

Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
January 16, 2025

On Thursday, the sixteenth day of January 2025, at 10:00 a.m., the regular meeting of the Governing Board (Board) of the Texas Department of Housing and Community Affairs (“TDHCA” or “the Department”) was held in the Dewitt C. Greer State Highway Building, Williamson Board Room, 125 E. 11th Street, Austin, Texas 78701.

The following members, constituting a quorum, were present and voting:

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

Mr. Vasquez served as Chair, and James “Beau” Eccles, TDHCA General Counsel, served as Secretary.

1) The Board unanimously approved the Consent Agenda (items 1, 3-8) and Consent Agenda Report Item (9) as presented, and pulled from consideration Item 2 – Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Eisenhower II (HTC #19410).

2) Action Item 10 – the Executive Director’s Report – was presented by Bobby Wilkinson, TDHCA Executive Director. The Board heard the report and took no further action.

3) Action Item 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* – was presented by Naomi Cantu, TDHCA Director of the HOME-ARP Program, with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve issuance of the HOME-ARP NOFA.

4) Action Item 12 – Presentation, discussion, and possible action regarding the Department’s 2025-1 National Housing Trust Fund Notice of Funding Availability – was presented by Connor Jones, TDHCA Multifamily Direct Loan Program Manager. Additional information was presented by Mr. Wilkinson and Cody Campbell, TDHCA Director of Multifamily Finance. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve issuance of the National Housing Trust Fund NOFA.

- Robbye Meyer, Arx Advantage, provided comments in opposition to staff recommendation

5) Action Item 13 – Presentation, discussion, and possible action on a loan approval for FishPond at Victoria – was presented by Mr. Jones with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve the loan.

6) Action Item 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 – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds. The Board unanimously adopted staff recommendation to approve the issuance of bonds, the associated bond resolution, Direct Loan award, and the determination notice.

7) Action Item 15 – Presentation and discussion regarding the issuance of Texas Department of Housing and Community Affairs Residential Mortgage Revenue Bonds, Series 2025A (Non-AMT) – was presented by Scott Fletcher, TDHCA Director of Bond Finance, with additional information from Mr. Wilkinson. The Board heard the report regarding the bond issuance and took no further action.

8) Action Item 16 – Report relating to the 2024 Non-competitive 4% Housing Tax Credit Program and a preliminary 2025 Program forecast – was presented by Jonathan Galvan, TDHCA 4% Housing Tax Credit Program Manager, with additional information from Mr. Wilkinson. The Board heard the report and took no further action.

9) Action Item 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 – was presented by Mr. Fletcher. The Board unanimously adopted staff recommendation to approve the resolution referenced in the item.

10) Action Item 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 – was presented by Mr. Fletcher. The Board unanimously adopted staff recommendation to approve the resolution referenced in the item.

11) Action Item 19 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Santa Fe Place (HTC #23178/24266) – was presented by Rosalio Banuelos, TDHCA Director of Asset Management, with additional information from Mr. Wilkinson and Mr. Eccles. Following public comment (listed below), the Board voted 5-1 (Chairman Vasquez voted nay) to table the item for 60 days.

- Michael Lyttle, TDHCA Director of External Affairs, read a letter of support for staff recommendation into the record from the Honorable Charles Perry, State Senator, Texas Senate District 28
- Kent Hance, representing Santa Fe Place, provided comments in support of staff recommendation
- Matt Gillum, Overland Property Group, provided comments on the item
- Sarah Anderson, S. Anderson Consulting and affiliated with the developer for Santa Fe Place, provided comments in support of staff recommendation

12) Action Item 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 – was presented by Sascha Stremmer, TDHCA Assistant General Counsel, with additional information from Mr. Wilkinson and Mr. Eccles.

Following public comment (listed below), the Board adopted a motion to approve staff recommendation regarding the debarment of SRCJJC Lubbock Management LLC, and associated responsible entities and individuals, for a period of ten years. In the same motion the Board voted to not debar the THF Housing Development Corporation and associated responsible entities and individuals, and the City of Lubbock Housing Initiatives and associated responsible entities and individuals.

- Allison Milliorn, Texas Housing Foundation, provided comments in opposition to staff recommendation
- Mike Chapman, Lubbock Housing Authority, provided comments in opposition to staff recommendation
- Barry Palmer, Coats Rose attorney representing the Lubbock Housing Authority, provided comments in opposition to staff recommendation
- Dominic Audino, Texas Housing Foundation, provided comments on the item

13) Ms. Stremmer also presented Action Item 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). Following public comment (listed below), the Board unanimously adopted staff recommendation regarding the agreed final order.

- Thomas Haskins, Barnes and Thornburg attorney representing the developer, provided comments on the item

14) Action Item 22 – Presentation, discussion, and possible action regarding a waiver of 10 TAC

§1.15(d) for Village Apartments – was presented by Mr. Campbell with additional information from Mr. Eccles. Following public comment (listed below), the Board unanimously adopted staff recommendation regarding the requested waiver.

- Jennifer Hicks, Tru Casa Consulting and affiliated with the developer, provided comments on the item
- Inez Russell, Friends for Life and affiliated with the developer, provided comments on the item

Except as noted otherwise, all materials presented to and reports made to the Board were approved, adopted, and accepted. These minutes constitute a summary of actions taken. A transcript of the meeting, reflecting who made motions, offered seconds, etc., questions and responses, and details of comments, is obtained by TDHCA (but may contain transcription errors), and a contemporaneous audio and video recording of the meeting was made and is retained as an official record of the meeting.

There being no further business to come before the Board, the meeting adjourned at 1:29 p.m. The next meeting is scheduled for Thursday, February 6, 2025.

Secretary

Approved:

Chair