

Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
December 11, 2025

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

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

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

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

- 1) The Board unanimously approved Consent Agenda items 1-13 and Consent Agenda Report Items 14-16 as presented.
- 2) The Board went into Executive Session at 10:10 a.m. and returned at 10:37 a.m. During the executive session, the Board did not adopt any policy, position, resolution, rule, regulation, or take any formal action or vote on any item.
- 3) TDHCA Executive Director Bobby Wilkinson presented Action Item 17 – the Executive Director’s Report. The Board heard the report and took no further action.
- 4) Action Item 18 – Report on the Meeting of the Internal Audit and Finance Committee – was presented by Member Thomas, who chairs the committee. The Board heard the report and took no further action.
- 5) Action Item 19 – Presentation, Discussion and Possible Action on approval of the Fiscal Year 2026 Internal Audit Work Plan – was presented by Mark Scott, TDHCA Director of Internal Audit. The Board unanimously adopted staff recommendation to approve the plan.
- 6) Action Item 20 – Presentation, discussion, and possible action on Inducement Resolution No. 26-008 for Multifamily Housing Revenue Bonds or Notes regarding authorization for filing applications to be added to the Department’s Waiting List for private activity bond authority for Lariat Apartments – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds,

with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve the inducement resolution.

7) Action Item 21 – Presentation, discussion, and possible action on awards for 2026 Community Services Block Grant discretionary funds for education and employment services to Native American and Migrant and Seasonal Farm Worker populations – was presented by Gavin Reid, Planning Manager, TDHCA Community Affairs division. The Board unanimously approved the awards per staff recommendation.

8) Action Item 22 – Presentation, discussion, and possible action to authorize the issuance of the 2026 HOME Investment Partnerships Program Single Family General Set-Aside Notice of Funding Availability and publication of the NOFA in the *Texas Register* – was presented by Chad Landry, Manager, TDHCA Single Family and Homeless Programs division. Mr. Wilkinson provided additional information. The Board unanimously approved staff recommendation to issue and publish the NOFA.

9) Action Item 23 – Presentation, discussion, and possible action regarding material amendments to previous 9% Competitive Housing Tax Credit Applications to award State Housing Tax Credits and approval of the waiting list for 2025 State Housing Tax Credit Applications – was presented by Joshua Goldberger, Manager, TDHCA 9% Housing Tax Credit Program. The Board unanimously adopted staff recommendation to approve the recommended applications for certification of state housing tax credits, including the requested amendments to the applications, as referenced in the item.

10) Action Item 24 – Presentation, discussion, and possible action regarding the approval for publication in the *Texas Register* of the 2026-2 Multifamily Direct Loan Notice of Funding Availability – was pulled from the agenda and not heard.

11) Action Item 25 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application and Land Use Restriction Agreement for Roseland Townhomes (HTC #99111) and Roseland Estates (HTC #02006) – was presented by Rosario Banuelos, TDHCA Director of Asset Management. Per staff recommendation, the Board unanimously approved the material amendment request.

12) Action Item 26 – Presentation, discussion, and possible action on recommendation to consider early termination of the remaining debarment term for Evan J. Hunden, David B. Ratliff, and Michael Volz – was presented by Sasha Stremler, TDHCA Lead Enforcement Attorney. Mr. Wilkinson; Mr. Eccles; and Cody Campbell, TDHCA Director of Multifamily Finance, provided additional information. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve early termination of the remaining debarment term.

- Kim Spinney, Devco Residential Group, provided comments on the item.

- Michael Volz, Devco Residential Group, provided comments in support of staff recommendation.
- Cynthia Bast, attorney for Baker Hostetler and representing Devco, provided comments in support of staff recommendation.

13) Action Item 27 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit (HTC) Application of The Lantern at Robstown (HTC #25177) – was presented by Mr. Campbell. The Board unanimously adopted staff recommendation to approve the material amendment request.

14) Action Item 28 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Sweetwater Station – was presented by Mr. Campbell. Following public comment (listed below), the Board by a 5-1 vote (Member Harper voted nay) adopted staff recommendation to approve the request.

- Ryan Garcia, representing JES Holdings and the applicant, provided comments in support of staff recommendation.

15) Action Item 29 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Pioneer Crossing Brownwood – was presented by Mr. Campbell with additional information from Mr. Wilkinson and Mr. Eccles. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the request.

- Michael Beard, BETCO Consulting and representing the applicant, provided comments on the item.
- Noor Jooma, the applicant, provided comments on the item.

16) Action Item 30 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Melody Grove – was pulled from the agenda and not heard.

17) Action Item 31 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Westwind of Plainview – was presented by Mr. Goldberger. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the request.

- Michael Beard, BETCO Consulting and representing the applicant, provided comments on the item.

18) Action Item 32 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits for The Residence at Red Cedar – was presented by Mr. Goldberger. Following public comment (listed below), the Board approved the request per staff recommendation.

- April Engstrom, Overland Property Group and the applicant, provided comments on the item.

19) Action Item 33 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Sherry Pointe – was pulled from the agenda and not heard.

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. The full transcript of the meeting, reflecting who made motions, offered seconds, etc., questions and responses, and details of comments, is retained by TDHCA as an official record of the meeting.

There being no further business to come before the Board, the meeting adjourned at 2:37 p.m. The next meeting is scheduled for Thursday, January 15, 2026.

Secretary

Approved:

Chair