: Sure. A number of people have --
19 the petitions have been signed in the book, and this is a
20 book of petitions in support of your organization. Right?

21 MS. NORMAN: No. The PD, to leave the zoning.

22 They want single family dwellings because it's an
23 oversaturation of multifamily. The developers came out
24 there and bought land and put everything multifamily.
25 They didn't respect the people that stay there, and here

1 we got the highest crime rate there is in the United
2 States; we've got a \$3 million drug operation going on
3 right on the corner where I stay. That's the kind of
4 situation.

5 MR. JONES: Yes, ma'am, and that was my
6 inquiry.

7 The other question I'd like to ask you -- you
8 mentioned the Oak Cliff Bible Fellowship church.

9 MS. NORMAN: Right. I go there; I'm a member.

10 MR. JONES: Yes, ma'am.

11 MS. NORMAN: They endorsed it.

12 MR. JONES: A wonderful church; I've been there
13 myself.

14 MS. NORMAN: They endorsed it. It's one of the
15 largest organizations in that area. And if you got Tony
16 Evans to endorse it, hey.

17 MR. JONES: Ma'am, I want to make sure I
18 understand what they've endorsed and their position. Is
19 it their position that they're against this particular
20 project or just that they endorse the zoning concept?

21 MS. NORMAN: That everybody endorsed the
22 concept to change the zoning because it's an
23 oversaturation.

24 MR. JONES: Thank you, ma'am. That was my only
25 question. Thank you. I appreciate it.

1 MS. NORMAN: Thank you.

2 MR. BETHEL: Carole Bonner.

3 MS. BONNER: Good morning. My name is Carole
4 Bonner and I reside at 7747 Los Gatos, Dallas, Texas
5 75232.

6 I am currently representing Carter Square
7 Homeowners Association which is a member of the United
8 Homeowners Association, and we oppose the Hickory Bend
9 Phase Two development for the following reasons.

10 First, the density for Phase Two. They want to
11 put in 250 units on 20 acres of land opposed to they
12 developed 25 acres on 250 units on Phase One, so there's
13 going to be more density. We're not in favor of that.

14 Currently, where the site is, most of the area
15 is highly-industrial business. It's been a long time for
16 that area to get business development; we're getting
17 business development, and we don't want to hamper what we
18 already have. And we feel that the additional Phase Two
19 will actually do that.

20 Phase One went in without the community being
21 aware of it, and right now Phase One is not very
22 attractive. They have made some concessions. We've met
23 with them several times, but still we cannot come to a
24 consensus on Phase Two in that basically the homeowners in
25 the area, we do not want it.

1 I also went around to my neighborhood, and we
2 got a signed petition of the people that are actually
3 opposing, and I have a copy of that that I can pass out.

4 Like Ms. Norman did state earlier, we do have
5 an oversaturation of multifamily development in that area.

6 The apartments start off fine; over a couple of years --
7 after 10 or 15 years, the project just goes downhill
8 because of the property owner or the management company,
9 they don't want to do the necessary steps to keep the
10 property up.

11 There's a high crime rate, and right now
12 multifamily has not been very desirable or compatible with
13 single family dwellings within the area or with the
14 businesses.

15 MR. BETHEL: Thank you.

16 Eliza Steward.

17 MS. STEWARD: My name is Eliza Steward; I live
18 at 7022 Balalaika, Dallas, Texas 75241, and I'm the
19 secretary of the Hidden Valley Homeowners Association in
20 that area, and we're also under the umbrella of the United
21 Homeowners Association.

22 I would like to read a letter on behalf of the
23 principal at Carter High School.

24 VOICE FROM AUDIENCE: Martin Weiss.

25 MS. STEWARD: Oh, Martin Weiss Elementary

1 School. I'm sorry. I stand corrected.

2 "Recently I had an opportunity to attend a
3 community meeting held at Thurgood Marshall Recreation and
4 Community Center. The main purpose of this meeting was to
5 hear and discuss ideas and feelings concerning the
6 addition of several units at the apartment location on Old
7 Hickory Trail.

8 "As the principal of our school, I would like
9 to share my concerns about the plans for adding additional
10 units to this present structure. We recently have 714
11 students enrolled for the 1999-2000 school year. Of the
12 714 students, approximately 210 students are housed in 17
13 portable buildings. Our special programs classes such as
14 music, talented and gifted, speech and program, remedies
15 classes area also located in these portables.

16 "The budget for the 2000-2001 school year was
17 recently submitted to our budget office. The provisions
18 were not allowed for any additional students. We are not
19 in the business of turning away any students because of
20 limited space. Necessary adjustment would have to be made
21 for our budget specialties as the need arises for
22 increased enrollment."

23 I am also a part-time sub and the schools are
24 overcrowded; they don't really have enough teachers to go
25 around for a lot of these schools. And if you add the

1 amount of apartments that they're going to put there in
2 that area, then it's just not going to be any place for
3 the kids to be.

4 The area right now is oversaturated with
5 apartments, and the area where I live in, they're also
6 trying to do the same thing and we are also fighting that.

7 So we don't need any more apartments in that area, we
8 need single family housing. Thank you.

9 MR. BETHEL: Thank you, ma'am.

10 Phillbert Jordan.

11 MR. JORDAN: Good morning. My name is
12 Phillbert Jordan. I reside at 8613 Old Hickory Trail,
13 Unit 2502.

14 We are a current resident of the product of
15 this development. We found ourselves looking for a home,
16 and within the time frame that we had available to find a
17 home, we did not feel that we had ample time to find
18 something that would fit the needs of our family that we
19 would be happy with, and we found the Greens of Old
20 Hickory Trail.

