

address (if available), so that both of your county's appointed directors can receive notice of the upcoming Board meeting.

Provided for your information is a report to the East Texas Housing Finance Corporation Executive Committee Members of the results for the prior year for East Texas Housing Finance Corporation. We thought that this would be of interest to you and the members of your Court.

Please do not hesitate to contact me with any questions that you may have in these respects. Thank you for your prompt attentions and courtesies in these respects.

Sincerely,

Richard M. Anderson

[Type here]

Judge Richard Anderson

P.O. Box 550
211 W. Austin Street
Marshall, Texas 75670
Phone: (903) 938-8373
Facsimile: (903) 938-3748

Memo

To: Members of the Executive Committee of the East Texas Housing Finance Corporation

From: Richard Anderson

Re: Status Report for the Year's End

Date: February 24, 2023

Members, we have had a very productive year in 2022. While it has been several years since we have been asked to participate in a multi-family housing project, this past year saw two, being the Liberty Arms Project located in Tyler which involved some \$13,500,000 in bonds sold, and (2) Ware Meadows, located in Longview which involved some \$9,049,235 in bonds sold.

Each of these projects involved the rehabilitation of existing structures which were in substantial need of extensive updating and had deteriorated over the years, with Ware Meadows having been constructed in 1980 with 104 units, and Liberty Arms having been constructed in 1969. With the recent modifications in the allocation process at the state level, this has resulted in a larger allocation to rural areas, which was to the benefit of the Corporation. It remains to be seen if this trend will continue, but it has benefited these two housing projects which were constructed over forty plus years ago.

With our amendments to the Bylaws this past year, particularly with regards to proxy voting, it has made convening a quorum easier, and hopefully more convenient for you as directors. Your efforts on behalf of the region are much appreciated. While these two projects directly benefited Gregg and Smith Counties, our entire region enjoys indirect economic impact from improved housing. As our region grows we hopefully see additional benefits come to our smaller communities, but presently the developers are looking to the larger metro areas for potential transactions.

As a result of these transactions, the Corporation earned some \$259,000 to add to our account at TexPool. We have a half dozen 3 ring binders evidencing the work required for these transactions which we will retain for the Corporation's permanent records.

As we have discussed, transactions like these are “developer-driven” in that we do not seek out the developer, but rather the developer approaches us for assistance. As such, the transactions seem to focus more on the larger metro areas within our area. However, if you feel that there could be potential projects in your areas, within the parameters of the 100+ unit range that are in need of rehabilitation please so advise, and we will have our underwriting team contact you.

Best regards for the New Year.