

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



**Thursday, January 15, 2026**

**10:00 AM**

**Dewitt C. Greer State Highway Building  
Williamson Board Room  
125 E. 11th Street  
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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| <b>1.</b> | Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Bridge at Loyola (HTC #19418) | Rosalio Banuelos |
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**LEGAL**

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| <b>2.</b> | Presentation, discussion, and possible action on recommendation to adopt an Agreed Final Order assessing an administrative penalty relating to Reading Park Apartments (HTC 02462 / Bond MF064 / HTF 853336 / CMTS 3321) | Sascha Stremmler |
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**RULES**

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| <b>3.</b> | Presentation, discussion, and possible action on the statutory four-year rule review and order of proposed readoption for 10 TAC Chapter 1, Subchapter A, General Policies and Procedures, §1.3, Sick Leave Pool and Family Leave Pool, and directing its publication for public comment in the Texas Register                       | Brooke Boston |
| <b>4.</b> | Presentation, discussion, and possible action on the statutory four-year rule review and order of proposed readoption for 10 TAC Chapter 21, Minimum Energy Efficiency Requirements for Single Family Construction Activities, including §§21.1 through 21.6, and directing its publication for public comment in the Texas Register | Brooke Boston |

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| 5.  | Presentation, discussion, and possible action on the statutory four-year rule review and order of proposed readoption for 10 TAC Chapter 25, Colonia Self-Help Center Program Rule, including §§25.1 through 25.10, and directing its publication for public comment in the Texas Register   | Brooke Boston     |
| 6.  | Presentation, discussion, and possible action on the proposed repeal of 10 TAC Chapter 13, the Multifamily Direct Loan Rule, proposed new 10 TAC Chapter 13, Multifamily Direct Loan Rule, and directing their publication for public comment in the Texas Register  | Connor Jones      |
| 7.  | Presentation, discussion, and possible action on the proposed repeal of 10 TAC §10.802, Written Policies and Procedures; proposed new 10 TAC §10.802, Written Policies and Procedures; and directing their publication for public comment in the Texas Register  | Jeremy Stremmler  |
| 8.  | Presentation, discussion, and possible action on the draft 2026 State of Texas Low Income Housing Plan and Annual Report; proposed repeal of 10 TAC Chapter 1, Subchapter A, General Policies and Procedures, §1.23 concerning State of Texas Low Income Housing Plan and Annual Report; proposed 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 publication for public comment in the Texas Register                       | Jeremy Stremmler  |
| 9.  | Presentation, discussion, and possible action on an order proposing amendments to 10 TAC Chapter 10, Subchapter F, §10.601 Compliance Monitoring Objectives and Applicability; §10.607 Reporting Requirements; §10.611 Determination, Documentation and Certification of Annual Income; §10.613 Lease Requirements; §10.614 Utility Allowances; §10.621 Property Condition Standards; §10.622 Special Rules Regarding Rents and Rent Limit Violations; and Figure §10.625 and directing its publication for public comment in the Texas Register | Wendy Quackenbush |
| 10. | Presentation, discussion, and possible action on the proposed amendments to 10 TAC Chapter 10 Subchapter E, Post Award and Asset Management Requirements, §10.400 Purpose, §10.401 Housing Tax Credit and Tax Exempt Bond Developments, §10.405 Amendments and Extensions, and §10.406 Ownership Transfers, §10.407 Right of First Refusal, §10.408 Qualified Contract Requirements, and directing their publication for public comment in the Texas Register  | Rosalio Banuelos  |
| 11. | Presentation, discussion, and possible action on the statutory four-year rule review and order of proposed readoption for 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.12, Negotiated Rulemaking, and directing its publication for public comment in the Texas Register  | Brooke Boston     |
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| <b>12.</b> | Presentation, discussion, and possible action on the statutory four-year rule review and order of proposed readoption for 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.13, Contested Case Hearing Procedures, and directing its publication for public comment in the Texas Register   | Brooke Boston    |
| <b>13.</b> | Presentation, discussion, and possible action on the statutory four-year rule review and order of proposed readoption for 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.17, Alternative Dispute Resolution, and directing its publication for public comment in the Texas Register      | Brooke Boston    |
| <b>14.</b> | Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 27, Texas First Time Homebuyer Program Rule; an order proposing new 10 TAC Chapter 27, Texas First Time Homebuyer Program Rule; and directing their publication for public comment in the Texas Register                     | Brooke Boston    |
| <b>15.</b> | Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 28, Taxable Mortgage Program; an order proposing new 10 TAC Chapter 28, Taxable Mortgage Program; and directing their publication for public comment in the Texas Register   | Brooke Boston    |
| <b>16.</b> | Presentation, discussion, and possible action on an order proposing the amendment of 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.4, Protest Procedures for Contractors, and directing its publication for public comment in the Texas Register  | Brooke Boston    |
| <b>17.</b> | Presentation, discussion, and possible action on an order proposing the amendment of 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.5, Waiver Applicability in the Case of State or Federally Declared Disasters, and directing its publication for public comment in the Texas Register | Brooke Boston    |
| <b>18.</b> | Presentation, discussion, and possible action on proposing the repeal and proposed adoption of new 10 TAC Chapter 7 Subchapter A, General Policies and Procedures; 10 TAC Chapter 7 Subchapter C, Emergency Solutions Grants (ESG), §§7.31-7.43 and directing their publication in the Texas Register for public comment.     | Rosy Falcon      |
| <b>19.</b> | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC §2.302 Administrative Penalty Process; an order adopting a replacement version of the rule; and directing publication in the Texas Register   | Sascha Stremmler |
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| 20. | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 2, Debarment from Participation in Programs Administered by the Department, §2.401 General; an order adopting the replacement version of the rule; and directing publication in the Texas Register   | Sascha Stremmler |
| 21. | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.401 Effective Date and Definitions; an order adopting new 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.401 Effective Date and Definitions; and directing their publication in the Texas Register | Brooke Boston    |
| 22. | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.403 Single Audit Requirements; an order adopting new 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.403 Single Audit Requirements; and directing their publication in the Texas Register           | Brooke Boston    |
| 23. | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.406 Fidelity Bond Requirements; an order adopting new 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.406 Fidelity Bond Requirements; and directing their publication in the Texas Register         | Brooke Boston    |

