

Texas Department of Housing and Community Affairs



Thursday, March 6, 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

- 1. Presentation, discussion, and possible action on the Board meeting minutes summary for February 6, 2025 Beau Eccles

ASSET MANAGEMENT

- 2. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Georgian Oaks (HTC #24145) Rosalio Banuelos
- 3. Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Twelve620 (HTC #20471) Rosalio Banuelos
- 4. Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Spring Villas (HTC #20459) Rosalio Banuelos

HOUSING RESOURCE CENTER

- 5. Presentation, discussion, and possible action on the adoption of the 2025 State of Texas Low Income Housing Plan and Annual Report; and an order adopting the repeal and new 10 TAC Chapter 1, Subchapter A, General Policies and Procedures, §1.23 concerning State of Texas Low Income Housing Plan and Annual Report and directing their submission to the Texas Register Elizabeth Yevich

CONSENT AGENDA REPORT ITEMS

- 6. TDHCA Quarterly Status Report on Temporary Allocations - March 2025 Brooke Boston
- 7. Media Analysis and Outreach Report, January 2025 Michael Lyttle

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

- 8. Executive Director’s Report Bobby Wilkinson

INTERNAL AUDIT

- 9. Report on the Meeting of the Internal Audit and Finance Committee Ajay Thomas
Board Member
- 10. Review and possible acceptance of the State Auditor’s Office audit of the TDHCA Fiscal Year 2024 Financial Statements State Auditor's Office

FUNDING ANNOUNCEMENTS AND AWARDS

- 11. 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 Cody Campbell
- 12. 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 Cody Campbell
- 13. Presentation, discussion, and possible action on State Fiscal Year 2025 Youth and Young Adult Homeless Program Award, including a request to waive 10 TAC §7.6(a) Rosy Falcon
- 14. Presentation, discussion, and possible action on the reprogramming of Program Year 2024 Community Services Block Grant Administrative funds Gavin Reid
- 15. Presentation, discussion, and possible action regarding the approval of a Tax Credit Assistance Program Repayment Funds Invitation to Apply for multifamily Developments Cody Campbell
- 16. Presentation, discussion, and possible action on awards for the 2025 Community Services Block Grant discretionary fund Reentry Assistance Program Gavin Reid

MULTIFAMILY BOND

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17. Presentation, discussion and possible action regarding a waiver of 10 TAC §11.101(b)(1)(A)(vii) of the Qualified Allocation Plan (QAP) relating to the percentage of efficiency and/or one-bedroom units for Mesa Hills I (#25451). Teresa Morales

ASSET MANAGEMENT

18. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Santa Fe Place (HTC #23178/24266) Rosalio Banuelos
19. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application, changes to the ownership structure, and a waiver of 10 TAC §11.9(b)(2)(A) for Park at Dogwood (HTC #24079) Rosalio Banuelos
20. 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 Park at Dogwood Cody Campbell
21. Presentation, discussion, and possible action regarding changes to the ownership structure and a waiver of 10 TAC §11.9(b)(2)(A) for Parkside on Carrier (HTC #21093/23920) Rosalio Banuelos

LEGAL

22. Presentation, discussion, and possible action on recommendation to adopt an Agreed Final Order assessing an administrative penalty relating to The Life at Sterling Woods (HTC 04478 / CMTS 4176) Sascha Stremmler
23. Presentation, discussion, and possible action on recommendation to debar multiple parties due to the foreclosures of The Life at Clearwood (HTC 01485 / CMTS 487) and The Life at Westland (HTC 02485 / CMTS 3284) Sascha Stremmler

MULTIFAMILY FINANCE

24. 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 Skyway Gardens II Cody Campbell
25. Presentation, discussion, and possible action on a waiver of 10 TAC §13.11(c) (14)(I) for Boulevard 61 Cody Campbell
26. Presentation, discussion, and possible action on a staff-initiated waiver of specific provisions of 10 TAC §11.9(e)(6)(B) for Applicants in the 2025 9% Housing Tax Credit round Cody Campbell

27. Presentation, discussion, and possible action on a waiver of 10 TAC §11.9(d) (5) related to Community Support from State Representative for GardenWalk of West Columbia (#25185)

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.