

**Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
October 10, 2024**

On Thursday, the tenth day of October 2024, 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 in Williamson Board Room of the TxDOT Dewitt C. Greer State Highway Building, 125 E. 11th Street, Austin, Texas.

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, TDHCA General Counsel, served as Secretary.

1) The Board unanimously approved the Consent Agenda (items 1-5) and Consent Agenda Report Items (items 6-7) except for Item 2 – presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Eden Court (HTC #23428) – which was withdrawn from the agenda.

2) The Board went into Executive Session at 10:03 a.m. and returned at 10:21 a.m., not adopting any policy, position resolution, rule regulation, or any formal action or vote on any item.

3) Action Item 8 – Executive Director’s Report – was presented by Bobby Wilkinson, TDHCA Executive Director. The Board heard the report and took no further action.

4) Action Item 9 – Report regarding a Request for Proposal issued by the Texas Department of Housing and Community Affairs for Servicer Oversight Provider and selection thereof – was presented by Scott Fletcher, TDHCA Director of Bond Finance. The Board heard the report and took no further action.

5) Action Item 10 – Presentation from nonprofit and community stakeholders on matters concerning housing policy – was presented by Cody Campbell, TDHCA Director of Multifamily Finance. The Board heard the presentation and associated public comment (listed below) and took no further action.

- Tanya Lavelle, Disability Rights Texas, provided comments on the item
- Matt Hull, Texas Association of Community Development Corporations, provided comments on the item
- Ben Martin, Texas Housers, provided comments submitted by Ann Lott, Inclusive Communities Project, who was unable to attend
- Eric Samuels, Texas Homeless Network, provided comments on the item
- Steven Fairfield, Covenant Community Capital, provided comments on the item
- Mr. Martin provided comments on the item on behalf of Texas Housers

6) Action Item 11 – Presentation, discussion, and possible action on Resolution No. 25-001 authorizing request to the Texas Bond Review Board for annual waiver of Single Family Mortgage Revenue Bond set-aside requirements; authorizing the execution of documents and instruments relating thereto; making certain findings and determinations in connection therewith; and containing other provisions relating to the subject – was presented by Mr. Fletcher. The Board unanimously adopted staff recommendation to approve the resolution.

7) Action Item 12 – Presentation, discussion, and possible action regarding Resolution No. 25-004 authorizing the issuance, sale and delivery of Texas Department of Housing and Community Affairs single family mortgage revenue bonds or residential mortgage revenue bonds, in one or more series and installments; approving the form and substance of related documents; authorizing the execution of documents and instruments necessary or convenient to carry out the purposes of this resolution; and containing other provisions relating to the subject – was presented by Mr. Fletcher. The Board unanimously adopted staff recommendation to approve the resolution.

8) Action Item 13 – 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 Oak Hill Lofts (#24495) – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds, with additional information from Mr. Wilkinson and Mr. Eccles. Following public comment (listed below), the Board did not concur with staff recommendation to deny the waiver request but approved by a 5-1 vote (Member Harper voting nay) a measure to table the item to a future meeting.

- Greg Stoll, representing the applicant Broadway Homes and Rose Equities, provided comments in opposition to staff recommendation
- Robbye Meyer, Arx Advantage and representing the applicant, provided comments in opposition to staff recommendation

9) Action Item 14 – Presentation, discussion, and possible action on Inducement Resolution No. 25-006 for Multifamily Housing Revenue Bonds regarding authorization for filing applications for private activity bond authority – was presented by Ms. Morales. The Board unanimously adopted staff recommendation to approve the resolution.

10) Action Item 15 – Presentation, discussion, and possible action on Inducement Resolution No. 25-010 for Multifamily Housing Revenue Bonds or Notes regarding authorization for filing applications to be added to the Department’s Waiting List for private activity bond authority and/or submitted for Traditional Carryforward for Braniff Lofts – was presented by Ms. Morales. The Board unanimously adopted staff recommendation to approve the resolution.

11) Action Item 16 – Presentation, discussion, and possible action on Inducement Resolution No. 25-007 for Multifamily Housing Revenue Bonds regarding authorization for filing an application for private activity bond authority for Fiji Lofts (#21608) – was presented by Ms. Morales with additional information from Mr. Wilkinson. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the resolution.

- Tekevwe Okobiah, the applicant with Sphinx Development Corporation, provided comments in support of staff recommendation
- Miguel Herrera, Cameron County Housing Authority, provided comments on the item

12) Action Item 17 – Presentation, discussion, and possible action on Inducement Resolution No. 25-009 for Multifamily Housing Revenue Bonds regarding authorization for filing an application for private activity bond authority for Murdeaux Villas (#21614) – was presented by Ms. Morales with additional information from Mr. Wilkinson. Following public comment (listed below), the Board adopted by a 5-0 vote (Member Harper abstained) staff recommendation to approve the resolution.

- Adam Horton, the applicant with Trinity Housing Development, provided comments in support of staff recommendation

13) Action Item 18 – Presentation, discussion, and possible action on Inducement Resolution No. 25-005 for Multifamily Housing Revenue Bonds regarding authorization for filing applications for private activity bond authority for Legacy Riverside Senior Living Community (#20613) – was presented by Ms. Morales with additional information from Mr. Wilkinson. Following public comment (listed below), the Board unanimously approved a measure to table the item to a future meeting.

