

Texas Department of Housing and Community Affairs



Thursday, July 9, 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.

EXECUTIVE

1. Presentation, discussion, and possible action on the Board meeting minutes summary for June 4, 2026 Beau Eccles
2. Presentation, Discussion and Possible Action on a Staff-Initiated Waiver of Certain Sections of 10 TAC §10.628, relating to Verification of Occupant Legal Status for HOME, HOME ARP Rental, and NHTF Developments Brooke Boston

ASSET MANAGEMENT

3. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement for St. Augustine Estates (HTC #05609) Rosalio Banuelos
4. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement for Sunset Haven (HTC #060118) Rosalio Banuelos
5. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement for Village at Johnson Creek (HTC #98002) Rosalio Banuelos

COMPLIANCE

6. Presentation, discussion, and possible action on an order proposing amendments to 10 TAC Chapter 10, Subchapter F, §10.614 Utility Allowances and directing its publication for public comment in the Texas Register Wendy Quackenbush

HOUSING RESOURCE CENTER

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| 7. | Presentation, discussion, and possible action on the 2027 Regional Allocation Formula Methodology | Jeremy Stremmer |
| 8. | Presentation, Discussion, and Possible Action on the 2026 State of Texas Consolidated Plan: One-Year Action Plan | Jeremy Stremmer |

LEGAL

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| 9. | Presentation, discussion, and possible action on an Agreed Final Order concerning Resources Inspiring Success and Empowering, relating to FY 2025 Texas Youth and Young Adult Homeless Program General Revenue Contract Number 32247000003 | Sascha Stremmer |
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RULES

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| 10. | Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.12 Negotiated Rulemaking; action for new 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.12 Negotiated Rulemaking and Petitions for Rulemaking, and an order directing their publication for public comment in the Texas Register | Brooke Boston |
| 11. | Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 21, Minimum Energy Efficiency Requirements for Single Family Construction Activities; an order proposing the repeal of 10 TAC Chapter 20, Single Family Programs Umbrella Rule §20.3, Definitions; and an order proposing new 10 TAC Chapter 20 Single Family Programs Umbrella Rule, §20.3 Definitions and §20.16, Minimum Energy Efficiency Standards and directing their publication for public comment in the Texas Register | Chad Landry |
| 12. | Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 7, Emergency Solutions Grant Program, §7.40 Competitive Program Participant Services Selection Criteria; and an order proposing a new 10 TAC Chapter 7, Emergency Solutions Grant Program, §7.40 Competitive Program Participant Services Selection Criteria and directing their publication for public comment in the Texas Register | Rosy Falcon |
| 13. | 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 Stremmer |

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| 14. | 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 Stremmer |
| 15. | Presentation, discussion, and possible action on the adoption of the amendment to 10 TAC §10.802, Written Policies and Procedures and directing its publication in the Texas Register | Brooke Boston |
| 16. | Presentation, discussion, and possible action on an order adopting the amendment to 10 TAC Chapter 10 Uniform Multifamily Rules, Subchapter F Compliance Monitoring, §10.625 Events of Noncompliance and directing its publication in the Texas Register | Brooke Boston |

CONSENT AGENDA REPORT ITEMS

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| 17. | Quarterly Voluntary Non-Participation Agreement Report, July 2026 | Sascha Stremmer |
| 18. | Media Analysis and Outreach Report, May 2026 | 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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| 19. | Executive Director's Report | Bobby Wilkinson |
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FUNDING ANNOUNCEMENTS AND AWARDS

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| 20. | Presentation, discussion, and possible action on State Fiscal Year 2027 Homeless Housing and Services Program Awards. | Rosy Falcon |
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ACTION REPORT ITEMS

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| 21. | Report on the issuance of TDHCA Residential Mortgage Revenue Bonds 2026 Series B (Non-AMT) | Scott Fletcher |
| 22. | Presentation and discussion regarding the issuance of Texas Department of Housing and Community Affairs Residential Mortgage Revenue Bonds, Series 2026 C (Non-AMT) | Scott Fletcher |

BOND FINANCE

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| 23. | Presentation, discussion, and possible action on Resolution No. 26-017 approving Assignment Agreements relating to Private Activity Bond Authority, and containing other provisions relating to the subject | Scott Fletcher |
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24. Presentation, discussion, and possible action on Resolution No. 26-018 authorizing the filing of one or more applications for reservation to the Texas Bond Review Board with respect to Qualified Mortgage Bonds and containing other provisions relating to the subject Scott Fletcher
25. Presentation, discussion and possible action on Resolution No. 26-019 approving consent to sale of Master Servicing Rights in connection with the Department's Single Family Mortgage purchase program: approving the execution of a new servicing agreement and other agreements in connection with such sale; authorizing the execution of documents and instruments necessary or convenient to carry out the purposes of this resolution' and containing other provisions relating to the subject Presentation, discussion and possible action on Resolution No. 26-019 Resolution approving consent to sale of Master Servicing Rights in connection with the Department's Single Family Mortgage purchase program: approving the execution of a new servicing agreement and other agreements in connection with such sale; authorizing the execution of documents and instruments necessary or convenient to carry out the purposes of this resolution' and containing other provisions relating to the subject Scott Fletcher

ASSET MANAGEMENT

26. Presentation, discussion, and possible action regarding a Material Amendment to the Land Use Restriction Agreement and changes to the ownership structure for Riverstone Apartments (HTC #20465) Rosalio Banuelos

LEGAL

27. Presentation, discussion, and possible action on recommendation to debar Tracy Andrus Foundation and Tracy Andrus Sascha Stremler

COMPLIANCE

28. Presentation, discussion, and possible action on an order proposing amendments to 10 TAC Chapter 10, Uniform Multifamily Rules, Subchapter I, Public Facility Corporation Compliance Monitoring §10.1101 Purpose, §10.1102 Definitions, §10.1103 Reporting Requirements, §10.1104 Audit Requirements, §10.1105 Income and Rent Requirements and §10.1107 Options for Review and directing its publication for public comment in the Texas Register Wendy Quackenbush

SINGLE FAMILY & HOMELESS PROGRAMS

29. Presentation, discussion, and possible action on a request for reasonable accommodation under the Section 8 Housing Choice Voucher Program Abigail Versyp

MULTIFAMILY FINANCE

30. 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 Brownwood Pioneer Crossing

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.