

**Texas Department of Housing and Community Affairs Governing Board  
Board Meeting Minutes Summary  
February 5, 2026**

On Thursday, the fifth day of February 2026, at 10:00 a.m., the monthly 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, TX 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 unanimously approved Consent Agenda items 1-10. The following item was pulled from the agenda:

- Item 11 – Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(1)(A)(vii) for Robinhood Apartments

2) TDHCA Executive Director Bobby Wilkinson presented Action Item 12 – the Executive Director’s Report. The Board heard the report and took no further action.

3) Action Item 13 – Presentation, discussion, and possible action regarding the Issuance of a Multifamily Housing Governmental Note (Murdeaux Villas) Series 2026 Resolution No. 26-010 and an increase to the Housing Tax Credit amount – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds. The Board unanimously adopted staff recommendation to approve the governmental note resolution and the credit increase.

4) Action Item 14 – Presentation, discussion, and possible action regarding a Material Amendment to the Land Use Restriction Agreement for The Heights at 8721 (HTC #20486) – was presented by Rosalio Banuelos, TDHCA Director of Asset Management, with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve the material amendment request.

5) Action Item 15 – Presentation, discussion, and possible action on the draft 2026 U.S. Department of Energy Weatherization Assistance Program state plan for public comment – was presented by Gavin Reid, TDHCA Planning Manager in the Community Affairs division. Staff recommended that the state plan be approved for publishing for public comment and the Board unanimously concurred.

6) Michael Lyttle, TDHCA’s Director of External Affairs, presented Action Item 16 – Report on TDHCA Performance Measures for the first quarter of Fiscal Year 2026. Additional information was provided by Mr. Wilkinson. The Board heard the report and took no further action.

7) Action Item 17 – Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.6 Historically Underutilized Businesses; an order proposing new 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.6 Historically Underutilized Businesses, and an order directing their publication for public comment in the *Texas Register* – was presented by Brooke Boston, TDHCA Deputy Executive Director, with additional information from Mr. Wilkinson. The Board adopted staff recommendation to approve publishing the draft rules for public comment.

8) Action Item 18 – Presentation, discussion, and possible action on an order adopting the repeal, and new 10 TAC Chapter 90, Migrant Labor Housing Facilities, to be adopted in the *Texas Register* – was presented by Peter Jones, TDHCA Manager of Migrant Labor Housing Facilities, with additional information from Mr. Wilkinson. The Board adopted staff recommendation to repeal the existing rules and approve the final draft rules for public comment.

9) Action Item 19 – Presentation, discussion, and possible action regarding a waiver of 10 TAC §1.15(d) for Asteri Waco – was presented by Joshua Goldberger, TDHCA Manager of the 9% Housing Tax Credit Program. Mr. Wilkinson and Mr. Eccles provided additional information. Following public comment (listed below), the Board unanimously approved staff recommendation to grant the rule waiver request.

- Valentin DeLeon, representing the Vecino Group and part of the development team, provided comments in support of staff recommendation
- Inez Russell, representing Friends for Life and part of the development team, provided comments in support of staff recommendation

10) Action Item 20 – Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(1)(A)(viii) for South Union Place Apartments – was presented by Cody Campbell, TDHCA Director of Multifamily Finance. Following public comment (listed below), the Board by a 5-1 vote (Chairman Vasquez voted nay) concurred with staff recommendation to deny the waiver request.

- Chris Akbari, representing the ITEX Group and part of the development team, provided comments in opposition to staff recommendation
- Sarah André, tax credit consultant and part of the development team, provided comments in opposition to staff recommendation

11) Action Item 21 – Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(1)(A)(viii) for Travis Street Plaza Apartments – was presented by Mr. Campbell with additional information from Mr. Wilkinson. Following public comment (listed below), the Board unanimously adopted staff recommendation to deny the waiver request.

- Thomas Cantwell, representing Cantwell-Anderson, Inc., and part of the development team, provided comments in opposition to staff recommendation
- Sarah André, tax credit consultant and part of the development team, provided comments in opposition to staff recommendation

12) Action Item 22 – Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.4(c)(3)(E) for Frio Bend – was pulled from the agenda.

13) Action Item 23 – Presentation, discussion, and possible action on an extension of the Development Period for Commons at St. Anthony’s – was presented by Mr. Campbell. The Board by a 5-1 vote (Chairman Vasquez voted nay) adopted staff recommendation to approve the extension request.

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 12:15 p.m. The next meeting is scheduled for Friday, March 6, 2026.

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Secretary

Approved:

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Chair