

**Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
February 6, 2025**

On Thursday, the sixth day of February 2025, 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 Room 1.110 at the University of Texas at Austin’s Thompson Conference Center, 2405 Robert Dedmon Drive, Austin, Texas 78712.

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 Michael Lyttle served as Assistant Secretary.

- 1) The Board unanimously approved the Consent Agenda (items 1-7) and Consent Agenda Report Items (8-10) as presented.
- 2) Action Item 11 – the Executive Director’s Report – was presented by Bobby Wilkinson, TDHCA Executive Director. The Board heard the report and took no further action.
- 3) Chairman Vasquez presented Action Item 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. The Board unanimously adopted a motion to approve Mr. Marchant as Vice Chairman, James “Beau” Eccles as Secretary, and Michael Lyttle as Assistant Secretary.
- 4) Action Item 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) – was presented by Rosy Falcon, TDHCA Manager of Homeless Programs, with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve the waiver and awards as described in the item.
- 5) The following items were pulled from the agenda and not heard:
 - Action Item 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 – was presented by Cody Campbell, TDHCA Director of Multifamily Finance

- Action Item 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

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

- Michael Ash, JES Development Company and the applicant, provided comments on the item

7) Action Item 17 – Presentation, discussion, and possible action on a loan approval for Sweetwater Station – was presented by Connor Jones, TDHCA Manager of the Multifamily Direct Loan Program. Mr. Wilkinson, Ms. Sylvester, and Mr. Campbell all provided additional information. The Board unanimously adopted staff recommendation to approve the loan.

8) Action Item 18 – Presentation, discussion, and possible action on a loan approval for Estacado Estates – was presented by Mr. Jones with additional information from Mr. Wilkinson, Ms. Sylvester, and Mr. Campbell. The Board unanimously adopted staff recommendation to approve the loan.

9) Action Item 19 – Presentation, discussion, and possible action on a loan approval for FishPond at Walker – was presented by Mr. Jones. The Board unanimously adopted staff recommendation to approve the loan.

10) Action Item 20 – Presentation, discussion, and possible action regarding approval of a Multifamily Direct Loan assumption and modification for Seville Row Apartments (TCAP #13090009754) – was presented by Rosalio Banuelos, TDHCA Director of Asset Management, with additional information from Mr. Wilkinson and Ms. Sylvester. Following public comment (listed below), the Board by a 5-1 vote (Member Marchant voted nay) adopted staff recommendation to approve the loan assumption and modification.

- Tim Smith, Hope Development Services and consultant for the applicant, provided comments on the item

11) In an open discussion, Member Marchant, who chairs the TDHCA Governing Board's Rules Committee, indicated that he is calling for a Rules Committee meeting to be held starting at 10 a.m. on May 7, 2025. The meeting will be held in Austin at a location to be determined.

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 11:26 a.m. The next meeting is scheduled for Thursday, March 6, 2025.

Secretary

Approved:

Chair