

Texas Department of Housing and Community Affairs



Thursday, November 6, 2025

10:00 AM

**Omni Austin Hotel Downtown
Pennybacker Room
700 San Jacinto at Eighth 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.

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.

FUNDING ANNOUNCEMENTS AND AWARDS

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| 1. | Presentation, discussion, and possible action on Inducement Resolution No. 26-005 for Multifamily Housing Revenue Bonds or Notes regarding authorization for filing applications to be added to the Department's Waiting List for private activity bond authority for South 1st Affordable Apartments | Teresa Morales |
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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 Application for Heritage Senior Residences (HTC #20204/22970) | Rosalio Banuelos |
| 3. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Bluffview at Frederick Creek (HTC #22457) | Rosalio Banuelos |
| 4. | Presentation, discussion, and possible action regarding a Material Amendment of the Housing Tax Credit (HTC) Application for Landmark on Cypress (HTC #25163) | Cody Campbell |
| 5. | Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(4)(D) and (N) for Moore Grocery Lofts (HTC #24136) | Rosalio Banuelos |
| 6. | Presentation, discussion, and possible action regarding approval of a Multifamily Direct Loan re-subordination for Pearland Senior Village (HOME #1001132) | Rosalio Banuelos |

COMPLIANCE

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| 7. | Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 90, Migrant Labor Housing Facilities, proposing new 10 TAC Chapter 90, Migrant Labor Housing Facilities, and directing their publication for public comment in the Texas Register | Peter Jones |
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RULES

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| 8. | 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, §1.403 Single Audit Requirements; an order proposing new 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.403 Single Audit Requirements; and directing their publication for public comment in the Texas Register | Brooke Boston |
| 9. | 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 |
| 10. | 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, §1.406 Fidelity Bond Requirements; an order proposing new 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.406 Fidelity Bond Requirements; and directing their publication for public comment in the Texas Register | Brooke Boston |
| 11. | 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, §1.401 Effective Date and Definitions; an order proposing new 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.401 Effective Date and Definitions; and directing their publication for public comment in the Texas Register | Brooke Boston |

CONSENT AGENDA REPORT ITEMS

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| 12. | Media Analysis and Outreach Report, September 2025 | Michael Lyttle |
| 13. | Report on the Department's 4th Quarter Investment Report in accordance with the Public Funds Investment Act | Joe Guevara |
| 14. | Report on the Department's 4TH Quarter Investment Report relating to funds held under Bond Trust Indentures | Scott Fletcher |

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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| 15. | Executive Director's Report | Bobby Wilkinson |
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FUNDING ANNOUNCEMENTS AND AWARDS

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| 16. | Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Bonds (The Gateway at Trinity Forest) Series 2025, Resolution No. 26-006, and a Determination Notice of Housing Tax Credits | Teresa Morales |
| 17. | Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Notes (Waters at Waterchase) Series 2025 Resolution No. 26-007, and a Determination Notice of Housing Tax Credits | Teresa Morales |
| 18. | Presentation, discussion, and possible action to authorize the issuance of the 2026 HOME Investment Partnerships Program Single Family Contract for Deed Set-Aside Notice of Funding Availability and publication of the NOFA in the Texas Register | Chad Landry |
| 19. | Presentation, discussion, and possible action to authorize the issuance of the 2026 HOME Investment Partnerships Program Single Family Persons with Disabilities Set-Aside Notice of Funding Availability and publication of the NOFA in the Texas Register | Chad Landry |
| 20. | Presentation, discussion, and possible action regarding the approval for publication in the Texas Register of the 2026-1 Multifamily Direct Loan Notice of Funding Availability | Connor Jones |

ACTION REPORT ITEMS

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| 21. | Report on TDHCA Performance Measures for the fourth quarter of Fiscal Year 2025 and a year-end summary | Matthew Lovitt |
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MULTIFAMILY BOND

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| 22. | 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) | Teresa Morales |
| 23. | Presentation, discussion and possible action regarding a waiver of 10 TAC §11.101(b)(1)(A)(vii) of the Qualified Allocation Plan (QAP) relating to the percentage of efficiency and/or one-bedroom units for Bridge at St. John. | Jonathan Galvan |

ASSET MANAGEMENT

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| 24. | 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 Autumn Parc (HTC #23229) | Rosalio Banuelos |
| 25. | Presentation, discussion, and possible action regarding a Material Amendment to the Land Use Restriction Agreement for McKinney Manor Apartments (HTC #16077) | Rosalio Banuelos |
| 26. | Presentation, discussion, and possible action regarding a Material Amendment to the Land Use Restriction Agreement for Lake Ridge Apartments (HTC #16082) | Rosalio Banuelos |
| 27. | Presentation, discussion, and possible action regarding a partial waiver of Amendment Fees required under 10 TAC §11.901(10) | Rosalio Banuelos |

COMMUNITY AFFAIRS

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| 28. | Presentation, discussion, and possible action regarding authorization to release a Notice of Funding Availability for 2026 Reentry Activities funded with Community Services Block Grant Discretionary funds | Michael De Young |
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SINGLE FAMILY & HOMELESS PROGRAMS

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| 29. | Presentation, discussion, and possible action on the 2026-2027 Ending Homelessness Fund Biennial Plan. | Rosy Falcon |
| 30. | Presentation, discussion, and possible action on an appeal from the City of Slaton related to a denial of draw request submission and deobligation of funds for HOME Homeowner Reconstruction Assistance activity 53727 | Abigail Versyp |

MULTIFAMILY FINANCE

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| 31. | Presentation, discussion, and possible action on the adoption of the repeal of 10 TAC Chapter 11 concerning the Housing Tax Credit Program Qualified Allocation Plan, adoption of new 10 TAC Chapter 11 concerning the Housing Tax Credit Program Qualified Allocation Plan, and directing their publication for adoption in the Texas Register following the statutory opportunity for gubernatorial acceptance, revision, or rejection. | Cody Campbell |
| 32. | 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 Freedom's Path at Kerrville | Cody Campbell |

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| 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 multiple housing tax credit awardees from the USDA Set-Aside | Cody Campbell |
| 34. | 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 | Cody Campbell |
| 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 Pebble Hills | Cody Campbell |
| 36. | 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 Meadow View | Josh Goldberger |
| 37. | 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 Pinehurst Villas | Josh Goldberger |
| 38. | 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 Red Oaks | Josh Goldberger |
| 39. | Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for 3606 Cockrell Hill | 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.