

Texas Department of Housing and Community Affairs



Thursday, January 16, 2025

10:00 AM

**Greer Building, Williamson Board Room
125 E. 11th Street
Austin, TX 78701**

Governing Board

*Leo Vasquez III, Chair
Kenny Marchant, Vice-Chair
Ajay Thomas, Member
Anna Maria Farias, Member
Holland Harper, Member
Cindy Conroy, Member*

CALL TO ORDER

ROLL CALL

CERTIFICATION OF QUORUM

Pledge of Allegiance - I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Texas Allegiance - Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

CONSENT AGENDA

Items on the Consent Agenda may be removed at the request of any Board member and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion or approval at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Tex. Gov't Code, Texas Open Meetings Act. Action may be taken on any item on this agenda, regardless of how designated.

EXECUTIVE

- 1. Presentation, discussion, and possible action on the Board meeting minutes summary for December 12, 2024 Beau Eccles

ASSET MANAGEMENT

- 2. Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Eisenhower II (HTC #19410) Rosalio Banuelos
- 3. Presentation, discussion, and possible action regarding approval of a Multifamily Direct Loan re-subordination for Residence at Ridgehill (NHTF #82900021520) Rosalio Banuelos

RULES

- 4. Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 5, Section 8 Housing Choice Voucher Program, and an order proposing new 10 TAC Chapter 5, Section 8 Housing Choice Voucher Program, and directing their publication for public comment in the Texas Register Andre Adams
- 5. Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC §1.15, Integrated Housing Rule; an order proposing new 10 TAC §1.15, Integrated Housing Rule; and directing their publication for public comment in the Texas Register Brooke Boston

-
- | | | |
|-----------|---|---------------|
| 6. | Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 2, Subchapter B, Enforcement for Noncompliance with Program Requirements of Chapters 6 and 7, §2.201, Cost Reimbursement, and §2.202 Sanctions and Contract Closeout; an order proposing new 10 TAC Chapter 2, Subchapter B, Enforcement for Noncompliance with Program Requirements of Chapters 6 and 7, §2.201, Cost Reimbursement, and §2.202 Sanctions and Contract Closeout; and directing their publication for public comment in the Texas Register | Brooke Boston |
| 7. | Presentation, discussion, and possible action on an order proposing amendments to 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.401, Effective Date and Definitions, §1.404, Purchase and Procurement Standards, and §1.407, Inventory Report; and directing its publication in the Texas Register | Brooke Boston |
| 8. | Presentation, discussion, and possible action on an order adopting the repeal and new 10 TAC Chapter 7, Subchapter D, Ending Homelessness Fund, and directing its publication in the Texas Register. | Rosy Falcon |

CONSENT AGENDA REPORT ITEMS

- | | | |
|-----------|---|----------------|
| 9. | Media Analysis and Outreach Report, November 2024 | Michael Lyttle |
|-----------|---|----------------|

ACTION ITEMS

Executive Session: the Chair may call an Executive Session at this point in the agenda in accordance with the below-cited provisions

EXECUTIVE

- | | | |
|------------|-----------------------------|-----------------|
| 10. | Executive Director's Report | Bobby Wilkinson |
|------------|-----------------------------|-----------------|

FUNDING ANNOUNCEMENTS AND AWARDS

- | | | |
|------------|--|--------------|
| 11. | Presentation, discussion, and possible approval to authorize the issuance of the 2025 HOME American Rescue Plan Nonprofit Capacity Building and Operating Notice of Funding Availability and publication in the Texas Register | Naomi Cantu |
| 12. | Presentation, discussion, and possible action regarding approval of the Department's 2025-1 National Housing Trust Fund Notice of Funding Availability | Connor Jones |
| 13. | Presentation, discussion, and possible action on a loan approval for FishPond at Victoria | Connor Jones |

14. Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Bonds (The Ridge at Loop 12) Series 2025A-1, Series 2025A-2, and Series 2025B, Resolution No. 25-013, an award of Direct Loan Funds, and a Determination Notice of Housing Tax Credits
- Teresa Morales