21 During the time that we were looking there, we
22 found that they have very strenuous qualifications. It
23 took us a full 30 days to qualify and we felt like we had
24 a squeaky clean record. But in looking back over the
25 process, they did let us know that because of their stern

1 qualifications, they would ensure quality, responsible
2 neighbors in that area.

3 So far we have been pleased with the living
4 environment there. They have been very well equipped to
5 fit the needs of our family as far as the room and the
6 space and those things that we need.

7 The proper steps have been taken and are being
8 taken to ensure that this property will be a safe place
9 for our family. There are a number of things that we have
10 taken into consideration, even considering this property.

11 Naturally, we all desire a safe place for our
12 families to live, and we found that in this development
13 that they have taken the proper steps as far as the
14 security, as far as the care of the property, as far as
15 the management of the property that we can be assured that
16 it will be a safe place to live.

17 Another thing that is very important is that
18 it's a comfortable and affordable residence. I myself, I
19 work for the Texas Department of Human Services. I'm a
20 Texas Works [phonetic] advisor. My wife is an assistant
21 teacher at the DeSoto School District, and we are very
22 active in our community.

23 We work with a large number of clients: she
24 works with special ed children; I work with AFDC
25 recipients, Medicaid recipients, food stamp recipients. I

1 see a large number of people that are working in the right
2 direction to change their lives.

3 This particular type of development is
4 something that I feel will enhance the area because it
5 gives them something to work towards, to qualify for. And
6 not only that, it will give them something to be proud of
7 in their seeking good, safe, affordable housing.

8 I myself, I'm not a welfare recipient. I have
9 three children; I do desire that they live in a safe,
10 loving home and environment. And if we did not find that
11 in that area, then we would not have moved into that area.

12 We're currently looking for a home in the
13 DeSoto area, and at the time we were looking at the
14 property, we did not even know that it was a Dallas area
15 because of how they have taken the proper steps for it to,
16 what I feel like, look nice. It's very clean; it's very
17 orderly. It's still under development, so you really
18 can't see the full beautification of the property before
19 it's completed.

20 Something else that I feel is very important is
21 that in the Dallas area, I have yet to find anything along
22 this line that would offer the type of benefits that they
23 offer with this property. Once again, we want to look at
24 something that's going to offer something positive for the
25 community. Of course, there are negatives and nothing is

1 a guarantee, but once again, I really, after sitting down
2 and looking at the management and going through the
3 process and speaking with the developers on this issue,
4 they have and are taking the proper steps for this to be a
5 positive issue for the city of Dallas opposed to a
6 negative issue for the city of Dallas.

7 The beauty of this development, of this type
8 development -- it goes beyond the exterior of how it looks
9 on the outside. You know, we all desire clean and safe
10 housing, and I know that I'm not the only young family
11 that's living in the Dallas area that's looking for
12 something clean and safe and affordable for their family.

13 It's well managed, and in looking over their
14 plans, the guidelines that they've put in place, along
15 with the commitments that they have pledged, this desire
16 for a safe, clean environment for young families, single
17 parent families can become a reality.

18 Once again, you look at the motives of this
19 company, you look at the processes that they take you
20 through, and you look at the promises that they have put
21 before you to guarantee you that you have somewhere safe
22 to live. I feel like that is something positive. So in
23 my support of the success of this development -- with the
24 hopes of it being a contributing factor to the
25 reestablishment of the family.

1 Like I say, everyone desires a good clean place
2 to live, and I'm not a welfare recipient. It's not that
3 I'm above anyone or anything; I'm just a simple working
4 man, and we have three small children that we care for.
5 And if we did not feel that this was something to help us,
6 then we wouldn't be there, and I wouldn't want this
7 opportunity to pass and it could be a help to other
8 families like ours.

9 Thank you. That's all I have.

10 MR. BETHEL: LaMonica Jordan. You're echoing
11 his?

12 MS. JORDAN: Yes. I'm just here to support my
13 husband, and I am a proud resident of the Greens of
14 Hickory Trails Townhomes. Thank you.

15 MR. BETHEL: Thank you.

16 Victor Smith.

17 MR. SMITH: To this committee, I want to thank
18 you for giving me this opportunity to just come before you
19 expressing a desire of something that I feel is very
20 positive for the community.

21 I've not known of this project for a long time,
22 but I stand very forcefully in support of it. I'm about
23 things that I believe to be positive; I want to be that
24 kind of a humanitarian. I, too, have lived in apartments
25 and I think that everyone ought to have an opportunity to

1 live in something that I believe to be good and affordable
2 for the family.

3 My name is Victor Smith; I reside at 1423 West
4 Red Bird Lane. I am an employee of the Dallas Independent
5 School District, but I do not stand here representing that
6 district. I would want that clearly understood. I come
7 as a citizen and a resident of that community. I come
8 strongly in support of this project for the positive
9 things that she intends to do for our boys and girls for
10 they are our future of tomorrow.

11 Number one, this corporation has and is taking
12 the necessary steps to be partners in education for our
13 boys and girls. They have taken the necessary steps to
14 adopt three of the schools in that area. They will
15 provide scholarships for those students at the Carter High
16 School. They have taken steps to place playground
17 equipment at one of the elementary schools.

18 They are taking the necessary steps to ensure
19 that our boys and girls will have an opportunity to get a
20 good education, because in that facility they are making
21 plans for an after-school program to help our little ones
22 who are in need of continuing their education for the lack
23 of what they did not get in school that particular day.

