

Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
May 9, 2024

On Thursday, the ninth day of May 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 the Williamson Board Room of the TxDOT Greer 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
- Holland Harper
- Ajay Thomas

Mr. Vasquez served as Chair, and James “Beau” Eccles, TDHCA General Counsel, served as Secretary.

1) The Board approved the Consent Agenda and Consent Agenda Report items (Items 1-14) as presented.

2) At 10:04 a.m., the Board convened into an executive session and returned at 10:28 a.m. The Board did not adopt any policy, position, resolution, rule, regulation, or take any formal action or vote on any item.

3) Action Item 15 – Executive Director’s Report – was presented by Bobby Wilkinson, TDHCA Executive Director. The Board heard the report and took no further action.

4) Mr. Scott Fletcher, TDHCA Director of Bond Finance, led a discussion with the Board on Action Item 16 – Presentation and Discussion regarding the pending issuance of Texas Department of Housing and Community Affairs Residential Mortgage Revenue Bonds, Series 2024C (Non-AMT) and Series 2024D (Taxable). The Board participated in the discussion and took no further action.

5) Action Item 17 – Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Bonds (Palladium Old FM 471 W) Series 2024 Resolution No. 24-004, an award of Direct Loan Funds, and a Determination Notice of Housing Tax Credits – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds. The Board unanimously adopted staff recommendation to approve the bond resolution, the award of Direct Loan funds, and issuance of the determination notice.

6) Action Item 18 – Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Bonds (Palladium E Lancaster Avenue) Series 2024 Resolution No. 24-019, an award of Direct Loan Funds, and a Determination Notice of Housing Tax Credits – was presented by Ms. Morales. The Board unanimously adopted staff recommendation to approve the bond resolution, the award of Direct Loan funds, and issuance of the determination notice.

7) Action Item 19 – Presentation, discussion, and possible action on the draft 2025 Regional Allocation Formula Methodology, and directing its publication in the *Texas Register* for public comment – was presented by Elizabeth Yevich, TDHCA Director of the Housing Resource Center. The Board unanimously affirmed staff recommendation to approve the methodology and submit it for public comment.

8) Action Item 20 – Presentation, discussion, and possible action on an order adopting the repeal and proposed new rule of 10 TAC Chapter 90, Migrant Labor Housing Facilities; and directing their publication in the *Texas Register* – was pulled from the agenda and not heard.

9) Action Item 21 – Presentation, discussion, and possible action to authorize the issuance of the 2024 Emergency Solutions Grants Program Notice of Funding Availability and publication in the *Texas Register* – was presented by Abigail Versyp, TDHCA Director of Single Family and Homelessness Programs. The Board unanimously adopted staff recommendation to issue the NOFA and publish for public comment.

10) 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 Manson Place Apartments – was presented by Cody Campbell, TDHCA Director of Multifamily Finance. The Board adopted staff recommendation to grant the requested treatment under an application of the force majeure rule to Manson Place Apartments.

11) Action Item 23 – 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 The Upland – was presented by Mr. Campbell with additional information from Mr. Wilkinson; Mr. Eccles; and Rosalio Banuelos, TDHCA Director of Asset Management. Following public comment (listed below), the Board unanimously approved a measure to table the item until the meeting on June 13, 2024.

- Ellen Moskalik, Cesar Chavez Foundation and a representative of The Upland, provided comments in support of staff recommendation

12) Action Item 24 – Presentation, discussion, and possible action on a waiver of certain requirements of 10 TAC §13.11(c)(14) for multifamily Developments that have been awarded loans of Emergency Rental Assistance (ERA2) funds – was presented by Mr. Campbell with

additional information from Mr. Wilkinson. The Board unanimously approved staff recommendation to grant the waiver request.

13) Action Item 25 – Presentation, discussion, and possible action on a waiver of 10 TAC §11.302(a)(2) of the 2023 Qualified Allocation Plan (QAP) for Cabana Design District (#23100) – was presented by Mr. Campbell with additional information from Mr. Wilkinson. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the waiver request.

- Zachary Krochtengel, Sycamore Strategies and the developer, provided comments in support of staff recommendation

14) Public Comment on Matters other than Items for which there were posted Agenda Items. Here are those comments:

- Zachary Krochtengel, Sycamore Strategies, provided comments regarding some of the deadlines in the Qualified Allocation Plan

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 12:05 p.m. The next meeting is scheduled for Thursday, June 13, 2024.

Secretary

Approved:

Chair