#### CONSENT AGENDA REPORT ITEMS

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| 24. | Media Analysis and Outreach Report, November 2025 | Michael Lyttle |
| 25. | Media Analysis and Outreach Report, December 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

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| 26. | Executive Director's Report | Bobby Wilkinson |
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#### FUNDING ANNOUNCEMENTS AND AWARDS

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| 27. | Presentation, discussion, and possible action regarding the Issuance of a Multifamily Housing Governmental Note (Fiji Lofts) Series 2026 Resolution No. 26-009 and an increase to the Housing Tax Credit amount | Teresa Morales |
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| 28. | Presentation, discussion, and possible action regarding the approval for publication in the Texas Register of the 2026-2 Multifamily Direct Loan Notice of Funding Availability | Connor Jones |
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**ACTION REPORT ITEMS**

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| 29. | Presentation and discussion regarding the pending issuance of Texas Department of Housing and Community Affairs Residential Mortgage Revenue Bonds, Series 2026 A (Non-AMT) | Scott Fletcher  |
| 30. | Report regarding a Request for Proposal for Underwriters issued by the Texas Department of Housing and Community Affairs  | Scott Fletcher  |
| 31. | Report relating to the 2025 Non-competitive 4% Housing Tax Credit Program and a preliminary 2026 Program forecast.  | Jonathan Galvan |

**ASSET MANAGEMENT**

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| 32. | Presentation, discussion, and possible action regarding a Material Amendment to the Land Use Restriction Agreement for Ekos City Heights (HTC #20701) | Rosalio Banuelos |
| 33. | Presentation, discussion, and possible action regarding a Material Amendment to the Application for Cady Lofts (HTC #22274 / HOME ARP #23709)         | Rosalio Banuelos |

**RULES**

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| 34. | Presentation, discussion, and possible action on an order proposing the amendment of 10 TAC Chapter 10, Uniform Multifamily Rules, Subchapter F Compliance Monitoring, §10.612 Tenant File Requirements; an order proposing new §10.628 Verification of Occupant Legal Status for HOME and NHTF Developments; and directing their publication for public comment in the Texas Register   | Brooke Boston  |
| 35. | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 12, concerning the Multifamily Housing Revenue Bond Rules, and an order adopting new 10 TAC Chapter 12 concerning the Multifamily Housing Revenue Bond Rules, and directing the publication in the Texas Register  | Teresa Morales |
| 36. | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.410 Determination of Alien Status for Program Beneficiaries; an order adopting new 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.410 Determination of Alien Status for Program Beneficiaries; and directing their publication in the Texas Register | Brooke Boston  |

**MULTIFAMILY FINANCE**

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| 37. | Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for Bailey at Berkman  | Josh Goldberger |
| 38. | Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for Bailey at Stassney | Josh Goldberger |

**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.