

Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
March 6, 2025

On Thursday, the sixth day of March 2025, at 10:00 a.m., the regular meeting of the Governing Board (Board) of the Texas Department of Housing and Community Affairs (“TDHCA” or “the Department”) was held at the Dewitt C. Greer State Highway Building, Williamson Board Room, 125 E. 11th Street, Austin, Texas 78701.

The following members, constituting a quorum, were present and voting:

- Leo Vasquez, III, Chair
- Cindy Conroy
- Holland Harper
- Ajay Thomas

Mr. Vasquez served as Chair, and James “Beau” Eccles served as Secretary.

- 1) The Board unanimously approved the Consent Agenda (items 1-5) and Consent Agenda Report Items (items 6-7) as presented.
- 2) Action Item 8 – the Executive Director’s Report – was presented by Bobby Wilkinson, TDHCA Executive Director. The Board heard the report and took no further action.
- 3) Action Item 9 – Report on the Meeting of the Internal Audit and Finance Committee – was presented by Ajay Thomas, Committee Chair, TDHCA Governing Board. The Board heard the report and took no further action.
- 4) Action Item 10 – Review and possible acceptance of the State Auditor’s Office audit of the TDHCA Fiscal Year 2024 Financial Statements – was presented by Michael Clayton and Alex Sumners from the State Auditor’s Office. The Board unanimously approved staff recommendation to accept the audit and associated financial statements.
- 5) Action Item 11 – Presentation, discussion, and possible action on a loan approval 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 Riverview Manor – was presented by Cody Campbell, TDHCA Director of Multifamily Finance. The Board unanimously adopted staff recommendation to approve the loan and force majeure request.
- 6) Action Item 12 – Presentation, discussion, and possible action on a loan approval 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 Trailside Estates – was presented by Mr. Campbell. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the loan and force majeure request.

- Ryan Garcia, representing Trailside Estates, provided comments on the item

7) Action Item 13 – Presentation, discussion, and possible action on State Fiscal Year 2025 Youth and Young Adult Homeless Program Award, including a request to waive 10 TAC §7.6(a) – was presented by Rosy Falcon, TDHCA Manager of Homeless Programs. The Board unanimously approved staff recommendation to issue the award and grant the waiver as referenced in the item.

8) Action Item 14 – Presentation, discussion, and possible action on the reprogramming of Program Year 2024 Community Services Block Grant Administrative funds – was presented by Gavin Reid, TDHCA Manager of Planning, Community Affairs division. The Board unanimously adopted staff recommendation to approve the reprogramming of CSBG administrative funds.

9) Action Item 15 – Presentation, discussion, and possible action regarding the approval of a Tax Credit Assistance Program Repayment Funds Invitation to Apply for multifamily Developments – was presented by Mr. Campbell. The Board unanimously adopted staff recommendation to approve the invitation to apply.

10) Mr. Reid presented Action Item 16 – Presentation, discussion, and possible action on awards for the 2025 Community Services Block Grant discretionary fund Reentry Assistance Program. The Board unanimously adopted staff recommendation to approve the recommended awards.

11) Action Item 17 – 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 Mesa Hills I (#25451) – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds. The Board unanimously adopted staff recommendation to approve the waiver request.

12) Action Item 18 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Santa Fe Place (HTC #23178/24266) – was presented by Rosalio Banuelos, TDHCA Director of Asset Management, with additional information from Mr. Wilkinson. Following public comment (listed below), the Board by a 3-0 vote (Chairman Vasquez abstained) adopted staff recommendation to approve the material amendment request.

- Michael Lyttle, TDHCA Director of External Affairs, read a letter into the record in support of staff recommendation from the Honorable Carl Tepper, State Representative, Texas House District 84
- Kent Hance, representing Santa Fe Place, provided comments in support of staff recommendation
- Matt Gillam, Overland Property Group, provided comments on the item

13) Action Item 19 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application, changes to the ownership structure, and a waiver of 10 TAC §11.9(b)(2)(A) for Park at Dogwood (HTC #24079) – was presented by Mr. Banuelos with additional information from Mr. Campbell. Following public comment (listed below), the Board unanimously approved the material amendment request (staff recommendation was neutral) and concurred with staff recommendation to approve the ownership structure changes and rule waiver request.

- Byron Burkhalter, Park Development Group and representing Park at Dogwood, provided comments on the item

14) Action Item 20 – 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 Park at Dogwood – was presented by Mr. Campbell. The Board unanimously adopted staff recommendation to approve the force majeure request.

15) Action Item 21 – Presentation, discussion, and possible action regarding changes to the ownership structure and a waiver of 10 TAC §11.9(b)(2)(A) for Parkside on Carrier (HTC #21093/23920) – was presented by Mr. Banuelos with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve the ownership structure changes and rule waiver request.

16) Action Item 22 – Presentation, discussion, and possible action on recommendation to adopt an Agreed Final Order assessing an administrative penalty relating to The Life at Sterling Woods (HTC 04478 / CMTS 4176) – was presented by Sascha Stremmler, TDHCA Assistant General Counsel. The Board unanimously approved staff recommendation to adopt the agreed final order on the penalty.

17) Action Item 23 – Presentation, discussion, and possible action on recommendation to debar multiple parties due to the foreclosures of The Life at Clearwood (HTC 01485 / CMTS 487) and The Life at Westland (HTC 02485 / CMTS 3284) – was presented by Sascha Stremmler, TDHCA Assistant General Counsel, with additional information from Mr. Wilkinson. Following public comment (listed below), the Board adopted staff recommendation to approve the debarment order as referenced in the item.

- Cynthia Bast, Baker Hostetler attorney, provided comments on the item

17) Mr. Campbell presented Action Item 24 – 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 Skyway Gardens II. The Board unanimously adopted staff recommendation to approve the force majeure request.

18) Action Item 25 – Presentation, discussion, and possible action on a waiver of 10 TAC §13.11(c)(14)(I) for Boulevard 61 – was presented by Mr. Campbell. Staff recommended approval of the waiver request and the Board unanimously concurred.

19) Action Item 26 – Presentation, discussion, and possible action on a staff-initiated waiver of specific provisions of 10 TAC §11.9(e)(6)(B) for Applicants in the 2025 9% Housing Tax Credit round – was presented by Mr. Campbell with additional information from Mr. Eccles. Following public comment (listed below), the Board unanimously approved staff recommendation to grant the waiver and extend the referenced deadline to April 15, 2025.

- Megan Lasch, O-SDA Industries, provided comments on the item

20) Action Item 27 – Presentation, discussion, and possible action on a waiver of 10 TAC §11.9(d)(5) related to Community Support from State Representative for GardenWalk of West Columbia (#25185) – was presented by Mr. Campbell with additional information from Mr. Wilkinson and Mr. Eccles. Following public comment (listed below), the Board unanimously approved the waiver request despite staff recommendation to deny.

- Derrick Hamilton, Belmont Development and representing GardenWalk of West Columbia, provided comments in opposition to staff recommendation
- Sarah Anderson, S. Anderson Consulting, provided comments on the item

21) During the time for public comment on matters other than items for which there were posted agenda items, the following persons made comment:

- Zachary Krochtengel, Sycamore Strategies, provided comments regarding waivers before the Board
- Sarah Anderson, S. Anderson Consulting, provided comments requesting an agenda item for the next meeting which would allow the development community to discuss the financial health of their respective deals
- Megan Lasch, O-SDA Industries, provided comments in concurrence with Ms. Anderson's comments above

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 12:23 p.m. The next meeting is scheduled for Thursday, April 10, 2025.

Secretary

Approved:

Chair