

Texas Department of Housing and Community Affairs



Thursday, June 4, 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 summary for May 7, 2026 Beau Eccles

ASSET MANAGEMENT

- 2. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement for Summit Senior Village (HTC #03159) Rosario Banuelos
- 3. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Ekos City Heights (HTC #20701) Rosario Banuelos
- 4. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Oleanders at Broadway (HTC #21418) Rosario Banuelos
- 5. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Park Boulevard Lofts (HTC #23061) Rosario Banuelos
- 6. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Las Fuentes (HTC #25053) Rosario Banuelos

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| 7. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Lofts at Birdwell (HTC #25271) | Rosalio Banuelos |
| 8. | Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for The Henderson at Reinli (HTC #21429) | Rosalio Banuelos |
| 9. | Presentation, discussion, and possible action regarding a waiver and extension of the 10% Test submission deadline in 10 TAC §10.401(a) and 10 TAC §11.2(a) for Cypress Creek Apartment Homes at Montfort Drive (HTC #22110/23806/24802) | Rosalio Banuelos |

RULES

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| 10. | Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 8, Project Rental Assistance Program Rule; an order proposing new retitled 10 TAC Chapter 8, 811 PRA Program Rule; 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 23, Single Family HOME Program, Subchapter B, and Subchapter F; an order proposing new 10 TAC Chapter 23, Single Family HOME Program, Subchapter B and Subchapter F; and an order directing their publication for public comment in the Texas Register | Abigail Versyp |
| 12. | Presentation, discussion, and possible action on an order proposing the amendment of 10 TAC Chapter 6, Community Affairs Programs, §6.2 Definitions, and directing its publication for public comment in the Texas Register | Brooke Boston |
| 13. | Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 27, Texas First Time Homebuyer Program Rule; an order proposing new 10 TAC Chapter 27, Texas First Time Homebuyer Program and Taxable Mortgage Program Rules; and directing their publication for public comment in the Texas Register | Brooke Boston |
| 14. | Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 28, Taxable Mortgage Program, and directing its publication for public comment in the Texas Register | Brooke Boston |
| 15. | Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 29, Texas Single Family Neighborhood Stabilization Program Rule, and directing its publication for public comment in the Texas Register | Brooke Boston |

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| 16. | Presentation, discussion, and possible action on the proposed repeal of 10 TAC §10.801, Affirmative Marketing Requirements; proposed new 10 TAC §10.801, Affirmative Marketing Requirements; and directing their publication for public comment in the Texas Register | Jeremy Stremmer |
| 17. | Presentation, discussion, and possible action on an order adopting an amendment to 10 Texas Administrative Code Chapter 10, Uniform Multifamily Rules, Subchapter J, Housing Finance Corporation Compliance Monitoring, §10.1204 Audit Requirements; and order directing its publication in the Texas Register | Brooke Boston |

MULTIFAMILY BOND

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| 18. | Presentation, discussion, and possible action on Resolution No. 26-015 on the reassignment of the 2023 Traditional Carryforward Designation for Airport Commerce Multifamily Apartments (#23612) in the amount of \$29,000,000 | Teresa Morales |
| 19. | Presentation, discussion, and possible action on Inducement Resolution No. 26-016 for Multifamily Housing Revenue Bonds or Notes regarding authorization for filing an application for private activity bond authority for The Preserve at Dominion Park | Teresa Morales |

CONSENT AGENDA REPORT ITEMS

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| 20. | Media Analysis and Outreach Report, April 2026 | Michael Lyttle |
| 21. | TDHCA Quarterly Status Report on Temporary Allocations - June 2026 | Brooke Boston |

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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| 22. | Executive Director's Report | Bobby Wilkinson |
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INTERNAL AUDIT

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| 23. | Report on the Meeting of the Internal Audit and Finance Committee | Ajay Thomas
Board Member |
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FINANCIAL ADMINISTRATION

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| 24. | Presentation, discussion, and possible action on the SFY 2027 Operating Budget | Paul Ford |
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| 25. | Presentation, discussion, and possible action on the SFY 2027 Housing Finance Division Budget | Paul Ford |
| 26. | Presentation, discussion, and possible action regarding a Request for Proposal for audit services and selection thereof | Joe Guevara |

FUNDING ANNOUNCEMENTS AND AWARDS

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| 27. | Presentation, discussion, and possible action regarding the Issuance of a Multifamily Housing Governmental Note (Waters at Waterchase) Series 2026 Resolution No. 26-007, and a Determination Notice of Housing Tax Credits | Teresa Morales |
| 28. | Presentation, discussion, and possible action on the approval of a loan for Crossroads Redevelopment | Priscilla Stevenson |
| 29. | Presentation, discussion, and possible action on the approval of a loan for McAdams Haven | Priscilla Stevenson |

ACTION REPORT ITEMS

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| 30. | Report relating to the conclusion of the 2025 Non-competitive 4% Housing Tax Credit Program and an update on the 2026 Non-competitive 4% Housing Tax Credit Program. | Jonathan Galvan |
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ASSET MANAGEMENT

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| 31. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for The Ashbourne (HTC #25073) | Rosalio Banuelos |
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COMMUNITY AFFAIRS

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| 32. | Presentation, discussion, and possible action on the 2027 Low Income Home Energy Assistance Program State Plan and Awards. | Michael De Young |
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SECTION 811

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| 33. | Presentation, discussion, and possible action authorizing the Department to submit an application in response to the U.S. Department of Housing and Urban Development's 2025 Notice of Funding Opportunity for Section 811 Project Rental Assistance for Persons with Disabilities funds, and if successfully awarded to operate such program | Bill Cranor |
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SINGLE FAMILY & HOMELESS PROGRAMS

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| 34. | Presentation, discussion, and possible action authorizing the Department to amend the service area for the Foster Youth to Independence Initiative | Andre Adams |
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MULTIFAMILY FINANCE

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| 35. | Presentation, discussion, and possible action on an appeal for The Trails (26043) | Cody Campbell |
| 36. | Presentation, discussion, and possible action on an appeal for Paredes Apartments (26096) | Cody Campbell |
| 37. | Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for Sunset Ridge | Josh Goldberger |
| 38. | Presentation, discussion, and possible action to issue a list of approved Applications for 2026 Housing Tax Credits (HTC) in accordance with Tex. Gov't Code §2306.6724(e) | 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.