

Texas Department of Housing and Community Affairs



Thursday, July 24, 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.

ASSET MANAGEMENT

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| 1. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Sandoval (HTC #18426) | Rosalio Banuelos |
| 2. | Presentation, discussion, and possible action regarding a Material Application Amendment to the Housing Tax Credit Application for Stella Haven (HTC #24146) | Rosalio Banuelos |
| 3. | Presentation, discussion, and possible action on an order adopting the amended 10 TAC Chapter 10 Subchapter E, Post Award and Asset Management Requirements, §10.406 Ownership Transfers, and directing its publication for adoption in the Texas Register | Rosalio Banuelos |

CONSENT AGENDA REPORT ITEMS

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| 4. | Report on the Department's 3rd Quarter Investment Report in accordance with the Public Funds Investment Act | Joe Guevara |
| 5. | Media Analysis and Outreach Report, June 2025 | Michael Lyttle |
| 6. | Report on the Department's 3rd 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

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| 7. | Executive Director's Report | Bobby Wilkinson |
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FUNDING ANNOUNCEMENTS AND AWARDS

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| 8. | Presentation, discussion, and possible action on State Fiscal Year 2026 Homeless Housing and Services Program Awards. | Rosy Falcon |
| 9. | Presentation, discussion, and possible action on approval of a loan for Stella Haven | Cody Campbell |

ACTION REPORT ITEMS

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| 10. | Presentation and discussion regarding the pending issuance of Texas Department of Housing and Community Affairs Residential Mortgage Revenue Bonds, Series 2025 D (Non-AMT) | Scott Fletcher |
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MULTIFAMILY FINANCE

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| 11. | Presentation, discussion, and possible action on a staff initiated waiver of 10 TAC §13.11(c)(14)(I) for Developments that received funding from the Department's 2020 National Housing Trust Fund grant | Cody Campbell |
| 12. | 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 FishPond at Walker | Josh Goldberger |
| 13. | 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 FishPond at Victoria | Josh Goldberger |
| 14. | 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 Babers Manor | Josh Goldberger |
| 15. | 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 Faith Senior Village | Josh Goldberger |
| 16. | Presentation, discussion, and possible action authorizing the Executive Director to approve a National Housing Trust Fund Notice of Funding Availability for certain declared disaster counties, subject to the approval of necessary waivers by HUD | Cody Campbell |

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| 17. | Presentation, discussion, and possible action confirming obligations for those properties recommended for an award of competitive low income housing tax credits that sought and were awarded one point for committing at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness under 10 TAC §11.9(c)(6) related to Residents with Special Housing Needs | Cody Campbell |
| 18. | Presentation, discussion, and possible action regarding appeals related to the 2025 9% Housing Tax Credit Round | Cody Campbell |
| 19. | Presentation, discussion, and possible action regarding awards to 2025 9% Competitive Housing Tax Credit Applicants and approval of the waiting list for the 2025 Competitive Housing Tax Credit Application Round | 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 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.