24 There are other reasons that I could give, but
25 I stand here not against something, but I stand forcefully

1 and positively for something that I deem will be good for
2 my children and your children and my grandchildren and
3 yours for years to come. This organization is not about a
4 fly-by-night; they will be scrutinized for 15 years, and
5 they're going to help our children. And anything that
6 will help our boys and girls in a positive way, I'm for
7 that.

8 I know that I have spoken long enough, but I
9 strongly encourage you to make certain that we are for
10 something and not against tomorrow. Our boys and girls
11 will be the benefactors of this, and I ask that you vote
12 in a positive way to ensure a stronger education.

13 Now listen to this, as I take my seat. Here
14 they come and will offer land to the Dallas Independent
15 School District to build a facility. If you're talking
16 about overcrowding, they offer 15 acres of land to build a
17 facility if it needs to be filled. Can you beat it?

18 I simply say thank you, thank you, thank you
19 for letting me share with you my positive support for this
20 project.

21 MR. BETHEL: Thank you, Mr. Smith.

22 Don Paxton.

23 MR. PAXTON: I'm Don Paxton, vice president of
24 Brisben Company. I'm going to yield my time to Ken
25 Vowell, also with Brisben.

1 MR. BETHEL: Okay.

2 MR. VOWELL: Good morning, Board. We
3 appreciate the opportunity to speak in front of you.

4 I just first want to thank Ms. Norman, Carole
5 Bonner and Senator West for being here and also the
6 speakers that we had, Mr. Jordan and Mr. Smith, and
7 LaMonica, thank you.

8 Our firm first heard of neighborhood opposition
9 in early February to this development. Quite frankly, we
10 were surprised. Our development is really not near any
11 residential neighborhoods that have spoken here earlier
12 today. We are, in fact, located directly behind a Sam's
13 Club in an area that is zoned for multifamily, and the
14 development also has some light industrial and light
15 office complexes that are nearby.

16 The aerial photographs that we have -- what
17 you're seeing is we have a significant distance between us
18 and the residential neighborhood that is objecting to our
19 development.

20 When we first heard about the neighborhood
21 opposition, we immediately responded, and we have been
22 through a process of several meetings. I myself have
23 flown from Denver to Dallas to meet with Ms. Norman and
24 others in the neighborhood something in the neighborhood
25 of half a dozen times, and it was worthwhile for me to do

1 that because I believe in what we do.

2 And I think the Texas Department of Housing and
3 Community Affairs also believes in what we do; otherwise,
4 we would not have been able to reach the level of success
5 that we have in Texas currently with the other
6 developments that we have done.

7 In response to the neighborhood opposition, we
8 agreed to do better. I think we really were not aware of
9 the Oak Cliff neighborhood and what that represents. Yes,
10 we are from Cincinnati and out of town, and so we learned
11 a valuable lesson that in Oak Cliff it's important to go
12 in and speak with the neighbors first and allow them an
13 opportunity. That opportunity did not occur nor exist for
14 them in our first phase of development.

15 We attended a TEFRA hearing about 2-1/2 years
16 ago for the first phase and Robert Onion and myself
17 attended that meeting which was very routine and expected
18 because of the distance that we have from any residential
19 neighborhoods. We then proceeded; we did all of the
20 things that were required of us by law and moved forward.

21 And this Board approved the 4 percent tax credit, and we
22 moved forward with building that development.

23 We've been very successful; thus far, we are
24 now leasing up. When the neighborhood association first
25 learned of our development, we had really only begun the

1 landscaping program. During this period of time, we have
2 put our landscaping in, and really, landscaping makes all
3 the difference when you're talking about a development of
4 this nature.

5 So we got off to a bad start with the second
6 phase, because they looked at it and said, You know, this
7 is just ugly. And without landscaping, I think it
8 probably is rather not attractive, but with the
9 landscaping we believe it's better.

10 Now, if you notice, in our first phase of
11 development -- these are pictures of our club house and
12 the townhome buildings, and you have packages that have
13 these photographs illustrated -- we were told your
14 development is ugly.

15 So we said, Okay, we need your support on the
16 second phase, because we knew we had the public process
17 and that the Board is sensitive to neighborhood
18 opposition. We said, In response to that, we will then
19 improve our elevation on the second phase, and so you'll
20 see architectural elevations of that.

21 A lot of the questions came about, you know,
22 crime in the neighborhood and the issues that the
23 residents of Oak Cliff have experienced in multifamily
24 housing, and we're sensitive to that. But we believe we
25 have a product that deals with that effectively, and we

1 have a management company that are experts in affordable
2 housing and how to manage the potential social issues that
3 may exist.

4 We have developments all over the country, as
5 you know, and because of that, we have experienced some
6 levels of internal problem, but we know how to deal with
7 those and we have very strict -- I think Mr. Jordan
8 testified that we have very strict guidelines for who
9 lives in our apartments. We also have very strict
10 guidelines for what they can or cannot do in our
11 development, and we have very strict ability [phonetic]
12 for those people who don't obey the rules there and they
13 are evicted.

14 Now, we have made concessions and put things on
15 the table and had several meetings, and those were in
16 response. I wish we had done a better job coming into the
17 neighborhood before this ever got started, but we've heard
18 what they have to say and we've made those responses.

19 Now, we have also -- I'll be brief from this
20 point -- we have letters of support from several folks,
21 and I wanted to read to you just briefly a couple of
22 excerpts from the letters. Don, if you could just take
23 those and flip through those.

24 We first have a letter that is from Waylan
25 Wallace. Victor Smith indicated that we are in

1 partnership with the school district, and in fact, we are.

