

**Texas Department of Housing and Community Affairs Governing Board  
Board Meeting Minutes Summary  
March 6, 2026**

On Thursday, the sixth day of March 2026, at 10:00 a.m., the monthly 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. 11<sup>th</sup> Street, Austin, TX 78701.

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

- Leo Vasquez, III, Chair
- Kenny Marchant, Vice Chair
- Cindy Conroy
- Anna Maria Farias
- 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 1-10) and the Consent Agenda Report Items (items 11-14).

2) Action Item 15 – the Executive Director’s Report – was presented by Bobby Wilkinson, TDHCA Executive Director. Additional information was provided by Lisa Johnson, TDHCA Director of the Texas Homeownership Program. The Board heard the report and took no further action.

3) Action Item 16 – Presentation, discussion, and possible action on awards for the 2026 Community Services Block Grant discretionary fund Reentry Assistance Program – was presented by Michael De Young, TDHCA Director of Community Affairs, with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve the awards as described in the item.

4) Action Item 17 – Report on the issuance of TDHCA Residential Mortgage Revenue Bonds 2026 Series A (Non-AMT) – was presented by Scott Fletcher, TDHCA Director of Bond Finance. The Board heard the report and took no further action.

5) Member Ajay Thomas, who chairs the Board’s Audit and Finance Committee, presented Action Item 18 – Report on the Meeting of the Internal Audit and Finance Committee. The Board heard the report and took no further action.

6) Action Item 19 – Review and possible acceptance of the State Auditor’s Office audit of the TDHCA Fiscal Year 2025 Financial Statements – was presented by Alexander Sumners, State Auditor’s Office. Mr. Wilkinson provided additional information. The Board unanimously approved a motion to accept the financial statements audit.

7) Action Item 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) – was presented by Jonathan Galvan, Manager of TDHCA’s 4% Housing Tax Credit Program. The Board unanimously adopted staff recommendation to approve the waiver request.

8) Action Item 21 – Presentation, discussion, and possible action on the approval of the 2026 State of Texas Low Income Housing Plan and Annual Report – was presented by Jeremy Stremler, TDHCA Director of the Housing Resource Center. The Board unanimously adopted staff recommendation to approve the SLIHP.

9) Wendy Quackenbush, TDHCA Director of Multifamily Compliance, presented Action Item 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*. Additional information was provided by Mr. Wilkinson and Mr. Eccles.

Following public comment (listed below), the Board unanimously approved the order adopting the draft rules as presented in the item and amended at the meeting.

- Roger Arriaga, Texas Affiliation of Affordable Housing Providers, provided comments on the item
- Darren Smith, Texas Affiliation of Affordable Housing Providers, provided comments in opposition to staff recommendation
- Stephanie Naquin, Texas Affiliation of Affordable Housing Providers, provided comments in opposition to staff recommendation

10) Action Item 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 – was presented by Brooke Boston, TDHCA Deputy Executive Director. Additional information was provided by Mr. Wilkinson and Mr. Eccles. The Board unanimously

adopted staff recommendation to approve the draft rules amendments to be submitted for public comment and final adoption.

11) Action Item 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 – was presented by Cody Campbell, TDHCA Director of Multifamily Finance, with additional information from Mr. Wilkinson and Mr. Eccles. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the rule waiver.

- Cassidy Smith, Prospera Housing Community Services, provided comments in opposition to staff recommendation
- Darren Smith, Pivotal Housing Partners and Auxano Development, provided comments in opposition to staff recommendation
- Lora Myrick, Betco Consulting, provided comments in support of staff recommendation

12) The Board heard the following comment in the General Public Comment section at the end of the meeting:

- Joy Horak-Brown, President and CEO of New Hope Housing, announced her retirement and thanked the Board and staff for their work over the years with her organization.

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 11:59 a.m. The next meeting is scheduled for Thursday, April 9, 2026.

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Secretary

Approved:

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Chair