

Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
April 10, 2025

On Thursday, the tenth day of April 2025, at 10:00 a.m., the regular 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. 11th Street, Austin, Texas 78701.

The following members, constituting a quorum, were present and voting:

- Leo Vasquez, III, Chair
- Cindy Conroy
- Holland Harper
- Anna Maria Farias

Mr. Vasquez served as Chair, and James “Beau” Eccles served as Secretary.

1) The Board unanimously approved resolutions recognizing April 2025 as Fair Housing Month in Texas and May 2025 as Community Action Month in Texas.

2) The Board approved the Consent Agenda (items 1-11) and Consent Agenda Report Items (items 12-14) as presented.

3) Action Item 15 – the Executive Director’s Report – was presented by Bobby Wilkinson, TDHCA Executive Director. The Board heard the report and took no further action.

4) Action Item 16 – Presentation, discussion, and possible action on Inducement Resolution No. 25-016 Multifamily Housing Revenue Bonds regarding authorization for filing an application for private activity bond authority for Waters at Waterchase (#24613) – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds. The Board unanimously adopted staff recommendation to approve the inducement resolution.

5) Action Item 17 – Presentation, discussion, and possible action on Resolution No. 25-017 amending previously adopted resolution relating to the Issuance of Multifamily Housing Revenue Bonds (The Ridge at Loop 12) Series 2025A-1, Series 2025A-2, and Taxable Bonds Series 2025B – was presented by Ms. Morales. The Board unanimously adopted staff recommendation to approve the resolution.

6) Action Item 18 – Presentation, discussion, and possible action on the 2025 Department of Energy Weatherization Assistance Program State Plan and Awards – was presented by Gavin Reid, TDHCA Community Affairs Planning Manager. Additional information was provided by Mr. Wilkinson and Megan Sylvester, TDHCA Federal Compliance Counsel. The Board unanimously approved staff recommendation on the plan and awards.

7) Action Item 19 – Report on the closing of the Department's Residential Mortgage Revenue Bonds 2025 Series A (Non-AMT) – was presented by Scott Fletcher, TDHCA Director of Bond Finance. The Board heard the report and took no further action.

8) Mr. Fletcher also presented Action Item 20 – Presentation and discussion regarding the pending issuance of Texas Department of Housing and Community Affairs Residential Mortgage Revenue Bonds, Series 2025 B (Non-AMT) and Series 2025 C (Taxable). The Board heard the item, engaged in discussion with Mr. Fletcher, and took no further action.

9) Action Item 21 – Presentation, discussion and possible action regarding a HOME-ARP Allocation Plan Third Amendment to adjust the criteria for nonprofit capacity building/operating cost assistance and align the 2025 Nonprofit Capacity Building and Operating Notice of Funding Availability – was presented by Naomi Cantu, TDHCA Director of HOME-ARP. The Board unanimously adopted staff recommendation to approve the plan's third amendment.

10) Action Item 22 – Presentation, discussion, and possible action regarding a waiver of 10 TAC §23.50(f)(1) relating to the cumulative limitation on Tenant-Based Rental Assistance – was presented by Abigail Versyp, TDHCA Director of Single Family and Homeless Programs. Additional information was provided by Mr. Wilkinson and Cody Campbell, TDHCA Director of Multifamily Finance. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the waiver.

- Joy Horak-Brown, New Hope Housing, provided comments on the item

11) Action Item 23 – Presentation, discussion, and possible action on an order proposing amendments to 10 TAC Chapter 23, §23.50, Tenant-Based Rental Assistance General Requirements, and directing their publication for public comment in the *Texas Register* – was presented by Ms. Versyp. The Board unanimously adopted staff recommendation to approve the proposed amendments.

12) Action Item 24 – Presentation, discussion, and possible action on an order adopting the amended 10 TAC Chapter 10 Subchapter E, Post Award and Asset Management Requirements, and directing its publication for adoption in the *Texas Register* – was presented by Rosalio Banuelos, TDHCA Director of Asset Management. Additional information was provided by Mr. Wilkinson, Mr. Eccles, Ms. Sylvester, and Brooke Boston, TDHCA Deputy Executive Director. The Board unanimously approved the rule amendments as amended during the discussion on the item.

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 12:02 p.m. The next meeting is scheduled for Thursday, May 8, 2025.

Secretary

Approved:

Chair