

**Texas Department of Housing and Community Affairs Governing Board  
Board Meeting Minutes Summary  
October 9, 2025**

On Thursday, the ninth day of October 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 Barbara Jordan State Office Building, Room 2.034, 1601 Congress Ave., Austin, TX 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 served as Secretary.

- 1) The Board unanimously approved Consent Agenda items 1-6, 8-11, and Consent Agenda report item 13. Pulled from the agenda were Item 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; and Item 12 – Presentation, discussion, and possible action on an extension of the development period for Southton Apartments.
- 2) Bobby Wilkinson, TDHCA Executive Director, presented Action Item 14 – Executive Director's Report. The Board heard the report and took no further action.
- 3) Action Item 15 – Report on the closing of the Department's Residential Mortgage Revenue Bonds 2025 Series D (Non AMT) – was presented by Scott Fletcher, TDHCA Deputy Executive Director of Housing Finance. The Board heard the report and took no further action.
- 4) Action Item 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 – was presented by Mr. Fletcher. The Board unanimously adopted staff recommendation to approve the bond resolution.

5) Mr. Fletcher also presented Action Item 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. The Board unanimously adopted staff recommendation to approve the MCC resolution.

6) Action Item 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) – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds. Additional information was provided by Mr. Wilkinson and Mr. Eccles. Following public comment (listed below), the Board did not approve staff recommendation to find the site ineligible but instead voted unanimously to table the item for a further meeting.

- Dominique King, Harris County Housing Authority, provided comments in opposition to staff recommendation
- Jervon Harris, SuperUrban Realty and consultant for Bernicia Place, provided comments in opposition to staff recommendation
- Holland Jones, Harris County Precinct 7 Constable’s Office, provided comments in opposition to staff recommendation
- Keith Dillman, Houston Police Department, provided comments on the item
- Antoinette “Toni” Jackson, Banks Law Firm and development counsel for the Harris County Housing Authority, provided comments on the item

7) Action Item 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) – was presented by Rosalio Banuelos, TDHCA Director of Asset Management. Additional information was provided by Mr. Wilkinson; Mr. Eccles; Jeanna Adams, TDHCA Director of Real Estate Analysis; and Cody Campbell, TDHCA Director of Multifamily Finance. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the material amendment and force majeure request with a new placed-in-service deadline of June 30, 2027.

- Michael Fogel, Trinity Housing and the developer, provided comments in support of staff recommendation

8) Action Item 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) – was presented by Mr. Banuelos with additional

information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve the material amendment and force majeure requests.

9) Action Item 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) – was presented by Sascha Stremmer, TDHCA Lead Enforcement Attorney. Following public comment (listed below), the Board approved staff recommendation to adopt the agreed final order.

- Rick Anderson, attorney associated with the development, provided comments in support of staff recommendation

10) Action Item 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* – was presented by Ms. Stremmer. Additional information was presented by Mr. Wilkinson and Ysella Kaseman, TDHCA Enforcement Committee secretary. Following public comment (listed below), the Board adopted staff recommendation to repeal the existing administrative penalty rules and publish the new draft rules for public comment.

- Donna Rickenbacker, Marque Real Estate Consultants, provided comments on the item

11) Action Item 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* – was presented by Ms. Morales. The Board unanimously adopted staff recommendation to approve the repeal of the existing multifamily housing revenue bond rules and publishing the new draft rules for public comment.

12) Action Item 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* – was presented by Wendy Quackenbush, TDHCA Director of Multifamily Compliance. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve publishing the new draft housing finance corporation compliance monitoring rules for public comment.

- Todd Kercheval, Texas Association of Local Housing Finance Agencies, provided comments on the item
- Kaylin Rubin, Travis County Strategic Housing Finance Corporation, provided comments in opposition to staff recommendation

13) Action Item 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 – was presented by Naomi Cantu, TDHCA Director of the HOME-ARP Program. The Board unanimously adopted staff recommendation to approve the awards as referenced in the item.

14) Action Item 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 – was presented by Joshua Goldberger, TDHCA Manager of the Competitive Housing Tax Credit Program. The Board unanimously adopted staff recommendation to approve the force majeure request.

15) Action Item 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 – was presented by Mr. Goldberger. Additional information from Mr. Eccles corrected a typo in the Board Action Request item to show the new placed-in-service deadline would be June 30, 2027. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the force majeure request.

- Samson Babalola, representing the developer, provided comments on the item

16) 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 Inn Town Lofts – was presented by Mr. Goldberger. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the force majeure request.

- Jordan Finkelman, Housing Trust Group, provided comments on the item

17) 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 Northpark Garden Villas – was presented by Mr. Goldberger. The Board unanimously adopted staff recommendation to approve the force majeure request.

18) 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 Andover Village – was presented by Mr. Campbell with additional information from Mr. Wilkinson. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the force majeure request.

- Donna Rickenbacker, Marque Real Estate Consultants and representing the developer, provided comments in support of staff recommendation

19) Action Item 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 – was presented by Mr. Campbell. Following public comment (listed below), the Board did not approve staff recommendation for a 12-month placed-in-service extension but did adopt, by a 5-1 vote (Member Farias voted nay), a measure which provided a six-month extension for the development to place-in-service to June 30, 2027.

- Robbye Meyer, Arx Advantage and representing the developer, provided comments in support of staff recommendation

20) During the general public comment section, the following persons made comment:

- Erin Hahn, Texas Housers, provided comments indicating her organization's concerns regarding how the 2026 draft Qualified Allocation Plan dealt with opportunity zones.

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 1:27 p.m. The next meeting is scheduled for Thursday, November 6, 2025.

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Secretary

Approved:

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Chair