

**Texas Department of Housing and Community Affairs Governing Board**  
**Board Meeting Minutes Summary**  
**July 24, 2025**

On Thursday, the twenty-fourth day of July 2025, at 10:00 a.m., the second of two July 2025 meetings 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, Texas 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 the Consent Agenda and Consent Agenda Report Items as presented.

2) Action Item 7 – Executive Director’s Report – was presented by Bobby Wilkinson, TDHCA Executive Director. The Board heard the report and took no further action.

3) Action Item 8 – Presentation, discussion, and possible action on State Fiscal Year 2026 Homeless Housing and Services Program Awards – was presented by Rosy Falcon, TDHCA Manager of Homeless Programs. The Board unanimously adopted staff recommendation to approve the awards as presented in the item.

4) Action Item 9 – Presentation, discussion, and possible action on approval of a loan for Stella Haven – was presented by Connor Jones, TDHCA Multifamily Direct Loan Program Manager. Additional information was provided by Mr. Wilkinson and Mr. Eccles. The Board unanimously adopted staff recommendation to approve the loan.

5) Action Item 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) – was presented by Scott Fletcher, TDHCA Director of Bond Finance, with additional information from Mr. Wilkinson. The Board heard the report and took no further action.

6) Action Item 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 – was presented by Mr. Jones. The Board concurred with staff recommendation and approved the waiver.

7) Action Item 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 – was presented by Josh Goldberger, TDHCA Competitive Housing Tax Credit Program Manager, with additional information from Mr. Wilkinson. The Board adopted staff recommendation to approve the force majeure request.

8) Action Item 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 – was presented by Mr. Goldberger. The Board adopted staff recommendation to approve the force majeure request.

9) Action Item 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 – was presented by Mr. Goldberger with additional information from Mr. Wilkinson. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the force majeure request.

- Mary-Margaret Lemons, Fort Worth Housing Solutions, provided comments in support of staff recommendation
- Lou Bernardi, McCormack Baron Salazar (developer partner), provided comments in support of staff recommendation

10) Action Item 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 – was presented by Mr. Goldberger with additional information from Mr. Wilkinson. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the force majeure request.

- Donna Rickenbacker, DWR Development Group (the developer), provided comments in support of staff recommendation

11) Action Item 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 – was presented by Mr. Jones with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to authorize Mr. Wilkinson to approve a NHTF NOFA for the disaster counties referenced in the item per HUD's approval of requested waivers.

12) Action Item 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 – was presented by Cody Campbell, TDHCA Director of Multifamily Finance, with additional information from Mr. Wilkinson. The Board unanimously approved staff recommendation to confirm the agency obligations referenced in the item.

13) Action Item 18 – Presentation, discussion, and possible action regarding appeals related to the 2025 9% Housing Tax Credit Round – was pulled from the agenda.

14) Action Item 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 – was presented by Mr. Campbell. Additional information was provided by Mr. Wilkinson and Mr. Eccles. The Board unanimously adopted staff recommendation, as amended at the meeting, to approve the awards.

15) During the portion of the meeting for public comment on matters other than items for which there were posted agenda items, the following person made comment:

- Nathan Kelley, Texas Affiliation of Affordable Housing Providers, thanked TDHCA Board and staff for participating and attending the 2025 Texas Housing Conference

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 11:43 a.m. The next meeting is scheduled for Thursday, September 4, 2025.

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Secretary

Approved:

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Chair