

Texas Department of Housing and Community Affairs



Thursday, April 9, 2026

10:00 AM

**Dewitt C. Greer State Highway Building
Williamson Board Room
125 E. 11th Street
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.

RESOLUTIONS

Resolution Recognizing May as Community Action Month

Resolution Recognizing April as Fair Housing Month

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 summary for March 6, 2026 Beau Eccles

ASSET MANAGEMENT

- 2. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement for Winfield Estates (HTC #00001) Rosalio Banuelos
- 3. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Heights at Crowley (HTC #23129) Rosalio Banuelos
- 4. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Palo Verde Senior Apartments (HTC #25013) Rosalio Banuelos

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| 5. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Pebble Hills Place (HTC #25016) | Rosalio Banuelos |
| 6. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for The Ashbourne (HTC #25073) | Rosalio Banuelos |
| 7. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Cedar Brook Village (HTC #25074) | Rosalio Banuelos |
| 8. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Trinity East Senior (HTC #25090) | Rosalio Banuelos |
| 9. | Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(4)(D) for Aurora Apartments (HTC #22403) | Rosalio Banuelos |

REAL ESTATE ANALYSIS

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| 10. | Presentation, discussion, and possible action regarding a material change to the Multifamily Management System (MMS) contract | Jeanna Adams |
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BOND FINANCE

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| 11. | Presentation, discussion, and possible action on Resolution No. 26-013 regarding the annual approval of the Department's Investment Policy | Scott Fletcher |
| 12. | Presentation, discussion, and possible action on Resolution No. 26-014 regarding the annual approval of the Department's Interest Rate Risk Management Policy | Scott Fletcher |

COMMUNITY AFFAIRS

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| 13. | Presentation, discussion, and possible action on release of the draft 2027 Low Income Home Energy Assistance Program State Plan for public comment | Gavin Reid |
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LEGAL

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| 14. | Presentation, discussion, and possible action on recommendation to adopt an Agreed Final Order assessing an administrative penalty relating to Columbia Renaissance Square II Senior (HTC 18018 / CMTS 5406) | Sascha Stremmler |
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RULES

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| 15. | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 13, Multifamily Direct Loan Rule, and an order adopting the new 10 TAC Chapter 13, Multifamily Direct Loan Rule, and directing its publication in the Texas Register for adoption | Cody Campbell |
| 16. | Presentation, discussion, and possible action on an order adopting the repeal and adoption of new 10 TAC Chapter 7 Subchapter A, General Policies and Procedures; 10 TAC Chapter 7 Subchapter C, Emergency Solutions Grants (ESG), §§7.31-7.43 and directing their publication in the Texas Register. | Rosy Falcon |
| 17. | Presentation, discussion, and possible action on the statutory four-year rule review and order of readoption for 10 TAC Chapter 1, Subchapter A, General Policies and Procedures, §1.3, Sick Leave Pool and Family Leave Pool, and directing its publication in the Texas Register | Brooke Boston |
| 18. | Presentation, discussion, and possible action on the statutory four-year rule review and order of readoption for 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.12, Negotiated Rulemaking, and directing its publication in the Texas Register | Brooke Boston |
| 19. | Presentation, discussion, and possible action on the statutory four-year rule review and order of readoption for 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.13, Contested Case Hearing Procedures, and directing its publication in the Texas Register | Brooke Boston |
| 20. | Presentation, discussion, and possible action on the statutory four-year rule review and order of readoption for 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.17, Alternative Dispute Resolution, and directing its publication in the Texas Register | Brooke Boston |
| 21. | Presentation, discussion, and possible action on the statutory four-year rule review and order of readoption for 10 TAC Chapter 21, Minimum Energy Efficiency Requirements for Single Family Construction Activities, including § §21.1 through 21.6, and directing its publication in the Texas Register | Brooke Boston |
| 22. | Presentation, discussion, and possible action on the statutory four-year rule review and order of readoption for 10 TAC Chapter 25, Colonia Self-Help Center Program Rule, including §§25.1 through 25.10, and directing its publication in the Texas Register | Brooke Boston |
| 23. | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 27, Texas First Time Homebuyer Program Rule; an order adopting new 10 TAC Chapter 27, Texas First Time Homebuyer Program Rule; and directing their publication in the Texas Register | Brooke Boston |

