

**Texas Department of Housing and Community Affairs Governing Board  
Board Meeting Minutes Summary  
September 4, 2025**

On Thursday, the fourth day of September 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 UT Thompson Conference Center, Room 1.110, 2405 Robert Dedman Drive, Austin, TX 78712.

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; Megan Sylvester served as Deputy General Counsel; and Michael Lyttle served as Assistant Secretary.

1) Mr. Lyttle read a resolution into the record which the Board accepted celebrating October 2025 as National Energy Awareness Month in Texas.

2) The Board unanimously approved the Consent Agenda (items 1-4 and 6-9) and Consent Agenda Report Items (items 10-11) as presented. However, Item 5 – Presentation, discussion, and possible approval regarding the establishment of the salary of the Executive Director – was pulled from the agenda. (*Note: Member Conroy abstained from voting on these items.*)

3) Action Item 12 – Executive Director's Report – was presented by Bobby Wilkinson, TDHCA Executive Director. The Board heard the report and took no further action.

4) Action Item 13 – Report on the Meeting of the Internal Audit and Finance Committee – was presented by Mr. Thomas, committee chair. The Board heard the report and took no further action.

5) Action Item 14 – Presentation, discussion, and possible action on the appointment of Colonia Resident Advisory Committee members – was presented by Chad Landry, TDHCA Manager of Single Family Programs. The Board unanimously adopted staff recommendation to approve the committee members as referenced in the item.

6) Action Item 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 – was presented by Mr. Landry. The Board unanimously adopted staff recommendation on the award to Cameron County.

7) Action Item 16 – Presentation, discussion, and possible action on Program Year 2025 Emergency Solutions Grants Program Awards – was presented by Rosy Falcon, TDHCA Manager of Homeless Programs. The Board approved staff recommendation to make the awards as referenced in the item.

8) Action Item 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 – was presented by Jonathan Galvan, TDHCA Manager of the 4% Housing Tax Credit Program. The Board heard the report and took no further action.

9) Action Item 18 – Presentation, discussion, and possible action on approving new outside counsel contracts, and delegation of contract signature authority to the Executive Director – was presented by Teresa Morales, TDHCA Director of the 4% Housing Tax Credit Program. The Board unanimously adopted staff recommendation to approve the contracts as referenced in the item as well as the delegation of signature authority.

10) Action Item 19 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for The Bryan (HTC #24168) – was presented by Rosalio Banuelos, TDHCA Director of Asset Management. Additional information was provided by Mr. Wilkinson and Cody Campbell, TDHCA Director of Multifamily Finance. Staff recommended approval for part of the amendment request – the acreage change and the additional guarantor – but denial for the part requesting a reduction in the number of low-income units. Following public comment (listed below), the Board denied the entire material amendment request.

- Alfredo Izmajtovich, Cesar Chavez Foundation, provided comments in opposition to staff recommendation
- Davonne Lewis, Boston Financial, provided comments in opposition to staff recommendation
- Jose Vargas, City of Mission Economic Development Council, provided comments in opposition to staff recommendation
- Kathryn Saar, Brownstone Group, provided comments on the item
- Ellen Moskalik, Cesar Chavez Foundation, provided comments in opposition to staff recommendation

11) Action Item 20 – Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(4)(D) for Granada Apartments (HTC #21425) – was presented by Mr. Banuelos. The Board unanimously adopted staff recommendation to approve the waiver request.

12) Action Item 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) – was presented by Sascha Stremmer, TDHCA Assistant General Counsel. Additional information was provided by Mr. Wilkinson and Ms. Sylvester. Following public comment (listed below), the Board unanimously approved staff recommendation as identified at the meeting to grant the appeal from Ms. Fisher. Also, the Board by a 4-2 vote (members Vasquez and Thomas voted nay) approved staff recommendation to deny the appeal from Mr. Fisher.

- John Shackelford, attorney for Melissa Fisher, provided comments on the item
- Melissa Fisher provided comments on the item
- James R. (Bill) Fisher provided comments on the item
- Robert Wood, attorney for Mr. Fisher, provided comments on the item

13) Action Item 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) – was presented by Ms. Stremmer with additional information from Mr. Wilkinson. The Board unanimously approved staff recommendation as clarified at the meeting to adopt the agreed final orders.

14) Action Item 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) – was presented by Ms. Stremmer. Following public comment (listed below), the Board approved staff recommendation to adopt the agreed final order.

- Stephanie Thomas, AHA! At Briarcliff representative, provided comments on the item

15) Action Item 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 – was presented by Michael De Young, TDHCA Director of Community Affairs. The Board unanimously adopted staff recommendation to approve the release of the NOFA.

16) Action Item 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* – was pulled from the agenda.

17) Action Item 26 – Presentation, discussion, and possible action on a request for reasonable accommodation under the Section 8 Housing Choice Voucher Program – was presented by Abigail Versyp, TDHCA Director of Single Family and Homeless Programs, with additional information from Ms. Sylvester. Following public comment (listed below), the Board unanimously approved staff recommendation to deny the request.

- Deanna Jenkins, the reasonable accommodation requestor, provided comments in opposition to staff recommendation

18) Action Item 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* – was presented by Mr. Campbell. Additional information was provided by Mr. Wilkinson; Ms. Sylvester; and Jeanna Adams, TDHCA Director of Real Estate Analysis. Following public comment (listed below), the Board unanimously adopted staff recommendation as amended at the meeting to repeal the existing rules and publish the new draft rules.

- Karsten Lowe, representing JPI and the Texas Affiliation of Affordable Housing Providers, provided comments on the item
- Tanya Lavelle, Disability Rights Texas, provided comments on the item
- Kathryn Saar, Texas Affiliation of Affordable Housing Providers, provided comments on the item
- Timothy Alcott, Opportunity Home San Antonio, provided comments on the item
- Tim Smith, Hoke Development Services, provided comments on the item
- Jake Mooney, JCM Ventures, provided comments on the item
- Erin Hahn, Texas Housers, provided comments on the item
- Robbye Meyer, Rural Rental Housing Association of Texas, provided comments on the item
- Donna Rickenbacker, Marque Real Estate Consultants, provided comments on the item
- Zachary Krochtengel, Sycamore Development, provided comments on the item

19) Action Item 28 – Presentation, discussion, and possible action regarding an appeal of the termination of a loan Application for Braniff Lofts – was presented by Mr. Campbell. Following public comment (listed below), the Board unanimously approved staff recommendation to deny the appeal.

- Zachary Krochtengel, representing Braniff Lofts, provided comments in opposition to staff recommendation

20) 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 Westwood Apartments – was presented by Josh Goldberger, TDHCA

Manager of the 9% Housing Tax Credit Program. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the force majeure request.

- Michael Tamez, Madhouse Development, provided comments in support of staff recommendation

21) 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 The Bryan – was pulled from the agenda.

22) 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 West End Lofts – was presented by Mr. Goldberger. The Board unanimously adopted staff recommendation to approve the force majeure request.

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 3:33 p.m. The next meeting is scheduled for Thursday, October 9, 2025.

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Secretary

Approved:

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Chair