2 I've met with Principal Waylan Wallace; I've also talked
3 to the principal at the high school. Waylan Wallace's
4 letter indicates in the second paragraph: "I do not feel
5 that additional students will be a burden to our campus
6 since we are not at full capacity at this time. My
7 position is one that favors additional students to our
8 campus."

9 That campus, their budget is based upon
10 enrollment, and if they're underenrolled, they have a
11 problem with meeting even the most basic needs. These
12 schools that we're talking about, in some instances, are
13 20, perhaps 30 years old. The infrastructure has come to
14 a point where there needs to be improvements, and it's my
15 understanding that there's a bond issue that is up and is
16 coming about even before we got involved.

17 We are not necessarily the ones that have
18 created the problem. A lot of the students that are going
19 to the schools in this district are transferring from
20 apartments that are still in the same district.

21 Now, concerning the statement that Mr. Jordan
22 had, I am a firm believer that the product that we put on
23 the ground is head and shoulders above what most
24 developers, even today, are doing with garden-style
25 apartments. We have a townhome product that when you come

1 in you have the living area down and the bedrooms up. You
2 have a front and back door; you have a patio; you have
3 opportunity for family living.

4 And Mr. Jordan did not say this, but something
5 I testified earlier this week that was compelling to me,
6 and I think says it all, Mr. Jordan said that even though
7 the process was difficult in the screening process, he and
8 LaMonica said they would not be denied this opportunity to
9 live in our townhome. And that is a direct positive plus
10 in terms of what we are doing and what we are
11 accomplishing in this area.

12 We've had extremely large numbers of folks in
13 and out of our Phase One. There is a high demand; people
14 want to live in our product. We've been leasing at a clip
15 of about 15 units per month -- I'm sorry -- per week, and
16 we've done a good job in that area.

17 Don, is there anything else that I've
18 overlooked?

19 MR. PAXTON: I can't think of anything.

20 MR. VOWELL: We have an example of some types
21 of apartments that people are moving from in the Dallas
22 area. We recognize that there's a lot of apartments that
23 are undermanaged and old and they've lived the term of
24 their existence in the Oak Cliff and South Dallas area.
25 Some, however, are newer apartments.

1 But we have people who need choices in their
2 living, and it is our purpose as a developer to take
3 advantage of the incentive that is offered under this
4 program to put affordable housing on the ground. We've
5 been successful at it, and we ask for your support in
6 allowing this additional opportunity.

7 Thank you very much.

8 MR. BETHEL: Thank you, Mr. Vowell.

9 Senator West.

10 SENATOR WEST: Mr. Chairman, members of the
11 Committee. This is my first time ever appearing before
12 you. I've seen you over in the Capitol, but it's a
13 pleasure to be here this morning.

14 MR. BETHEL: It's more of a pleasure for you
15 appearing before us than of we appearing before you, I
16 assure you.

17 (General laughter.)

18 SENATOR WEST: All of it is necessary in order
19 to make the process work.

20 MR. BETHEL: I understand, Senator.

21 SENATOR WEST: I'm here this morning
22 representing the 23rd Senatorial District, where I've
23 served as senator for the past seven years; I'm in my
24 eighth year, and I think this eighth year, all of a sudden
25 I woke up one morning and I said, I kind of think I know

1 what I'm doing now in terms of representation of the
2 district.

3 The area that the first phase of these
4 apartments that Brisben placed in is in the 23rd
5 Senatorial District; the second phase is also slated for
6 the 23rd Senatorial District. I didn't know a lot about
7 the Brisben Company. I understand that they have an
8 excellent reputation around the country for their product,
9 that they've worked in the state of Texas over the years,
10 and they've worked in partnership with this particular
11 agency.

12 Just because they've been doing things right
13 doesn't mean that everything they do is right; this is
14 wrong, and let me tell you why it's wrong.

15 Before I get into the reasons that it's wrong,
16 I believe that all of us believe in local determination.
17 Citizens at the local level should be able to make
18 decisions and those decisions should, in fact, be
19 considered by state and federal government in deciding
20 exactly what they are going to do in reference to a
21 particular issue.

22 You have in your packages, I understand, my
23 letter of opposition; you have a letter from State
24 Representative Jesse Jones whose area these apartments are
25 in. And I have been in communication with Mary Kay

1 Vaughn, the director of Housing for the City of Dallas.

2 And I have talked with her and she has
3 represented to me that I can represent to you that a
4 letter is going to be signed by the mayor of Dallas
5 withdrawing his support also and asking that this
6 Commission, this Agency listen to the citizens in the
7 community.

8 I represent -- all of us represent the citizens
9 in the community, and this is what they have to say. Out
10 of all due respect for my friend Victor Smith who I've
11 known -- Victor used to drive my son to and from school
12 and told him if he didn't get his act together, that he
13 was going to put him off the bus and had some very choice
14 words for him, so he's been a part of my life for a long
15 time.

16 I commend the Jordans for being here and also
17 articulating their position about the living conditions
18 there. It's a young couple on the move, and I know that
19 they're on the move, and they're going to be doing great
20 things. I commend that.

21 In terms of what the community wants, we have a
22 vision -- let me just take a few moments and tell you what
23 our vision is. For far too long, America has looked at
24 issues based on race, not based on common interest. I'm
25 trying to develop in my community, in my senatorial

1 district, coalitions based on interest and not based on
2 race.

3 I think that you're astute enough to know, as
4 mayors and civic leaders at local levels, that we had
5 white flight a long time ago. And now what we're
6 beginning to see in many of our urban centers is flight,
7 and that flight is based on not race but based on a
8 deterioration of our institutions, education institutions,
9 our social and economic institutions. Part of housing
10 stock would be part of the economic and social
11 institutions.

