

Texas Department of Housing and Community Affairs



Friday, March 6, 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.

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 summaries for January 15, 2026, and February 5, 2026 Beau Eccles

ASSET MANAGEMENT

2. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Vista at Thousand Oaks (HTC #22063) Rosalio Banuelos
3. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Centro35 (HTC #22446) Rosalio Banuelos
4. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Hughes House (HTC #21017) Rosalio Banuelos
5. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Residences at Pearsall Park (HTC #24456) Rosalio Banuelos
6. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement for Valley Resaca Palms Apartments (HTC #95022) Rosalio Banuelos

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| 7. | Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Riverstone Apartments (HTC #20465) | Rosalio Banuelos |
| 8. | Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Vintage Ranch (HTC #22453) | Rosalio Banuelos |
| 9. | Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(4)(D) and (N) for Roosevelt Lofts (HTC #23210) | Rosalio Banuelos |

SINGLE FAMILY & HOMELESS PROGRAMS

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| 10. | Presentation, discussion, and possible action on the Section 8 Program 2027 Streamlined Annual Public Housing Agency (PHA) Plan for the Housing Choice Voucher Program. | Andre Adams |
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CONSENT AGENDA REPORT ITEMS

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| 11. | TDHCA Quarterly Status Report on Temporary Allocations - March 2026 | Brooke Boston |
| 12. | Report on the Department's 1st Quarter Investment Report relating to funds held under Bond Trust Indentures | Scott Fletcher |
| 13. | Media Analysis and Outreach Report, January 2026 | Michael Lyttle |
| 14. | Report on the Department's 1st Quarter Investment Report in accordance with the Public Funds Investment Act | Joe Guevara |

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 on awards for the 2026 Community Services Block Grant discretionary fund Reentry Assistance Program | Michael De Young |
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ACTION REPORT ITEMS

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| 17. | Report on the issuance of TDHCA Residential Mortgage Revenue Bonds 2026 Series A (Non-AMT) | Scott Fletcher |
| 18. | Report on the Meeting of the Internal Audit and Finance Committee | Ajay Thomas
Board Member |

FINANCIAL ADMINISTRATION

19. Review and possible acceptance of the State Auditor's Office audit of the TDHCA Fiscal Year 2025 Financial Statements State Auditor's Office

MULTIFAMILY BOND

20. Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(8)(E) of the Qualified Allocation Plan (QAP) relating to the square footage of accessible units for Park at Fort Bend (#26401). Jonathan Galvan

HOUSING RESOURCE CENTER

21. Presentation, discussion, and possible action on the approval of the 2026 State of Texas Low Income Housing Plan and Annual Report Jeremy Stremmer

COMPLIANCE

22. Presentation, discussion, and possible action on an order adopting new 10 Texas Administrative Code Chapter 10, Uniform Multifamily Rules, Subchapter J, Housing Finance Corporation Compliance Monitoring and directing its publication in the Texas Register Wendy Quackenbush

RULES

23. Presentation, discussion, and possible action on an order adopting action on five sections of the Department's rules in 10 TAC to be amended to implement changes necessary to bring them into consistency with §1.410 Determination of Alien Status for Program Beneficiaries and directing their publication for public comment in the Texas Register: §6.204 Use of Funds for the Community Services Block Grant Program; §7.28 Program Participant Eligibility and Program Participant Files for the Homeless Housing and Services Program, §7.44 Program Participant Eligibility and Program Participant Files for the Emergency Solutions Grant Program; §20.4 Eligible Single Family Activities in the Single Family Programs Umbrella Rule; and §20.6 Administrator Applicant Eligibility in the Single Family Programs Umbrella Rule Brooke Boston

MULTIFAMILY FINANCE

24. 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 2026 9% Housing Tax Credit round 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.