- Melissa Fisher, the applicant with Rise Residential, provided comments on the item
- Wallace Reed, the consultant for the applicant with Sonoma Housing Advisors, provided comments on the item

14) Action Item 19 – Presentation, discussion, and possible action on pre-applications received for consideration of an Inducement Resolution for Multifamily Housing Revenue Bonds to be issued by the Department – was pulled from the agenda.

15) Action Item 20 – Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.9(b)(2)(A) and ownership structure change for Estacado Estates (HTC #23807 / #22153) – was presented by Rosalio Banuelos, TDHCA Director of Asset Management. The Board

unanimously approved staff recommendation to approve the waiver request and ownership structure change.

16) Action Item 21 – Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Bridge at Canyon View (HTC #19411) – was presented by Mr. Banuelos. The Board unanimously approved staff recommendation to increase the tax credit amount for Bridge at Canyon View.

17) Action Item 22 – Presentation, discussion and possible action on regarding approval of a HOME-ARP Allocation Plan Second Amendment to add reallocated funds to the nonprofit capacity building/operating cost assistance, non-congregate shelter activities and administration activities to be released for public comment – was presented by Naomi Cantu, TDHCA Director of the HOME-ARP Program. The Board unanimously adopted staff recommendation to approve the second amendment to the HOME-ARP allocation plan.

18) Action Item 23 – Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning Eban Village I (HTC # 95047/ CMTS # 1354) and Eban Village II (HTC # 99022 / CMTS 2087) – was presented by Sascha Stremmer, TDHCA Assistant General Counsel, with additional information from Mr. Eccles. The Board unanimously approved staff recommendation to adopt the agreed final order.

19) Action Item 24 – Presentation, discussion, and possible action on recommendation to debar multiple parties for conduct relating to Plainview II Triplex (HOME 532315 / CMTS 2658) – was presented by Ms. Stremmer. The Board unanimously adopted staff recommendation for a 10-year debarment of the multiple parties referenced in the item.

20) Action Item 25 – Presentation, discussion, and possible action on Program Year 2024 Emergency Solutions Grants Program Awards – was presented by Rosy Falcon, TDHCA Manager of Homeless Programs. The Board unanimously adopted staff recommendation to approve the awards.

21) Action Item 26 – Presentation, discussion, and possible action to ratify staff's actions to accept and implement the Rapid Unsheltered Survivor Housing allocation under the Emergency Solutions Grants Program (ESG RUSH), and to ratify staff's submission of an amendment to the State of Texas 2023 State of Texas One Year Action Plan reflecting such action – was presented by Ms. Falcon. The Board unanimously adopted staff recommendation to ratify the acceptance of the ESG RUSH award allocation, submission of an amendment to the 2023 State of Texas Action Plan, and approve the administration and award the first allocation of ESG RUSH funding, as referenced in the item.

22) Action Item 27 – Presentation, discussion, and possible action authorizing staff to register interest in, apply for, and accept additional Veterans Affairs Supportive Housing vouchers offered by the U.S. Department of Housing and Urban Development, and authorization to subsequently administer such awarded vouchers – was presented by Andre Adams, TDHCA

Manager of the Section 8 Program. The Board unanimously adopted staff recommendation to ratify the submission of the Registrations of Interest, and approve the acceptance and administration of any resulting VASH vouchers, as referenced in the item.

23) Action Item 28 – Presentation, discussion, and possible action to authorize the issuance of the 2025 HOME Investment Partnerships Program Single Family Persons with Disabilities Set-Aside Notice of Funding Availability and publication of the NOFA in the *Texas Register* – was presented by Chad Landry, TDHCA Manager of Single Family Programs. The Board unanimously adopted staff recommendation to approve issuance of the NOFA.

24) Action Item 29 – Presentation, discussion, and possible action on Colonia Self-Help Center Program Awards to Maverick County, Val Verde County, Webb County, and Hidalgo County in accordance with Tex. Gov't Code §2306.582 through Community Development Block Grant Funding – was presented by Mr. Landry. The Board unanimously adopted staff recommendation to approve the awards.

25) Action Item 30 – Presentation, discussion, and possible action regarding a new outside counsel contract, and delegation of contract signature authority to the Executive Director – was presented by Mr. Campbell with additional information from Mr. Eccles. The Board unanimously approved staff recommendation to authorize entering into a new outside counsel contract as referenced in the item.

26) Action Item 31 – 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 Vista at Silver Oaks – was presented by Joshua Goldberger, TDHCA Manager of the Competitive (9%) Housing Tax Credit Program. The Board unanimously adopted staff recommendation to approve the force majeure request.

27) Action Item 32 – Presentation, discussion, and possible action regarding a loan 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 305 E Round Grove Living – was presented by Mr. Campbell. The Board unanimously adopted staff recommendation to approve the loan and force majeure requests.

28) During the general public comment portion of the meeting, the following comment was heard:

- Marty Mascari, North Texas Council of Governments, provided comments regarding TDHCA's online vacancy clearinghouse

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 2:03 p.m. The next meeting is scheduled for Thursday, November 7, 2024.

Secretary

Approved:

Chair