



## MINUTES OF THE CITY COUNCIL WORKSHOP MEETING

A WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON APRIL 02, 2024 BEGINNING AT 6:45 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON  
SHERRY GARRISON  
TJ HAIGHT  
TOMMY GINN  
BILL PATTERSON

MAYOR  
COUNCILWOMAN  
COUNCILMAN  
COUNCILMAN  
COUNCILMAN

### OTHER CITY OFFICIALS PRESENT:

JAMES STOKES  
SARA ROBINSON  
JIM FOX  
ANGELA SMITH

CITY MANAGER  
ASSISTANT CITY MANAGER  
CITY ATTORNEY  
CITY SECRETARY

CALL TO ORDER – Mayor Mouton called the workshop to order at 6:45 p.m.

COMMENTS FROM AUDIENCE – No comments received.

1. DISCUSSION OF ISSUES RELATING TO UPDATES TO THE MAXWELL OPERATIONS AND PROGRAMMING – Senior Services Supervisor Kristin Villalovos spoke of the growing attendance at the Maxwell Center, with the average age range between 55-65. Ms. Villalovos emphasized that due to the fact that most of the patrons are still of working age, it has pivoted some of the programming to evenings and weekends.

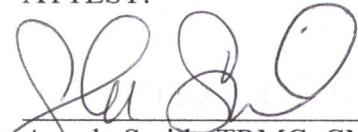
Camryn Cardenas spoke of the congregate meals that allow the citizens to interact with others and homebound meals that are provided to those that can't. Currently, the City of Deer Park is providing a total of 17,000 meals. Ms. Cardenas spoke on some of the programs offered to seniors to keep them involved and engaged to stay active.

Ms. Villalovos emphasized that their social connection with the citizens may be the only connection they have, so introducing activities to get a social reaction from them is key.

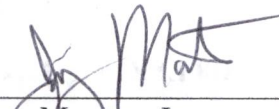
2. PRESENTATION FROM TROY COTHRAN ON AN UPDATE OF S.E.T.H. AND THE DEER PARK HOUSING MARKET – The Southeast Texas Housing Finance Corporation (SETH) Representative Troy Cothran gave an update of the affordable housing program that helps low-to-moderate income individuals/families within 20 jurisdictions. Mr. Cothran mentioned that new listings are up 4% with 22.6% listed as “active”. (Exhibit A1-A2)

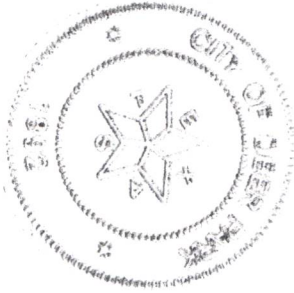
ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:10 p.m.

ATTEST:

  
\_\_\_\_\_  
Angela Smith, TRMC, CMC  
City Secretary

APPROVED:

  
\_\_\_\_\_  
Jerry Mouton, Jr.  
Mayor





## SOUTHEAST TEXAS HOUSING FINANCE CORPORATION

The Southeast Texas Housing Finance Corporation (SETH) has been busy the past two years in **preserving** affordable housing for the low-to-moderate income individuals/families within SETH's 20 Jurisdictions.

In 2022, SETH issued \$91,000,000 in tax-exempt bonds to support 684 affordable rental units.

In 2023, SETH issued \$26,000,000 in tax-exempt bonds to support 248 affordable rental units.

In 2023, SETH also completed acquisitions and rehabilitation of 687 affordable rental units with Conventional Financings in the amount of \$78,104,800.

In summary, SETH is in the Ownership structure of 2312 units of affordable rental housing. In those structures, SETH's non-profit entities are the General Partner and Land Owner.

Looking forward to 2024, SETH is contemplating issuing tax-exempt bonds in the amount of \$97,500,000 to support preserving affordable housing in 3 multifamily developments.