ACTION REPORT ITEMS

15. Presentation and discussion regarding the issuance of Texas Department of Housing and Community Affairs Residential Mortgage Revenue Bonds, Series 2025A (Non-AMT)
- Scott Fletcher
16. Report relating to the 2024 Non-competitive 4% Housing Tax Credit Program and a preliminary 2025 Program forecast.
- Teresa Morales

BOND FINANCE

17. Presentation, discussion, and possible action on Resolution No.25-014 approving a financial advisory services agreement; authorizing the execution of documents and instruments necessary or convenient to carry out the purposes of this resolution; and containing other provisions relating to the subject
- Scott Fletcher
18. Presentation, discussion, and possible action on Resolution No. 25-015 approving a servicer oversight services agreement; authorizing the execution of documents and instruments necessary or convenient to carry out the purposes of this resolution; and containing other provisions relating to the subject
- Scott Fletcher

ASSET MANAGEMENT

19. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Santa Fe Place (HTC #23178/24266)
- Rosalio Banuelos

LEGAL

20. Presentation, discussion, and possible action on recommendation to adopt Final Orders of debarment for SRCJJC Lubbock Management LLC and associated responsible entities and individuals; THF Housing Development Corporation and associated responsible entities and individuals; The City of Lubbock Housing Initiatives and associated responsible entities and individuals, and to consider the timely filed appeals
- Sascha Stremmler
21. Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning The Declan I (Bond MF007 / CMTS 2510) and The Declan II (Bond MF008 / CMTS 2509)
- Sascha Stremmler

MULTIFAMILY FINANCE

22. Presentation, discussion, and possible action regarding a waiver of 10 TAC §1.15(d) for Village Apartments

Cody Campbell

PUBLIC COMMENT ON MATTERS OTHER THAN ITEMS FOR WHICH THERE WERE POSTED AGENDA ITEMS

The Board may go into Executive Session Pursuant to Tex. Gov't Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;

Pursuant to Tex. Gov't Code §551.071(1) to seek the advice of its attorney about pending or contemplated litigation or a settlement offer;

Pursuant to Tex. Gov't Code §551.071(2) for the purpose of seeking the advice of its attorney about a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Tex. Gov't Code Chapter 551; including seeking legal advice in connection with a posted agenda item;

Pursuant to Tex. Gov't Code §551.072 to deliberate the possible purchase, sale, exchange, or lease of real estate because it would have a material detrimental effect on the Department's ability to negotiate with a third person; and/or

Pursuant to Tex. Gov't Code §2306.039(c) the Department's internal auditor, fraud prevention coordinator or ethics advisor may meet in an executive session of the Board to discuss issues related to fraud, waste or abuse.

OPEN SESSION

If there is an Executive Session, the Board will reconvene in Open Session. Except as specifically authorized by applicable law, the Board may not take any actions in Executive Session.

ADJOURN

To access this agenda and details on each agenda item in the board book, please visit our website at www.tdhca.texas.gov or contact Michael Lyttle, 512-475-4542, TDHCA, 221 East 11th Street, Austin, Texas 78701, and request the information. If you would like to follow actions taken by the Governing Board during this meeting, please follow TDHCA account (@tdhca) on X (Twitter).

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Nancy Dennis, at 512-475-3959 or Relay Texas at 1-800-735-2989, at least five days before the meeting so that appropriate arrangements can be made. Non-English speaking individuals who require interpreters for this meeting should contact Danielle Leath, 512-475-4606, at least five days before the meeting so that appropriate arrangements can be made.

Personas que hablan español y requieren un intérprete, favor de llamar a Danielle Leath, al siguiente número 512-475-4606 por lo menos cinco días antes de la junta para hacer los preparativos apropiados.

There is not a remote online or telephone option for public participation in this meeting, so those wishing to make public comment during the meeting must appear in person. This meeting will, however, be streamed online for public viewing.