



# Final Transcript

**TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS:**  
**Walnut Springs**  
July 9, 2024/10:00 a.m. CDT

## PRESENTATION

Liz This is Liz Cline with the Texas Department of Housing and Community Affairs. The purpose of this call is to conduct a public hearing with respect to the proposed Walnut Springs multi-family development.

To give you an idea as to how we're going to proceed, there is a brief speech that I have to read for purposes of meeting the requirements of the Federal Code with respect to the public hearing. At the conclusion of the speech, I will unmute the lines and if there is anybody that would like to make public comment, then that will be your opportunity to do so.

I will now begin with a brief speech.

Good afternoon, my name is Liz Cline. I would like to proceed with the public hearing. Let the record show that it is 10:03 a.m. Tuesday, July 9, 2024. We are conducting a public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issue of Tax Exempt Multi-Family Revenue Bonds for a residential rental community. This hearing is required by the Internal Revenue Code.

The sole purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development and the proposed bond issue. No decisions regarding the development will be made at this hearing. The department's board is scheduled to meet to consider the transaction on September 5, 2024.

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In addition to providing your comments at this hearing, the public is also invited to provide comment directly to the board at any of their meetings.

For Walnut Springs, the bonds will be issued as tax exempt multi-family revenue bonds in the aggregate principal amount not to exceed \$35 million and taxable bonds, if necessary, in an amount to be determined and issued in one or more series by the Texas Department of Housing and Community Affairs, the issuer. The proceeds of the bonds will be loaned to LDG Walnut Springs, LP or a related person or an affiliate entity thereof to finance a portion of the costs of acquiring, constructing and equipping a multi-family rental housing community described as follows: a 177-unit multi-family residential rental development to be located on approximately 8.89 acres of land located at or near 2545 North Guadalupe Street, Seguin, Guadalupe County, Texas 78155. The proposed multi-family rental housing community will be initially owned and operated by the borrower or a person or affiliate thereof.

I would now like to open the floor for public comment. I believe all of the lines are unmuted. If there is any individual who would like to make public comment or express any comments with regard to Walnut Springs, this would be your opportunity to do so.

Again, all of the lines are unmuted. So, if there are any individuals on the call who would like to make public comment, you may do so at this time.

Let the record show that there are no individuals on the call who have expressed a desire to make public comment and therefore the meeting is now adjourned. The time is 10:07 a.m. Thank you.