**(Yes, Mayor, you will be getting the Attorney General's Forms to Approve beginning this week! Thank you.)**



## Multifamily Occupancy FEBRUARY 2024

Community	Tax Credit	City	Type	Units	Affiliate	FEB %	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Stonegate	9%	Alvin	Family-Own	160	SETXMFR	93%	\$865-995	\$1025-1435	\$1170-1525	N/A
Monarch East	Conventional	Bay City	Senior- Own	6	SHR	100%	NA	\$1025-1375	NA	NA
Piedmont	4%	Baytown	Family-Bond	250	None	95%	\$ 988	\$ 1,181	\$ 1,367	N/A
Rosemont at Garth	4%	Baytown	Family-GP/LO	250	SETXMFR	90%	\$ 985	\$ 1,174	\$ 1,349	N/A
Wyndham Park	4%	Baytown	Senior-Bond	184	None	95%	\$ 983	\$ 1,176	N/A	N/A
Birdsong	9%	Baytown	Senior-GP/LO	96	BCHTF	97%	\$ 987	\$ 1,183	N/A	N/A
Costa Verde	4%	Clute	Family-Bond	188	None	51%	\$ 699	\$ 800	\$ 899	\$ 1,199
Gateway at Lake Jackson	4%	Lake Jackson	Family-GP/LO	160	SETXMFR	92%	\$ 999	\$ 1,199	\$ 1,399	\$ 1,666
Seville Place	4%	La Porte	Family-Bond	180	None	96%	\$ 989	\$ 1,182	\$ 1,368	N/A
Retreat At Barbers Hill	Conventional	Mont Belvieu	Senior-GP/LO	120	SHR	73%	\$ 1,398	\$ 1,678	N/A	N/A
Villas at Shaver	4%	Pasadena	Family-Bond	180	None	98%	\$ 987	\$ 1,181	\$ 1,370	N/A
Life at Parkview	9%	Pasadena	Family-GP/LO	309	SETXMFR	88%	\$ 875	\$ 1,192	\$ 1,371	N/A
Parkside Place	Conventional	Pasadena	Family-GP/LO	321	SETXMFR	69%	\$ 975	\$ 1,258	\$ 1,454	N/A
Portofino	4%	Pasadena	Senior-GP/LO	248	SETXMFR	85%	\$ 960	\$ 1,152	N/A	N/A
Lakeside Pointe	4%	Pearland	Family-GP/LO	274	SETXMFR	94%	\$ 1,200	\$ 1,429	\$ 1,650	N/A
Heritage Crossing	9%	Santa Fe	Senior-GP/LO	72	SHR	98%	\$ 995	\$ 1,185	N/A	N/A
Mansions at Moses Lake	4%	Texas City	Senior-GP/LO	240	SETXMFR	94%	\$ 943	\$ 1,124	N/A	N/A
Sweetwater	Conventional	Wharton	Family-Own	56	Wharton	99%	\$750-800	\$900-1000	N/A	N/A

### Narrative - Under 90% Occupied:

30,84

Portofino - Transitioned from 50% - 60% to all 60% caused a decrease in occupancy; Rehab Projected Completion - June 2024

Costa Verde - New Ownership February 2023 / Lowered Rents 8-21-2023 and 1-15-2024

Retreat at Barbers Hill - Closed December 2023 / Rents adjusted for Compliance Jan 2024; Occp Goal set for 95% June 2024

Parkside Place - Rehab started September 2023 / Projected Completion - May 2024

Life at Parkview - Rehab completed June 2023 / Occp Goal set for 95% for April 2024

• Bond - SETH Only Issued Bonds

• GP/LO - SETH Entity General Partner and Land Owner

• Own - SETH Entity Owns 100%

SETXMFR-Southeast Texas Multifamily Resources, Inc.

BCHTF-Bayou Country Housing Trust Fund

SHR-Senior Housing Resources, Inc.

Wharton-Wharton Sweetwater Housing Corporation, Inc.

UPDATED 3/21/2024