

# **Texas Department of Housing and Community Affairs**



**Thursday, May 8, 2025**

**10:00 AM**

**Dewitt C. Greer State Highway Building**

**125 E. 11th Street**

**Williamson Board Room**

**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**

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| 1. | Presentation, discussion, and possible action on the Board meeting minutes summary for April 10, 2025 | Beau Eccles |
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**FUNDING ANNOUNCEMENTS AND AWARDS**

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| 2. | Presentation, discussion, and possible action to authorize the issuance of the 2025 Emergency Solutions Grants Program Notice of Funding Availability and publication in the Texas Register  | Rosy Falcon    |
| 3. | Presentation, discussion, and possible action on Inducement Resolution No. 25-020 for Multifamily Housing Revenue Bonds or Notes regarding authorization for filing an application to be added to the Department's Waiting List for private activity bond authority and/or submitted for Traditional Carryforward for Trinity Junction | Teresa Morales |

**ASSET MANAGEMENT**

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| 4. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Ekos at the Preserve (HTC #20083)          | Rosalio Banuelos |
| 5. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Buena Vida Supportive Housing (HTC #24196) | Rosalio Banuelos |

**HOUSING RESOURCE CENTER**

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| 6. | Presentation, discussion, and possible action on the draft 2026 Regional Allocation Formula Methodology | Elizabeth Yevich |
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**POLICY & PUBLIC AFFAIRS**

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| 7. | TDHCA Annual Performance Measure Report - Second Quarter, Fiscal Year 2025 | Michael Lyttle |
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**RULES**

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| 8. | Presentation, discussion, and possible action on an order adopting the repeal of sections 10 TAC §7.34 and §7.36, and an order adopting new sections at §7.34 and §7.36, and directing their publication in the Texas Register. | Rosy Falcon |
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**SINGLE FAMILY & HOMELESS PROGRAMS**

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| 9. | Presentation, discussion, and possible action on the Section 8 Program 5-Year and 2026 Annual Public Housing Agency (PHA) Plan for the Housing Choice Voucher Program. | Andre Adams |
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**MULTIFAMILY FINANCE**

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| 10. | Presentation, discussion, and possible action regarding an extension of the development period for Grim Hotel | Cody Campbell |
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**CONSENT AGENDA REPORT ITEMS**

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| 11. | Media Analysis and Outreach Report, March 2025 | Michael Lyttle |
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**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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| 12. | Executive Director's Report | Bobby Wilkinson |
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**FUNDING ANNOUNCEMENTS AND AWARDS**

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| 13. | Presentation, discussion, and possible action on Resolution No. 25-021 amending previously adopted resolution relating to the Issuance of Multifamily Housing Revenue Bonds (The Ridge at Loop 12) Series 2025A-1, Series 2025A-2, and Taxable Bonds Series 2025B | Teresa Morales |
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**ACTION REPORT ITEMS**

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| 14. | Report on legislation from the Regular Session of the 89th Texas Legislature  | Michael Lyttle |
| 15. | Report on Third Party Request for Administrative Deficiency under 10 TAC §11.10 of the 2025 Qualified Allocation Plan | Cody Campbell  |

**ASSET MANAGEMENT**

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| 16. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for The Manchester (HTC #19471)   | Rosalio Banuelos |
| 17. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Lakeway Apartment Homes (HTC #19427)  | Rosalio Banuelos |
| 18. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application and Land Use Restriction Agreement for Lakeview Pointe Senior Living (HTC #17435) | Rosalio Banuelos |

**HOUSING RESOURCE CENTER**

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| 19. | Presentation, discussion, and possible action on the draft 2025-2029 State of Texas Consolidated Plan | Elizabeth Yevich |
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**RULES**

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| 20. | Presentation, discussion, and possible action on the proposed amendments to 10 TAC Chapter 10 Subchapter E, Post Award and Asset Management Requirements, §10.406 Ownership Transfers, and directing their publication for public comment in the Texas Register | Rosalio Banuelos |
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**MULTIFAMILY FINANCE**

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| 21. | 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 New Hope Housing Wheatley | Cody Campbell |
| 22. | 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 Town East Trails          | Cody Campbell |
| 23. | Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for Commons at St. Anthony's  | Cody Campbell |
| 24. | Presentation, discussion, and possible action on an appeal of the termination of Trinity East Senior  | 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](http://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.