12 Well, I firmly believe that education is the
13 key for who stands before you as a young boy from Frasier
14 Courts Projects of the City of Dallas, a Dallas housing
15 project, that was able to do all the things that were
16 necessary and eventually become a state senator and a
17 halfway decent lawyer, even though he wanted to be a
18 football player. So that's who you're looking at right
19 here, and I bring all of that on this particular moment at
20 this particular time in history.

21 When we look at the area where this housing
22 project is planned, first of all, I have told Brisben that
23 the first phase looks like row houses. They look like row
24 houses from the northeast, and I am disturbed about the
25 architectural design of the houses.

1 Now, they may very well be spacious, et cetera,
2 but I think that if you would look around the city of
3 Dallas that you can find comparable moderate housing,
4 affordable housing that does not look like the
5 architectural renderance.

6 I take issue, in part, with the impression that
7 he leaves you that individuals that are moving out of
8 these apartments are now moving into his apartments. I'd
9 like to see where he gets that from. Yes, there are some
10 blighted homes in the surrounding community, but all of
11 this is not in the area that he's talking about, and I
12 think that he would agree with that.

13 Secondly, the State of Texas decided during the
14 last legislative session to give the University of North
15 Texas a \$4.2 million special line item in their budget,
16 and we didn't give a lot of special line items. I think
17 the executive director can tell you how hard it is to get
18 a special item. And I serve on the Finance Committee, so
19 I know how hard it is to get that item.

20 The dream, the vision. A group of Texans in
21 North Central Texas got together. I said to them, The
22 city of Dallas is the ninth largest city in this country.

23 We do not have a state-supported institution in the city
24 of Dallas. They said, Well, we have the University of
25 Texas at Dallas. I said, That's in southern Plano. They

1 said, Well, we have the University of Dallas. Well,
2 that's private and that's in Irving, Texas. We have Paul
3 Quinn and that's private; we have SMU and that's private;
4 we have Dallas Baptist and that's private.

5 So young people living south of the Trinity
6 River, where this project is located, don't have access to
7 higher education unless they decide to leave the
8 community. Well, this group of citizens formed a task
9 force. We had Democrats, we had Republicans, we had
10 independents, we had black people, white people, brown
11 people, every conceivable person, a particular segment of
12 a community, was represented in this task force.

13 The ultimate objective of the task force was to
14 lobby Austin, the leadership in Austin, and get the
15 necessary funding to begin the process of developing a
16 university in the city of Dallas, in the southern sector
17 of Dallas.

18 Well, to make a long story short, Chairman
19 Ratliff worked very closely with me, Chairman Junell
20 worked very closely with the House members, and we were
21 able to get that \$4.2 million. And they said, When you
22 come back, though, we want to see exactly what the private
23 sector has done. Has the private sector, has the local
24 community made a significant contribution towards putting
25 their money where their mouth is?

1 And we're in the process of doing that, and let
2 me just report to you that we have commitments of over \$2
3 million from the local community right now in reference to
4 the university. And why do I tell you this? Because the
5 university, a 70,000-square foot facility, is built within
6 two miles of where they're proposing to put Phase Two.
7 Forty thousand square feet have been built out, and we're
8 getting ready to build out the other 30,000 square feet.

9 We're anticipating having over 500 students
10 this fall; we're open for business. Governor Bush was
11 there with me for the groundbreaking of 9/9/99; we opened
12 for business on January 18, 2000, with 204 students.
13 Within 110 days, we were able to break ground, get through
14 the maze of city hall in terms of the permits and that
15 entire process, and open for business, and it was well
16 received by the community. We have African-Americans,
17 Hispanics, the entire rainbow is there.

18 The reason that I bring you that particular
19 point is because of the vision. We have a vision for this
20 particular area. Multifamily housing is a part of the
21 vision, but it needs to be, how shall I say -- and I may
22 not have the correct technical terms -- it doesn't all
23 need to be in one particular class, it just doesn't need
24 to be moderate, low to moderate. We need some other
25 classes in there.

1 I think the question was asked about market
2 rates and all of that. The land value in that area is
3 starting to shoot up, and why is that? We're not only
4 working on education in the area as it relates to higher
5 education, we're working on the infrastructure also. I
6 work very closely with Dave Laney over at the Department
7 of Transportation. Interstate 20, where this property is
8 located contiguous to, is one of the main thoroughfares
9 throughout this country, and it's a thoroughfare that does
10 not have an adequate service road facility, so we're
11 building service roads all up and down Interstate 20.

12 And I should note that this area has a lot of
13 unimproved land. Well, in proximity to where the
14 university is, we have just begun construction -- and
15 Mayor, you know that process -- we have just begun
16 construction on our service roads on both the north and
17 south side of Interstate 20, we have businesses starting
18 to move in, and the land value is going up.

19 The point I'm making is that I believe that we
20 should have some degree of multifamily housing and that we
21 should make sure, though, that it is stratified -- maybe
22 that's the correct word -- in terms of the income
23 offering, because I believe that if you have individuals
24 of different income classes within a community, that's
25 going to make it a better community altogether, as opposed

1 to having one particular offering that Brisben is offering
2 here.

3 When we look at the issue of our schools in
4 Dallas, I don't think that Mr. Vowell intentionally did
5 it, but the fact of the matter is that there is no bond
6 package approved for the Dallas Independent School
7 District right now. Let me put my education hat on for
8 you. I serve on the Education Committee, have been for
9 the past four years, in terms of the Senate Subcommittee
10 on Higher Education.

