Mattye Gouldsby Jones

Director

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Mattye is a Director with Coats Rose, where she assists developers with tax credits and bond financing, community development, and legislative matters in several states including Texas, Louisiana, Mississippi, Arkansas, Georgia, Kansas, North Carolina, Alabama, and Massachusetts. She assists developers with strategy, securing consents, and transactional closings for Workforce Housing; Historic rehabs; 4% and 9% LIHTC transactions and commercial endeavors. She assists clients with public-private ventures including use of RAD and special financing. Mattye has supervised the handling of diverse legal matters before federal and state courts in the areas of fair housing, tax matters, insurance, landlord/tenant issues and civil rights discrimination and construction issues. She has also handled the oversight of employment issues, procurement, compliance and other public housing matters.

Mattye has closed transactions financed by 9% tax credits, as well as mixed finance transactions utilizing bonds and low income housing tax credits for rebuilding of the Gulf Coast utilizing Go Zone financing after the 2005 and 2007 hurricanes and assists clients with developments that utilize disaster relief funds. She has experience in the U.S. Department of Treasury's New Market Tax Credit program, Community Development Entities (CDE), commercial and community development, legislation and governmental affairs. In response to a ruling by the Texas Attorney General that Public Housing Authorities did not have explicit authority to issue debt, Mattye was the primary drafter of the Public Facility Corporation Act, a statute that has been extensively utilized to facilitate and foster public-private partnerships for housing and community development.

Prior to joining the Firm, Mattye served as Sr. VP & Chief Operating Officer and as General Counsel of the Dallas Housing Authority (DHA). During this time, she managed the initiatives to leverage millions of dollars to revitalize distressed sectors of Dallas, Texas. She also coordinated efforts to ensure redevelopment through the management of tax credit awards, coordination of public meetings

and supervision of historical clearance issues and other regulatory compliance issues.

Mattye formerly served as Trustee of the Texas Political Subdivisions Insurance Pool Fund and is a former Chair of the Governing Committee of the ABA Forum on Affordable Housing and Community Development Law. She is the immediate Past-President of the Housing and Development Law Institute (HDLI), a national non-profit comprised of industry leaders focused on legal education. Former board service and continued membership includes Dallas Assembly and Dallas Historical Society. Her current community activities include board service on The Real Estate Council (TREC), At Last!, the Grace Fort Gouldsby Scholarship Foundation and National Advisory Board of Women's Network (WAHN), along with membership in Alpha Kappa Alpha Sorority, Inc., Jack & Jill of America, Inc., and the UT Longhorn Alumni Band.

Admitted

- Texas, 1989
- Mississippi, 2013
- U.S District Court for the Northern District of Texas
- U.S District Court for the Eastern District of Texas
- Mississippi Supreme Court

Education

- B.A., 1984, University of Texas
- J.D., 1988, University of Texas School of Law

Publications

- "Mattye Gouldsby Jones on Opportunities in Affordable Housing in Dallas-Fort Worth," Dallas Innovates, March 16, 2022.
- "Real Estate Rock Stars Share Insights on the Future of CRE in Dallas-Fort Worth," DALLAS® Commercial Real Estate Magazine by The Real Estate Council and the Dallas Regional Chamber, February 2022.

Affiliations

- American Bar Association (Past Governing Committee Chair, ABA Forum on Affordable Housing and Community Development)
- Housing & Development Law Institute (HDLI) (Immediate Past-President of the Board)
- State Bar of Texas
- The Mississippi Bar

- Dallas Bar Association
- The Dallas Assembly
- The Real Estate Council (TREC), Former Board Member of TREC Community Fund, 2021-2022 Chair of Public Policy Committee, 2021-2022 PAC Chair
- National Association of Housing and Redevelopment Officials (NAHRO)
- Louisiana Association of Affordable Housing Providers (LAAHP)
- Texas Association of Affordable Housing Providers (TAAHP)
- Dallas Historical Society (Board Member, 2016-2021)

Honors

Mattye was named among the "2024 Best Lawyers in America in Real Estate" for the 30th Edition of ***The Best Lawyers in America***®. Best Lawyers has been regarded by lawyers and the public for more than 40 years as the most credible measure of legal integrity and distinction in the United States. Recognition by Best Lawyers signifies excellence in practice.

Mattye was named a "Changemaker" in 2009 by the Dallas Business Journal in its annual Women in Business Awards. As a winner, Mattye joined an elite group of dedicated, driven and successful Dallas women that have a positive and lasting impact on the community in which they live and work. Dallas Business Journal editors selected the honorees from a pool of more than 300 nominations.

Recent Speaking Engagements

- "Best Practices for Participation by Inside and Outside General Counsel in PHA Affairs and How to Negotiate them," Housing and Development Law Institute (HDLI) Annual General Counsel Forum, Tampa, FL, February 2024.
- "PFCs and Workforce Housing – Alive and Kicking Post HB 2071," Texas Housing Association (THA) Annual Conference, August 2023.
- "Effective Leadership: Launching Into the Future," Louisiana Housing Council (LHC) Fall Conference, November 2022.
- "Cost of Home Conversion: How Dallas Can Combat Rising Housing Prices," presented by Dallas Area Habitat for Humanity, May 2022.
- "Keeping Commissioners in the Know: Understanding HUD Repositioning," National Association of Housing and Redevelopment Officials (NAHRO) 2021 Annual Conference, October 2021.
- "Strategies for Effective Oversight" and "General Overview of HDLI's Model Rules & Procedures for the Board of Commissioners," Housing

and Development Law Institute's (HDLI) Virtual Commissioners and Executive Directors Training, September 2021.

- "TREC Public Policy," The Real Estate Council - Associate Leadership Council Governance Day, Frisco, Texas, August 2021.
- "Non-Profit/Public Finance Corporation (PFC)," Texas Housing Association (THA) Annual Conference, Austin, Texas, August 2021.
- "The Power of the Black Dollar: The Importance of Supporting Black-Owned Businesses," presented by Alpha Kappa Sorority, Inc., Omicron Mu Omega Chapter in partnership with the Dallas Black Chamber of Commerce, Moderator, May 2021.
- "Development 360," NAHRO National Conference and Exhibition, October 2019.
- Faculty, Leo Dauer and HDLI Commissioner's Annual Training, Martha's Vineyard, MA, September 2019 – 2023.
- "RAD Evolution – Tools for an Easier, Faster and Better RAD transaction" presented at the 2019 Texas Affordable Housing Conference, (TAAHP), July 2019.
- "Anatomy of a Legal Opinion and the Ethical Implications Involved – ABA Forum on Affordable Housing and Community Development Law," presented at the American Bar Association Forum on Affordable Housing and Community Development Law, May 2019.
- "Ask the Lawyer" and "Whose Lawyer Is It?", 2017 Public Housing Authorities Directors Association (PHADA).
- "Tax Panel," Presented by Mattye Gouldsby Jones and Barry J. Palmer at the 2017 Southwest NAHRO Annual Conference.
- "Stay Out of Hot Water! – Key Strategies for Commissioners and Executive Directors to Avoid Personal Liability," Panelist, Housing and Development Law Institute (HDLI Fall Legal Conference, October 2017.

Related News

- "Coats Rose, P.C. Assists Housing Authority and Their Clients in Pursuing Rights Under Fair Housing Act," January 24,2025
- "Big Win for the Coats Rose Affordable Housing Team, Lubbock Housing Authority and TXNAHRO Members!" January 18, 2025