

**Texas Department of Housing and Community Affairs Governing Board  
Board Meeting Minutes Summary  
April 11, 2024**

On Thursday, the eleventh day of April 2024, 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 Williamson Board Room of the TxDOT Greer Building, 125 E. 11<sup>th</sup> Street, Austin, Texas.

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

- Leo Vasquez, III, 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.

The Board adopted a resolution recognizing April as Fair Housing Month in Texas, and Michael Lyttle, TDHCA Director of External Affairs, also read a proclamation into the record from Governor Greg Abbott recognizing April as Fair Housing Month in Texas. The Board also adopted a resolution recognizing May as Community Action Month in Texas.

1) The Board approved the Consent Agenda and Consent Agenda Report items (Items 1-12) as presented. Member Thomas abstained from voting.

2) Action Item 13 – 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 14 – Presentation, discussion, and possible action authorizing the Department to submit an application for the U.S. Department of Housing and Urban Development’s Preservation and Reinvestment Initiative for Community Enhancement Program, and if successfully awarded to operate such program – was presented by Brooke Boston, TDHCA Deputy Executive Director, with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation for TDHCA to submit an application for the PRICE Program to HUD and, if the application is approved and awarded, to operate the program.

4) Action Item 15 – Presentation, discussion, and possible action authorizing a vendor contract with Benevate, Inc., for the Texas Rent Relief Program as required by Texas Government Code, Chapter 2155 – was presented by Mariana Salazar, TDHCA Director of the Texas Rent Relief Program, with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve the vendor contract with Benevate, Inc.

- 5) Scott Fletcher, TDHCA Director of Bond Finance, presented Item 16 – Report on the closing of the Department's Residential Mortgage Revenue Bonds 2024 Series A (Tax-Exempt) and Series B (Taxable). The Board heard the report and took no further action.
- 6) Action Item 17 – Presentation, discussion and possible action on Resolution No. 24-013 regarding an issuance of a Multifamily Housing Revenue Refunding Note Series 2024 for FishPond at Corpus Christi Apartments – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds. The Board unanimously approved staff recommendation to adopt the resolution and issue the refunding note series.
- 7) Action Item 18 – Presentation, discussion, and possible action on Inducement Resolution No. 24-015 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 and/or submitted for Traditional Carryforward for The Legacy on Kiest – was presented by Ms. Morales. The Board unanimously adopted staff recommendation to approve the inducement resolution.
- 8) Action Item 19 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for The Arbor at Centerbrook (HTC #14285) – was presented by Rosalio Banuelos, TDHCA Director of Asset Management, with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve the material amendment request.
- 9) Action Item 20 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application, changes to the ownership structure, and a waiver of 10 TAC §11.9(b)(2)(A) for Avanti Legacy Rosewood (HTC #22039/23804) – was presented by Mr. Banuelos. The Board unanimously adopted staff recommendation to approve the material amendment request as well as the changes to the ownership structure and associated rule waiver.
- 10) Action Item 21 – Presentation, discussion, and possible action regarding changes to the ownership structure and a waiver of 10 TAC §11.9(b)(2)(A) for Paige Estates (HTC #21121/23931) – was presented by Mr. Banuelos. The Board unanimously adopted staff recommendation to approve the changes to the ownership structure and associated rule waiver.
- 11) Action Item 22 – Presentation, discussion, and possible action regarding changes to the ownership structure and a waiver of 10 TAC §11.9(b)(2)(A) for Parkside on Carrier (HTC #21093/23920) – was pulled from the agenda and not taken up.
- 12) Action Item 23 – Presentation, Discussion, and Possible Action on the draft 2024 State of Texas Consolidated Plan: One-Year Action Plan – was presented by Elizabeth Yevich, TDHCA Director of the Housing Resource Center, with additional information from Mr. Wilkinson. The

Board unanimously adopted staff recommendation to approve the plan and submit it for public comment.

13) Gavin Reid, TDHCA Manager of Planning in the Community Affairs Division, presented Action Item 24 – Presentation, discussion, and possible action on the 2024 Department of Energy Weatherization Assistance Program State Plan and Awards. The Board adopted staff recommendation to approve the plan and associated awards.

14) Action Item 25 – Presentation, discussion, and possible action on the Community Development Block Grant Coronavirus Aid, Relief, and Economic Security Act Program to allocate unutilized funds – was pulled from the agenda and not taken up.

15) Action Item 26 – Presentation, discussion, and possible action on a waiver of 10 TAC §11.9(d) (5) related to Community Support from State Representative for Heritage Estates at Valley Ridge (#24134) – was presented by Cody Campbell, TDHCA Director of Multifamily Finance, with additional information from Mr. Wilkinson and Mr. Eccles. Following public comment (listed below), the Board did not adopt staff recommendation to deny the waiver request and, in fact, unanimously approved the waiver request.

- John Shackelford, attorney representing Heritage Estates, provided comments in opposition to staff recommendation
- Travis Barber, developer representing Heritage Estates, provided comments in opposition to staff recommendation
- Audrey Martin, consultant with Purple Martin Real Estate representing Heritage Estates, provided comments in opposition to staff recommendation

16) Action Item 27 – Presentation, discussion, and possible action on multiple requests for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Applications previously awarded 9% housing tax credits – was presented by Mr. Campbell. The Board unanimously adopted staff recommendation to approve the requests for treatment of the application of force majeure rule for the developments referenced in the action item.

17) Action Item 28 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Magnolia Lofts – was presented by Mr. Campbell with additional information provided by Megan Sylvester, TDHCA Federal Compliance Counsel. Following public comment (listed below), the Board unanimously adopted staff recommendation to grant the requested treatment under the application of force majeure rule for Magnolia Lofts.

- Max Whipple, NRP Group representing Magnolia Lofts, provided comments in support of staff recommendation

18) Action Item 29 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for The Roz – was presented by Mr. Campbell with additional information from Mr. Eccles. The Board unanimously adopted staff recommendation to grant the requested treatment under the application of force majeure rule for The Roz.

19) Action Item 30 – Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Hughes House – was presented by Mr. Campbell. The Board unanimously adopted staff recommendation to grant the requested treatment under the application of force majeure rule for Hughes House.

20) Action Item 31 – Presentation, discussion, and possible action on a determination of eligibility related to Undesirable Site Features for Palms at Morris (#24124) – was presented by Mr. Campbell. Following public comment (listed below), the Board did not approve staff recommendation to find the site ineligible and, in fact, unanimously found the site to be eligible for consideration of a housing tax credit award.

- Daniel McGinn, City of Corpus Christi, provided comments in opposition to staff recommendation

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 12:48 p.m. The next meeting is scheduled for Thursday, May 9, 2024.

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Secretary

Approved:

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Chair