11 When we look at education in America and the
12 state of Texas, we have a shortage of teachers; when we
13 look at education in the state of Texas, we're also going
14 to be looking at an increased demand on the local tax
15 dollars because of the number of young people that we're
16 anticipating public schools will have to deal with in the
17 future. The Dallas Independent School District is no
18 exception. There's a teacher shortage already in the city
19 of Dallas.

20 Most of the people, or most of the individuals
21 that will probably -- if you decide to allow this to go
22 forward -- occupy both Phase One and Phase Two will be
23 young couples. Young couples have young children; those
24 young children will have to go to a school. Now, Waylan
25 Wallace, I don't know which school he's the principal of,

1 but I can assure you that the elementary school in that
2 area that feeds this -- would feed this or take up this
3 particular section is Martin Weiss, and we have enough
4 portables there already. That shows you how overcrowded
5 the school is already. By allowing this to go forward,
6 you exacerbate the problem.

7 We have a community plan. I would hope that in
8 the spirit of local determination that you would allow me
9 to represent the view of my constituents and the
10 leadership in this area, and that view is simply, we don't
11 want it.

12 We're not saying that affordable housing is
13 bad, because, yes, there is a need for affordable housing,
14 but we do not need this additional Phase Two in this
15 particular area for the reasons that I aforementioned.
16 Allow us the opportunity to develop this community; it's
17 going to be a community that all of us can be proud of
18 because, again, it's based on a coalition of interest, not
19 on a coalition based on race.

20 I want to make sure that young families, like
21 the Jordans, have the opportunities that they are
22 attempting to gain. I'm willing to work very closely with
23 them to make sure that we do that. I understand they're
24 trying to get housing in the DeSoto area.

25 Well, that's part of the problem also -- not

1 that they're trying to get housing in the DeSoto area, but
2 in this particular area, we don't have a lot of single
3 family homes; we don't have customized homes where if
4 someone wants to get a home, say, from \$100,000 on up,
5 there's no new housing stock in the area that's allowing
6 us to do that. And that's a problem that we're going to
7 have to deal with and we are dealing with it.

8 But I would ask, out of all due respect, allow
9 us to represent to you and please weigh heavily in your
10 decision that the local officials and leaders in the
11 community are solidly against this particular project.
12 I'll open up for any questions that you might have.

13 MR. JONES: Thank you very much for being here.

14 SENATOR WEST: Thank you.

15 MR. BETHEL: I think you covered it, Senator.
16 Thank you.

17 I have a couple more witness affirmations, but
18 I think that was for the Tax Credit meeting. Leonard
19 Randolph and Marvalette Fentress. That's for the next
20 committee meeting.

21 I don't have any more witness affirmation
22 forms, so we'll close the public comment, and if I can
23 find my agenda, we'll go to agenda item number 1 which is
24 the discussion and possible approval of the minutes of the
25 Finance Committee meeting of February 11, 2000.

1 MR. JONES: I move they be approved.

2 MR. BETHEL: Okay, we have a motion that they
3 be approved, and we'll approve them as presented by common
4 consent.

5 The second item on the agenda is the possible
6 approval of the Second Quarter Investment Report. Ms.
7 Stiner?

8 MS. STINER: Thank you, Mr. Chair. We have
9 forwarded to you in your board packages a copy of the
10 investment report. We'll ask Bill Dally, who is the CFO
11 of the Agency, to come forward to explain it or answer any
12 questions you may have about the investment report.

13 MR. DALLY: Good morning, Chairman and
14 Committee members, Ms. Stiner. My name is Bill Dally, the
15 Chief Financial Officer for the Department.

16 Before you is the Second Quarter Investment
17 Report for the Department; that's through the period
18 ending February 29, year 2000. I'm going to be brief
19 today and just hit the highlights of this activity for
20 this quarter to let you know that we made about \$52
21 million in loans, mortgage-backed securities this last
22 quarter.

23 Overall, the portfolio grew by about \$95
24 million. That's because of our recent issuance of the
25 MRB, and that will represent a future pipeline of funds

1 for loans over the next year and a half.

2 I also want to take this moment, since the
3 market has been so volatile in the last couple of months,
4 and this last week particularly, just to reiterate the
5 fact that this portfolio is totally debt securities. It's
6 not NASDAQ; it's not Dow-Jones, none of those.

7 MR. JONES: It's not in Yahoo.

8 MR. DALLY: Yes, no dot coms.

9 (General laughter.)

10 MR. DALLY: Just to give you the big picture,
11 66 percent of these are mortgage-backed securities, so
12 those are the loans and the activity that we've already
13 made over the last 10, 15 years; 22 percent of it is the
14 GICMA which is a combination of the money that we'll have
15 in our pipeline to make loans over the next year and half,
16 or it's funds that will come in that we will use to make
17 debt service over the next six months; and another 12
18 percent is short-term securities.

19 The thing that does affect our market -- it's
20 not the equity market but the fact that the Federal
21 Reserve is raising interest rates to try and slow down the
22 economy which ultimately has the effect of raising
23 mortgage rates. The average mortgage rate in the country
24 for that week ending March 3 -- which would have been the
25 period for this report -- was 8-1/4 percent, which you'll

1 note is a rise over what we've had in the last year and a
2 half when we actually had 7s and 6s.

3 That will have the effect, since we do offer a
4 below-market product -- it makes our product more
5 attractive to homebuyers since the overall market rate has
6 risen; it will also have the effect, though, of our
7 valuation of our portfolio will be depressed, compared to
8 the market values.

