

# Texas Department of Housing and Community Affairs



**Thursday, May 7, 2026**

**10:00 AM**

**UT Austin AT&T Hotel and Conference Center  
1900 University Avenue  
Guadalupe Classroom  
Austin, TX 78705**

## **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 April 9, 2026 | 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 Land Use Restriction Agreement for Providence Place Apartments (HTC #05209) | Rosalia Banuelos |
| 3. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Early Pioneer Crossing (HTC #25088)                         | Rosalia Banuelos |
| 4. | Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for South Terrace (HTC #20454)                                                | Rosalia Banuelos |
| 5. | Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Redwood (HTC #20455)                                                      | Rosalia Banuelos |
| 6. | Presentation, discussion, and possible action regarding a partial waiver of Amendment Fees required under 10 TAC §11.901(10)                                                       | Rosalia Banuelos |

**HOUSING RESOURCE CENTER**

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| 7. | Presentation, discussion, and possible action on the draft 2027 Regional Allocation Formula Methodology | Jeremy Stremler |
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**RULES**

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| <b>8.</b>  | 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 |
| <b>9.</b>  | 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 Stremmer |
| <b>10.</b> | Presentation, discussion, and possible action on an order proposing amendment to 10 TAC Chapter 10 Uniform Multifamily Rules, Subchapter F Compliance Monitoring, §10.625 Events of Noncompliance and directing its publication for public comment in the Texas Register                                                                                                                                                            | Brooke Boston   |
| <b>11.</b> | Presentation, discussion, and possible action on the proposed amendment to 10 TAC §10.802, Written Policies and Procedures and directing its publication for public comment in the Texas Register                                                                                                                                                                                                                                   | Brooke Boston   |
| <b>12.</b> | Presentation, discussion, and possible action on an order adopting the repeal, and new rule, for 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.1 Reasonable Accommodation Requests to the Department, and an order directing their publication in the Texas Register                                                                                                                          | Brooke Boston   |
| <b>13.</b> | Presentation, discussion, and possible action on an order adopting the amendment of 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.2 Department Complaint Process, and an order directing its publication in the Texas Register                                                                                                                                                                | Brooke Boston   |
| <b>14.</b> | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.6 Historically Underutilized Businesses; an order adopting new 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.6 Historically Underutilized Businesses, and an order directing their publication in the Texas Register     | Brooke Boston   |
| <b>15.</b> | Presentation, discussion, and possible action on amended 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.16, Ethics and Disclosure Requirements for Outside Financial Advisors and Service Providers, and directing its publication in the Texas Register                                                                                                                                       | Brooke Boston   |

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| 16. | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.19 Reallocation of Financial Assistance; an order adopting new 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.19 Reallocation of Financial Assistance; and an order directing their publication in the Texas Register | Brooke Boston |
| 17. | Presentation, discussion, and possible action on an order amending 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.22 Providing Contact Information to the Department; and an order directing its publication in the Texas Register                                                                                                                                                         | Brooke Boston |

### CONSENT AGENDA REPORT ITEMS

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| 18. | Presentation and discussion regarding the issuance of Texas Department of Housing and Community Affairs Residential Mortgage Revenue Bonds, Series 2026 B (Non-AMT) | Scott Fletcher |
| 19. | Report on the Department's 2nd Quarter Investment Report in accordance with the Public Funds Investment Act                                                         | Joe Guevara    |
| 20. | Media Analysis and Outreach Report, March 2026                                                                                                                      | 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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| 21. | Executive Director's Report | Bobby Wilkinson |
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### FUNDING ANNOUNCEMENTS AND AWARDS

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| 22. | Presentation, discussion, and possible action to authorize the issuance of the 2026 Emergency Solutions Grants Program Notice of Funding Availability and publication in the Texas Register | Rosy Falcon         |
| 23. | Presentation, discussion, and possible action on an amendment to the Department's 2026-2 HOME Notice of Funding Availability                                                                | Priscilla Stevenson |

### ACTION REPORT ITEMS

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| 24. | Report on the Department's 2nd Quarter Investment Report relating to funds held under Bond Trust Indentures | Scott Fletcher |
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### ASSET MANAGEMENT

25. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for The Ashbourne (HTC #25073) Rosalio Banuelos

**LEGAL**

26. Presentation, discussion, and possible action on recommendation to debar Jon P. Venetos, Lurin, Inc. Lurin Holdings, LLC, Lurin Advisors, LLC, Lurin Equity Partners LIX, LLC, Lurin Real Estate Holdings LIX, LLC, Lurin Equity Partners XXXVI, LLC, and Lurin Real Estate Holdings XXXVI, LLC, relating to The Declan I (Bond MF007 / CMTS 2510), The Declan II (Bond MF008 / CMTS 2509), and The Henley Apartments (HTC 93003 / CMTS 2299) Sascha Stremmer
27. Presentation, discussion, and possible action on recommendation to debar The Chosen Ones Outreach Ministries of Galveston, Incorporated, Reverend Edward Lawson, and Teresa Finch, 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 Stremmer

**POLICY & PUBLIC AFFAIRS**

28. Report on TDHCA Performance Measures for the second quarter of Fiscal Year 2026 and introduction of Board Performance Measures Matthew Lovitt

**SINGLE FAMILY & HOMELESS PROGRAMS**

29. Presentation, discussion, and possible action on an appeal from HTX H.O.P.E. Haven related to a determination of ineligibility for an award of funds for from the 2026 Emergency Solutions Grants Notice of Funding Availability Rosy Falcon

**MULTIFAMILY FINANCE**

30. Presentation, discussion, and possible action on an appeal of the termination of Ave O Village (#26505) Cody Campbell
31. Presentation, discussion, and possible action on point penalties for 2025 9% Housing Tax Credit Applications related to the Readiness to Proceed scoring item Cody Campbell
32. Report on Third Party Request for Administrative Deficiency under 10 TAC §11.10 of the 2026 Qualified Allocation Plan Cody Campbell
33. 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 Santa Fe Place Josh Goldberger

- 34. 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 Maple Park Manor Josh Goldberger
  
- 35. 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 Sherry Pointe 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](http://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.