

Texas Department of Housing and Community Affairs



Thursday, October 9, 2025

10:00 AM

Barbara Jordan State Office Building

Room 2.034

1601 Congress Avenue

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

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| 1. | Presentation, discussion, and possible action on the Board meeting minutes summary for September 4, 2025 | Beau Eccles |
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ASSET MANAGEMENT

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| 2. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Uvalde Villas (HTC #21039/22813/23909) | Rosalio Banuelos |
| 3. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Landing at San Felipe (HTC #23027) | Rosalio Banuelos |
| 4. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Corrigan Square Apartments (HTC #24075) | Rosalio Banuelos |
| 5. | Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Wildhorse Flats (HTC #20488) | Rosalio Banuelos |

BOND FINANCE

6. Presentation, discussion, and possible action on Resolution No. 26-002 authorizing request to the Texas Bond Review Board for annual waiver of Single Family Mortgage Revenue Bond set-aside requirements; authorizing the execution of documents and instruments relating thereto; making certain findings and determinations in connection therewith; and containing other provisions relating to the subject

Scott Fletcher

HOME-ARP

7. Presentation, discussion, and possible action regarding an award from the 2024 HOME American Rescue Plan Non-Congregate Shelter Invitation to Apply for The Other Ones Foundation

Naomi Cantu

LEGAL

8. Presentation, discussion, and possible action on recommendation to debar Lionel Sims, Archie L. Jones, and Calvert Arms, Ltd. relating to Calvert Arms Apartments (HTC 92096 / CMTS 1064), and presentation of a related report to the Board regarding intention to issue a Notice of Violation seeking the assessment of administrative penalties through a contested case hearing with the State Office of Administrative Hearings

Sascha Stremmler

RULES

9. Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 2, Subchapter D, Debarment from Participation in Programs Administered by the Department, §2.401 General; an order proposing new 10 TAC Chapter 2, Subchapter D, Debarment from Participation in Programs Administered by the Department, §2.401 General; and directing their publication for public comment in the Texas Register

Sascha Stremmler

SINGLE FAMILY & HOMELESS PROGRAMS

10. Presentation, discussion, and possible action on an amendment to the 2026 Annual Public Housing Agency (PHA) Plan for the Housing Choice Voucher Program and associated waivers of certain provisions of 10 TAC §5.802

Andre Adams

MULTIFAMILY BOND

11. Presentation, discussion and possible action regarding a waiver of 10 TAC §11.302(d)(1)(B) of the Qualified Allocation Plan (QAP) relating to miscellaneous income for Aster Villas (#25490).

Jonathan Galvan

MULTIFAMILY FINANCE

12. Presentation, discussion, and possible action on an extension of the development period for Southton Apartments

Connor Jones

CONSENT AGENDA REPORT ITEMS

13. Media Analysis and Outreach Report, August 2025

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

14. Executive Director's Report

Bobby Wilkinson

ACTION REPORT ITEMS

15. Report on the closing of the Department's Residential Mortgage Revenue Bonds 2025 Series D (Non-AMT)

Scott Fletcher

BOND FINANCE

16. Presentation, discussion, and possible action regarding resolution no. 26-001 authorizing the issuance, sale and delivery of Texas Department of Housing and Community Affairs single family mortgage revenue bonds or residential mortgage revenue bonds in one or more series and installments; approving the form and substance of related documents; 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

17. Presentation, discussion, and possible action regarding Resolution No. 26-003 authorizing the implementation of Texas Department of Housing and Community Affairs Mortgage Credit Certificate Program 113, approving the form and substance of the program manual and the program summary, authorizing the execution of documents and instruments necessary or convenient to carry out Mortgage Credit Certificate Program 113, and containing other provisions relating to the subject

Scott Fletcher

MULTIFAMILY BOND

18. Presentation, discussion, and possible action regarding eligibility under 10 TAC §11.101(b)(1)(D) related to Ineligibility of Developments within Areas of High Crime for Bernicia Place (#25476)

Teresa Morales

ASSET MANAGEMENT

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| 19. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application and 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 Athens Trails (HTC #24215) | Rosalio Banuelos |
| 20. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application and 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 Gatesville Crossing (HTC #24224) | Rosalio Banuelos |

LEGAL

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| 21. | Presentation, discussion, and possible action on recommendation to adopt an Agreed Final Order assessing an administrative penalty relating to Jubilee at Texas Parkway (HTC 17317 / CMTS 5333) | Sascha Stremmer |
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RULES

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| 22. | Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 2, Subchapter C, Administrative Penalties, §2.302 Administrative Penalty Process; an order proposing new 10 TAC Chapter 2, Subchapter C, Administrative Penalties, §2.302 Administrative Penalty Process; and directing their publication for public comment in the Texas Register | Sascha Stremmer |
| 23. | Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 12, concerning the Multifamily Housing Revenue Bond Rules, and an order proposing new 10 TAC Chapter 12 concerning the Multifamily Housing Revenue Bond Rules, and directing their publication for public comment in the Texas Register | Teresa Morales |
| 24. | Presentation, discussion, and possible action on an order proposing new 10 Texas Administrative Code Chapter 10, Uniform Multifamily Rules, Subchapter J, Housing Finance Corporation Compliance Monitoring and directing its publication for public comment in the Texas Register | Wendy Quackenbush |

HOME-ARP

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| 25. | Presentation, discussion, and possible action regarding awards from the 2025 HOME American Rescue Plan Nonprofit Capacity Building and Operating Notice of Funding Availability (NOFA), as amended | Naomi Cantu |
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MULTIFAMILY FINANCE

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| 26. | 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 Retirement Living for Seniors | Josh Goldberger |
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| 27. | 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 Retreat at Esther | Josh Goldberger |
| 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 Inn Town Lofts | Josh Goldberger |
| 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 Northpark Garden Villas | Josh Goldberger |
| 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 Andover Village | Cody Campbell |
| 31. | 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 Sunset Ridge | 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.