9 Are there any questions?

10 MR. BETHEL: I don't have any. Thank you,
11 Bill. Then by common consent, we'll approve the market
12 report.

13 MR. JONES: Do we even need to approve it?

14 MR. BETHEL: I mean the investment report.

15 MS. STINER: This is an approval.

16 MR. JONES: We do need to approve it?

17 MS. STINER: This is an approval, yes.

18 MR. JONES: I second the motion.

19 MR. BETHEL: Item number 3 is discussion and
20 possible approval of multifamily mortgage revenue bonds
21 for Hickory Bend Apartments in Dallas.

22 MS. STINER: Thank you, Mr. Chair. Brent or
23 Robert, which are you presenting? Both. I'll ask Brent
24 Stewart and Robert Onion of our Multifamily MRB Division.

25 MR. ONION: My name is Robert Onion,

1 Multifamily Division.

2 The proposal before you is Hickory Bend
3 Apartments. The original package was sent to you with a
4 request for an approval of a tax exempt portion of
5 9,240,000, taxable of 600,000, and subordinated tax exempt
6 at 2,460,000. In the supplemental information amendment
7 that we provided to you, we are recommending that the
8 amount of the taxable bonds be reduced from 600,000 to
9 330,000, and for you to also approve the interest rate on
10 the subordinated bonds which is 6.7 percent.

11 The project, as you've heard a lot about, is at
12 8700 Old Hickory Trail; it's 250 units located in
13 southwest Dallas. At this point I would like to just open
14 it up for any questions that you might have with regard to
15 the project or the bond financing.

16 MR. BETHEL: I don't have any.

17 Do you want to pass this to the full Board?

18 MR. JONES: Yes, that's fine with me; I have no
19 motions to make.

20 MR. BETHEL: I think we'll just pass this to
21 the full Board; most of them were here on this particular
22 one. We'll make no recommendation then. Is that all
23 right with you?

24 MR. JONES: That's fine with me.

25 SENATOR WEST: Could I ask a question?

1 MR. BETHEL: Yes, sir.

2 SENATOR WEST: What does that mean in terms of
3 procedure?

4 MR. BETHEL: Procedure -- most of the Board
5 were here during the discussion, and so the Committee --
6 what we normally do is make recommendations to the full
7 Board, either for or against, and since this is more of a
8 Board -- I mean, it's bigger than other, we'll just let
9 the Board decide whether to -- we're not going to make any
10 recommendation.

11 I mean, we're not going to say we're against it
12 or for it, and we'll have to have the discussion at the
13 Board meeting. But I think all the Board members except
14 two were here to hear all the discussion.

15 SENATOR WEST: Okay. Thank you.

16 MR. BETHEL: Do you have something?

17 MS. STINER: No, sir.

18 MR. BETHEL: All right. Deerwood Pines
19 Apartments.

20 MR. ONION: The next bond issue is Deerwood
21 Pines Apartments. It's a tax exempt series of 6,435,000;
22 it will be credit-enhanced by Fannie Mae and will be
23 offered publicly. The property is located on Maxey Road
24 in Houston, Texas, east Houston.

25 We've provided a supplemental handout to you

1 which discusses the staff's recommendation and also credit
2 underwriting analysis. We have recommended the 6,435,000,
3 because we feel like a 5 percent vacancy factor is
4 reasonable in the market, and also the garage income is
5 supportable.

6 At this time I'd like to answer any questions
7 that you might have.

8 MS. STINER: Give us an opportunity to look at
9 the supplement. You said you did a supplement -- you did
10 a supplemental handout?

11 MR. ONION: Oh, I'm sorry.

12 MS. STINER: Thank you.

13 MR. STEWART: You should have two things on
14 this transaction: you should have a bound booklet that
15 was sent last week that looks like this, and then you
16 should have what we just handed out.

17 The key issue with the supplement is that
18 Underwriting recommends a reduction of the loan amount and
19 staff is recommending the full loan amount.

20 MR. ONION: Correct. Yes, sir.

21 MS. STINER: Do you want to take a minute and
22 explain how you arrived at different positions? I think
23 that may be something that's valuable for the Committee.

24 MR. STEWART: Yes, sir. What we've got is we
25 have a Fannie Mae commitment to credit-enhance \$6,435,000

1 in bonds which makes those bonds a AAA-rated, publicly-
2 offered transaction. Within those documents there's a
3 special mandatory redemption provision that, in essence,
4 provides Fannie Mae the ability to resize those bonds upon
5 completion of construction and lease-up of the project.

6 So they, in essence, get an opportunity to size
7 that thing based on what's actually in place at the time
8 that the project is, in essence, placed in service.

9 Our underwriting analysis comes up with a
10 number that's short of the 6,435,000, and it's largely due
11 to a couple of standard underwriting parameters that we
12 use on all of our multifamily transactions -- not just
13 bond transactions, but across the board of the
14 Department -- that relate to other income and vacancy
15 assumptions, and Fannie Mae is obviously using some
16 different assumptions with regards to vacancy and other
17 income, and so they're willing to provide that commitment.

18 So what we're proposing here is to go ahead and
19 allow and approve the full 6,435,000, up to the Fannie Mae
20 commitment, relying on the fact that if the project is not
21 meeting the debt coverage test at the time of conversion
22 that there will be a partial redemption of bonds down to
23 whatever amount the project can support.

24 MR. BETHEL: So what does the Executive
25 Director recommend?

1 MS. STINER: The Executive Director is
2 recommending that we approve the transaction for the full
3 six four three five. We wanted to give this Committee and
4 this body an opportunity to be aware of the difference in
5 assumptions that we're utilizing. I feel confident that,
6 again if the adjustment is made, it will be made at the
7 appropriate time once the transaction is closed. So we
8 are recommending it.

