

**Texas Department of Housing and Community Affairs Governing Board**  
**Board Meeting Minutes Summary**  
**May 8, 2025**

On Thursday, the eighth day of May 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 at the Dewitt C. Greer State Highway Building, Williamson Board Room, 125 E. 11<sup>th</sup> Street, Austin, Texas 78701.

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 served as Secretary.

- 1) The Board approved the Consent Agenda (items 1-10) and Consent Agenda Report Item (item 11) as presented.
- 2) Action Item 12 – the Executive Director’s Report – was presented by Bobby Wilkinson, TDHCA Executive Director. The Board heard the report and took no further action.
- 3) Action Item 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 – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds, with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve the bond resolution.
- 4) Action Item 14 – Report on legislation from the Regular Session of the 89th Texas Legislature – was presented by Michael Lyttle, TDHCA Director of External Affairs. Additional information was provided by Mr. Wilkinson and Cody Campbell, TDHCA Director of Multifamily Finance. The Board heard the report and took no further action.
- 5) Chairman Vasquez exercised his right to take up agenda items out of order and Mr. Campbell presented Action Item 24 – Presentation, discussion, and possible action on an appeal of the termination of Trinity East Senior. Additional information was provided by Mr. Wilkinson and Mr. Eccles. Following public comment (listed below), the Board unanimously adopted a

motion to table the item and allow the application to work through the agency's administrative deficiency process.

- Mr. Lyttle read letters into the record in support of the appeal from The Honorable Borris Miles, Texas State Senator, District 13; and The Honorable Jolanda "Jo" Jones, Texas State Representative, District 147
- Jamie Bryant, Houston Housing Authority, provided comments in support of the appeal
- Mike Nichols, City of Houston Housing and Community Development, provided comments in support of the appeal
- Barry Palmer, Coats Rose attorney representing the Houston Housing Authority, provided comments in support of the appeal
- Marilyn White, Trinity East United Methodist Church, provided comments in support of the appeal
- Neal Rackleff, Houston Housing Authority, provided comments in support of the appeal

6) Action Item 15 – Report on Third Party Request for Administrative Deficiency under 10 TAC §11.10 of the 2025 Qualified Allocation Plan – was presented by Mr. Campbell with additional information from Mr. Wilkinson. The Board heard the report, heard public comment (listed below), and took no further action.

- Robbye Meyer, Arx Advantage, provided comments on the item

7) Action Item 16 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for The Manchester (HTC #19471) – was presented by Rosario Banuelos, TDHCA Director of Asset Management, with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve the material amendment request.

8) Action Item 17 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Lakeway Apartment Homes (HTC #19427) – was presented by Mr. Banuelos. Following public comment (listed below), the Board by a 4-2 vote (Members Marchant and Harper voted nay) adopted staff recommendation to approve the material amendment request.

- Melissa Fisher, RISE Residential, provided comments in support of staff recommendation

9) Action Item 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) – was presented by Mr. Banuelos. The Board by a 5-1 vote (Member Harper voted nay) adopted staff recommendation to approve the material amendment request.

10) Action Item 19 – Presentation, discussion, and possible action on the draft 2025-2029 State of Texas Consolidated Plan – was presented by Jeremy Stremler, TDHCA Manager of the Housing Resource Center. The Board unanimously approved staff recommendation to release the plan for public comment.

11) Action Item 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* – was presented by Mr. Banuelos. The Board unanimously approved staff recommendation to publish the amendments for public comment in the *Texas Register*.

12) Action Item 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 – was presented by Mr. Campbell. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the force majeure request.

- Joy Horak-Brown, New Hope Housing, provided comments in support of staff recommendation
- Jason Aldridge, National Equity Fund, provided comments in support of staff recommendation

13) Action Item 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 – was presented by Mr. Campbell. The Board unanimously adopted staff recommendation to approve the force majeure request.

14) Action Item 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 – was presented by Mr. Campbell. Following public comment (listed below), the Board adopted staff recommendation to approve the extension request.

- Kent Hance, KRS Housing and the applicant, provided comments in support of staff recommendation
- Mr. Lyttle indicated that TDHCA received letters of support for staff recommendation from The Honorable Kevin Sparks, Texas State Senator, District 31; The Honorable Caroline Fairly, Texas State Representative, District 87; The Honorable John Smithee, Texas State Representative, District 86; and The Honorable Cole Stanley, Mayor of Amarillo.

15) During the portion of the meeting for public comment on matters other than items for which there were posted agenda items, the following person made comment:

- Jake Mooney, affordable housing developer

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 12:38 p.m. The next meeting is scheduled for Thursday, June 12, 2025.

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Secretary

Approved:

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Chair