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| 24. | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 28, Taxable Mortgage Program; an order adopting new 10 TAC Chapter 28, Taxable Mortgage Program; and directing their publication in the Texas Register | Brooke Boston |
| 25. | Presentation, discussion, and possible action on an order adopting the amendment of 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.4, Protest Procedures for Contractors, and directing its publication in the Texas Register | Brooke Boston |
| 26. | Presentation, discussion, and possible action on an order adopting the amendment of 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.5, Waiver Applicability in the Case of State or Federally Declared Disasters, and directing its publication in the Texas Register | Brooke Boston |
| 27. | Presentation, discussion, and possible action on an order adopting the amended 10 TAC Chapter 10 Subchapter E, Post Award and Asset Management Requirements, and directing its publication in the Texas Register | Rosalia Banuelos |
| 28. | Presentation, discussion, and possible action on an order adopting the repeal and new 10 TAC Chapter 1, Subchapter A, General Policies and Procedures, §1.23 concerning State of Texas Low Income Housing Plan and Annual Report and directing submission to the Texas Register | Jeremy Stremmer |
| 29. | Presentation, discussion, and possible action on an order adoption the repeal of 10 TAC §10.802, Written Policies and Procedures; proposed new 10 TAC §10.802, Written Policies and Procedures; and directing submission to the Texas Register | Jeremy Stremmer |

CONSENT AGENDA REPORT ITEMS

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| 30. | Media Analysis and Outreach Report, February 2026 | Michael Lyttle |
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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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| 31. | Executive Director's Report | Bobby Wilkinson |
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FUNDING ANNOUNCEMENTS AND AWARDS

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32. Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Bonds (Torrington Wilmer) Series 2026, Resolution No. 26-012 and a Determination Notice of Housing Tax Credits
- Teresa Morales

ASSET MANAGEMENT

33. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application and a request for an extension of the previously approved deadline to Place in Service for New Faith Senior Village Apartments (HTC #24076).
- Rosalio Banuelos
34. Presentation, discussion, and possible action regarding a request for a Multifamily Direct Loan assumption, modification, and re-subordination for Timbers Edge Apartments (TCAP #13090009753)
- Rosalio Banuelos

HOUSING RESOURCE CENTER

35. Presentation, Discussion, and Possible Action on the draft 2026 State of Texas Consolidated Plan: One-Year Action Plan
- Jeremy Strempler

COMMUNITY AFFAIRS

36. Presentation, discussion, and possible action on the 2026 Department of Energy Weatherization Assistance Program State Plan and Awards
- Gavin Reid
37. Presentation, discussion, and possible action on the reprogramming of Program Year 2025 Community Services Block Grant Administrative and Discretionary funds
- Gavin Reid

RULES

38. Presentation, discussion, and possible action on an order adopting an emergency amendment to 10 Texas Administrative Code Chapter 10, Uniform Multifamily Rules, Subchapter J, Housing Finance Corporation Compliance Monitoring, §10.1204 Audit Requirements; an order proposing an amendment to 10 Texas Administrative Code Chapter 10, Uniform Multifamily Rules, Subchapter J, Housing Finance Corporation Compliance Monitoring, §10.1204 Audit Requirements to be released for public comment; and an order directing both actions to be published in the Texas Register
- Brooke Boston
39. Presentation, discussion, and possible action on an order adopting the amendment of 10 TAC Chapter 10, Uniform Multifamily Rules, Subchapter F Compliance Monitoring, §10.612 Tenant File Requirements; an order adopting new §10.628 Verification of Occupant Legal Status for HOME, HOME-ARP Rental and NHTF Developments; and directing their publication in the Texas Register
- Brooke Boston

40. Presentation, discussion, and possible action on an order adopting amendments to 10 TAC Chapter 10, Subchapter F, §10.601 Compliance Monitoring Objectives and Applicability; §10.607 Reporting Requirements; §10.611 Determination, Documentation and Certification of Annual Income; §10.613 Lease Requirements; §10.614 Utility Allowances; §10.621 Property Condition Standards; §10.622 Special Rules Regarding Rents and Rent Limit Violations; and §10.625 Events of Noncompliance and directing its publication for public comment in the Texas Register
- Wendy Quackenbush

MULTIFAMILY FINANCE

41. Presentation, discussion, and possible action on a determination of eligibility related to Undesirable Site Features for Sea Gulf Villas (#26061)
- Cody Campbell
42. Presentation, discussion, and possible action on an appeal of the termination of the Application for Breezy Meadows
- 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.