9 MR. JONES: Are our underwriters comfortable
10 with that?

11 MS. STINER: Our underwriters gave you what
12 their recommendation is and that's 5.5; I don't think
13 they're adverse. The role of underwriting is to try to
14 lay out for you what is that consideration of the risks
15 involved and the assumptions they take under
16 consideration. Because there are different assumptions, I
17 don't think leads us to believe that there's a wrong or
18 right; it just depends on your confidence level with
19 moving this transaction forward and having those
20 adjustments being made at another time.

21 MR. JONES: Well, you know, I understand that.
22 I understand how you can come up with different
23 underwriting analyses based upon different assumptions --
24 which is basically what you're telling me, that our
25 underwriters used one assumption, Fannie Mae used another,

1 and they came to about a million dollars apart which makes
2 sense. I mean, that doesn't surprise me.

3 But after our underwriters hear your plan which
4 is, well, we can always handle it by reducing the
5 redemptions, do they agree that's a good plan, that, yes,
6 that satisfies our concerns?

7 MR. STEWART: They have put in their
8 underwriting report that they recognize that there is this
9 special mandatory redemption provision and that would
10 satisfy the issue.

11 MR. JONES: Okay.

12 MR. STEWART: And I might point out that this
13 particular underwriting issue relates to the fact that --
14 primarily relates to an other income assumption of \$10 per
15 unit. This property has 140 garages on it and our
16 underwriters, in sizing that loan amount of the 5-1/2
17 million, have not assumed any income from those garages
18 which is a conservative way of doing it.

19 So what we're just recommending is that the
20 developer is proposing to be leasing 70 of those garages
21 at \$30 a month, which is well below the 50 to \$60 a month
22 that's going in the market, so we feel like there will be
23 additional income at the end of the day. It's just
24 instead of trying to guess what that may be today, let's
25 just size it with this redemption provision once it's

1 stabilized and we stop.

2 MR. JONES: And I'd just like to say that I
3 appreciate the full information here from the Underwriting
4 Department and from staff and from the analysis, and based
5 upon the staff's recommendation, I would propose that we
6 recommend to the full Board that we approve the staff
7 recommendation to the full amount of \$6,435,000.

8 MR. BETHEL: Okay. That's fine with me, and
9 then we'll accept that by common consent.

10 MR. JONES: Okay. Thank you.

11 MR. BETHEL: The Timber Point Apartments.

12 MR. ONION: The Timber Point Apartments are
13 located in Houston, Texas; the amount of the tax exempt
14 bonds is 8,100,000 which represents 240 units in Houston,
15 Texas. The bond structure will be publicly offered. It
16 is credit enhanced by Freddie Mac; the interim letter of
17 credit lender is Wells Fargo. The project, as all of
18 these projects are presented today, will be rent-
19 restricted at 100 percent of 50 percent of area median
20 income.

21 I'd just like to open it up for questions if
22 you have any at this time.

23 I need to add one additional thing that's not
24 in your presentation on this deal, as well as the -- there
25 are two transactions that are using the same structure

1 here, the Freddie Mac variable rate structure: The Timber
2 Point and Creek Point Apartments.

3 Freddie Mac has requested that we allow a co-
4 trustee situation to occur during the interim period on
5 these transactions, and Norwest/Wells Fargo has worked an
6 arrangement with Bank One whereby Bank One would be
7 providing some co-trustee work during the interim period
8 on this project.

9 MR. JONES: Mr. Chairman, I move we approve the
10 issuance of the multifamily mortgage revenue bonds for the
11 Timber Point Apartments in Houston, Texas, as recommended
12 by staff.

13 MR. BETHEL: I concur, and so we'll make that
14 recommendation by common consent.

15 The last item on the agenda is the Creek Point
16 Apartments in McKinney, Texas.

17 MR. ONION: As Brent has mentioned, this is
18 another project with the same type structure -- Timber
19 Point, and then this is Creek Point. It's for seven
20 million two. It would be tax exempt; it would be credit
21 enhanced by Freddie Mac. Also, Wells Fargo will be the
22 interim letter of credit provider. It is located in
23 McKinney, Texas and it is made up of 200 units in
24 McKinney.

25 MR. BETHEL: Trustee the same as the one

1 before?

2 MR. ONION: Yes, sir, same arrangement, co-
3 trustee.

4 MR. BETHEL: Okay.

5 MR. JONES: I move we approve the issuance of
6 the multifamily mortgage revenue bonds for the Creek Point
7 Apartments in McKinney, Texas.

8 MR. BETHEL: I concur, also, and by common
9 consent then, we will recommend the approval of this to
10 the full Board.

11 Ms. Stiner, do you have anything else?

12 MS. STINER: No, Mr. Chair, we have no report
13 items for this committee today.

14 MR. BETHEL: Then that concludes the agenda
15 items for the Finance Committee. I guess we'll have the
16 Tax Credit Committee meeting in about five or ten minutes.

17 (Whereupon, at 11:00 a.m., the meeting was
18 concluded.)

C E R T I F I C A T E

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MEETING OF: TDHCA Finance Committee
LOCATION: Austin, Texas
DATE: April 14, 2000

I do hereby certify that the foregoing pages,
numbers 1 through 50, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Penny Bynum before the
Texas Department of Housing and Community Affairs.

(Transcriber) 04/20/2000
(Date)

On the Record Reporting, Inc.
3307 Northland, Suite 315
Austin, Texas 78731