

Texas Department of Housing and Community Affairs



Thursday, February 6, 2025

10:00 AM

**UT Thompson Conference Center
2405 Robert Dedman Drive Room**

1.110

Austin, TX 78712

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 January 16, 2025 Beau Eccles

COMMUNITY AFFAIRS

2. Presentation, discussion, and possible action on approval of the draft 2025 U.S. Department of Energy Weatherization Assistance Program state plan for public comment Gavin Reid

HOME-ARP

3. Presentation, discussion, and possible action regarding a waiver relating to the applicability of a local Public Housing Authority Utility Allowance for Lapiz Flats HOME American Rescue Plan Application 23712 Naomi Cantu

LEGAL

4. Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning Elmwood Apartments (HTC 12045 / HOME 1001679 / CMTS 1130), Cottonwood Apartments (HTC 12048 / HOME 1001677 / CMTS 544), and Oakwood Apartments (HTC 11082 / HOME 1001591 / CMTS 1304) Sascha Stremmler

POLICY & PUBLIC AFFAIRS

5. TDHCA Annual Performance Measure Report - First quarter, Fiscal Year 2025 Michael Lyttle

RULES

6. Presentation, discussion, and possible action on an order proposing the repeal of sections 10 TAC §7.34 and §7.36, and an order proposing new sections at §7.34 and §7.36, and directing their publication for public comment in the Texas Register. Rosy Falcon
7. Presentation, discussion, and possible action on order adopting the repeal and new 10 TAC Chapter 23, Single Family HOME Program, and directing its publication in the Texas Register Abigail Versyp

CONSENT AGENDA REPORT ITEMS

8. Media Analysis and Outreach Report, December 2024 Michael Lyttle
9. Report on the Department's 1st Quarter Investment Report in accordance with the Public Funds Investment Act Joe Guevara
10. Report on the Department's 1st Quarter Investment Report relating to funds held under Bond Trust Indentures Scott Fletcher

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

11. Executive Director's Report Bobby Wilkinson
12. Presentation, discussion, and possible action on the election of Governing Board Officers for the upcoming biennium pursuant to Tex. Gov't Code §2306.030 Leo Vasquez
Chairperson

FUNDING ANNOUNCEMENTS AND AWARDS

13. Presentation, discussion, and possible action on State Fiscal Year 2025 Youth and Young Adult Homeless Program Awards, including a request to waive 10 TAC §7.6(a) Rosy Falcon
14. Presentation, discussion, and possible action on a loan approval 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 Riverview Manor Cody Campbell
15. Presentation, discussion, and possible action on a loan approval 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 Trailside Estates Cody Campbell

- 16. Presentation, discussion, and possible action on a loan approval 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 Parkside on Carrier Cody Campbell

- 17. Presentation, discussion, and possible action on a loan approval for Sweetwater Station Connor Jones

- 18. Presentation, discussion, and possible action on a loan approval for Estacado Estates Connor Jones

- 19. Presentation, discussion, and possible action on a loan approval for FishPond at Walker Connor Jones

ASSET MANAGEMENT

- 20. Presentation, discussion, and possible action regarding approval of a Multifamily Direct Loan assumption and modification for Seville Row Apartments (TCAP #13090009754) Rosalio Banuelos

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.