

ENFORCEMENT ACTION AGAINST	§	BEFORE THE
EVAN J. HUNDEN, DAVID B. RATLIFF,	§	TEXAS DEPARTMENT OF HOUSING
	§	
AND MICHAEL VOLZ	§	AND COMMUNITY AFFAIRS

ORDER TERMINATING REMAINING DEBARMENT TERM

On this 11th day of December, 2025, the Governing Board (Board) of the Texas Department of Housing and Community Affairs (TDHCA or Department) considered the matter of whether to terminate the remaining period of debarment for Evan J. Hunden, David B. Ratliff, and Michael Volz (collectively, Respondents) under the Final Order of Debarment issued by the Board on November 7, 2024.

This Order is executed pursuant to the authority granted in Texas Government Code section 2306.0504, which requires the Board to adopt a policy providing for the debarment of a person from participation in Department programs because of a person's past failure to comply with conditions imposed by the Department in the administration of its programs. A policy was adopted by the Board and is set forth at 10 TAC §2.401.

WHEREAS, Respondents are Persons in Control of multiple Actively Monitored Developments, as those terms are defined by 10 TAC §2.102 and 10 TAC §11.1(29).

WHEREAS, during 2024, Respondents exceeded the 50% debarment threshold identified at 10 TAC §2.401(e)(2)(a) to trigger mandatory debarment for repeated violations in a portfolio, with 50% or more of the Actively Monitored Developments under their Control being referred for an administrative penalty during the prior three years;

WHEREAS, in accordance with Tex. Gov't Code §2306.0504(b) and 10 TAC §2.401(e)(2)(a), the Board issued a Final Order of Debarment on November 7, 2024, debarring Respondents from participating in Department programs for a two-year term ending November 7, 2026;

WHEREAS, the Final Order of Debarment included a clause stating that if Respondent timely and fully complied with the terms of the order, correcting all future findings of noncompliance as required, and remained in compliance for a period of one year from the date of the order, Respondent could petition the Board after November 7, 2025, to reduce or terminate the remaining period of debarment;

WHEREAS, Respondent timely submitted complete corrections for all findings of noncompliance identified by the Department since November 7, 2024; and

WHEREAS, Respondent has therefore met the requirements to bring forward a petition to reduce or terminate the remaining period of debarment.

Approved by the Governing Board of TDHCA on December 11, 2025.