

Texas Department of Housing and Community Affairs



Thursday, September 4, 2025

10:00 AM

The University of Texas at Austin's Thompson Conference Center

Room 1.110

2405 Robert Dedman Drive

Austin, TX 78712

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.

RESOLUTIONS

Resolution declaring October 2025 as National Energy Awareness Month

Michael De Young

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

1. Presentation, discussion, and possible action on the Board meeting minutes summaries for July 10, 2025, and July 24, 2025

Beau Eccles

FUNDING ANNOUNCEMENTS AND AWARDS

2. Presentation, discussion, and possible action on State Fiscal Year 2026 Homeless Housing and Services Program Award for the City of Corpus Christi.

Rosy Falcon

ASSET MANAGEMENT

3. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Bird Creek Senior Living (HTC #24045)
4. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Sun Pointe (HTC #21130/23932)

Rosalio Banuelos

Rosalio Banuelos

FINANCIAL ADMINISTRATION

5. Presentation, discussion, and possible approval regarding the establishment of the salary of the Executive Director

Paul Ford

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| 6. | Presentation, discussion, and possible action to adopt a resolution regarding designating signature authority and superseding previous resolutions | Joe Guevara |
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LEGAL

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| 7. | Presentation, discussion, and possible action on recommendation to adopt an Agreed Final Order assessing an administrative penalty relating to Walnut Creek (HTC 00024T, HTC 18420, CMTS 59), and Forest Creek f/k/a Ware Meadows, (HTC 22422, CMTS 5861) | Sascha Stremmler |
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RULES

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| 8. | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC §1.8, Plan Requirements, Process and Approval Criteria for Properties Designated for Camping by Political Subdivisions for Homeless Individuals; an order adopting new 10 TAC §1.8, Camping Plans Requirements and Process for Political Subdivisions; and directing their publication in the Texas Register | Brooke Boston |
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SINGLE FAMILY & HOMELESS PROGRAMS

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| 9. | Presentation, discussion, and possible action on the 2026-2027 Texas Housing Trust Fund Biennial Plan. | Abigail Versyp |
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CONSENT AGENDA REPORT ITEMS

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| 10. | TDHCA Quarterly Status Report on Temporary Allocations - September 2025 | Brooke Boston |
| 11. | Media Analysis and Outreach Report, July 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

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| 12. | Executive Director's Report | Bobby Wilkinson |
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INTERNAL AUDIT

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| 13. | Report on the Meeting of the Internal Audit and Finance Committee | Ajay Thomas
Board Member |
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FUNDING ANNOUNCEMENTS AND AWARDS

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| 14. | Presentation, discussion and possible action on the appointment of Colonia Resident Advisory Committee members | Chad Landry |
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| 15. | Presentation, discussion, and possible action on a Colonia Self-Help Center Program Award to Cameron County in accordance with Tex. Gov't Code §2306.582 through Community Development Block Grant Funding | Chad Landry |
| 16. | Presentation, discussion, and possible action on Program Year 2025 Emergency Solutions Grants Program Awards. | Rosy Falcon |

ACTION REPORT ITEMS

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| 17. | Report relating to the conclusion of the 2024 Non-competitive 4% Housing Tax Credit Program and an update on the 2025 Non-competitive 4% Housing Tax Credit Program. | Jonathan Galvan |
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BOND FINANCE

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| 18. | Presentation, discussion, and possible action on approving new outside counsel contracts, and delegation of contract signature authority to the Executive Director | Teresa Morales |
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ASSET MANAGEMENT

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| 19. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for The Bryan (HTC #24168) | Rosalio Banuelos |
| 20. | Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(4)(D) for Granada Apartments (HTC #21425) | Rosalio Banuelos |

LEGAL

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| 21. | Presentation, discussion, and possible action on previously tabled recommendation to debar Rise Residential Construction Riverside, LLC, Melissa Fisher, Sonoma Housing Advisors, LLC, and James R. (Bill) Fisher, relating to Riverside Heights Senior Living AKA Legacy Riverside Senior Living Community (HTC #20613 / Bond #20613B / CMTS 5659) | Sascha Stremmler |
| 22. | Presentation, discussion, and possible action on recommendation to adopt Agreed Final Orders assessing an administrative penalty relating to Villa de Reposo San Luis Asherton (HOME 539110 / CMTS 2730) and Villa de Reposo Encinal (HOME 530201 / CMTS 4002) | Sascha Stremmler |
| 23. | Presentation, discussion, and possible action on recommendation to adopt an Agreed Final Order assessing an administrative penalty relating to Accessible Housing Austin (NSP 77090000101, CMTS 5169) and AHA! At Briarcliff (TCAP-RF 13160017511, NHTF 82600017511, CMTS 5170) | Sascha Stremmler |

COMMUNITY AFFAIRS

24. Presentation, discussion, and possible action regarding authorization to release a Notice of Funding Availability for 2026 Community Services Block Grant Discretionary funds for education and employment initiatives for Native American and migrant and seasonal farm worker populations

Michael De Young

RULES

25. Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.410 Determination of Alien Status for Program Beneficiaries; an order proposing new 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.410 Determination of Alien Status for Program Beneficiaries; and directing their publication for public comment in the Texas Register

Brooke Boston

SINGLE FAMILY & HOMELESS PROGRAMS

26. Presentation, discussion, and possible action on a request for reasonable accommodation under the Section 8 Housing Choice Voucher Program

Abigail Versyp

MULTIFAMILY FINANCE

27. Presentation, discussion, and possible action on the proposed repeal of 10 TAC Chapter 11 concerning the Housing Tax Credit Program Qualified Allocation Plan, proposed new 10 TAC Chapter 11 concerning the Housing Tax Credit Program Qualified Allocation Plan, and directing their publication for public comment in the Texas Register
28. Presentation, discussion, and possible action regarding an appeal of the termination of a loan Application for Braniff Lofts
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 Westwood Apartments
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 The Bryan
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 West End Lofts

Cody Campbell

Cody Campbell

Josh Goldberger

Josh Goldberger

Josh Goldberger

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.