

Texas Department of Housing and Community Affairs



Thursday, February 5, 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 December 11, 2025

Beau Eccles

FUNDING ANNOUNCEMENTS AND AWARDS

2. Presentation, discussion, and possible action on Inducement Resolution No. 26-011 for Multifamily Housing Revenue Bonds or Notes regarding authorization for filing an application to be added to the Department's Waiting List for private activity bond authority for Mela Ranch

Teresa Morales

ASSET MANAGEMENT

3. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Salazar Apartments (HTC #22487)
4. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Meridian at Wylie (HTC #22479)

Rosario Banuelos

Rosario Banuelos

LEGAL

5. Presentation, discussion, and possible action on an Agreed Final Order concerning Cherrywood Apartments (HOME 1001216 / HTC Exchange 1509009999 / CMTS 4617) and Southwood Apartments (HOME 1001505 / HTC 11084 / CMTS 4786) Sascha Stremler

RULES

6. Presentation, discussion, and possible action on an order proposing the repeal, and proposed new rule, for 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.1 Reasonable Accommodation Requests to the Department, and an order directing their publication for public comment in the Texas Register Brooke Boston

7. Presentation, discussion, and possible action on an order proposing the amendment of 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.2 Department Complaint Process, and an order directing its publication for public comment in the Texas Register Brooke Boston

8. Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.19 Reallocation of Financial Assistance; an order proposing new 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.19 Reallocation of Financial Assistance; and an order directing their publication for public comment in the Texas Register Brooke Boston

9. Presentation, discussion, and possible action on an order amending 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.22 Providing Contact Information to the Department; and an order directing its publication for public comment in the Texas Register Brooke Boston

10. Presentation, discussion, and possible action on amended 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.16, Ethics and Disclosure Requirements for Outside Financial Advisors and Service Providers, and directing its publication for public comment in the Texas Register Brooke Boston

MULTIFAMILY FINANCE

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

CONSENT AGENDA REPORT ITEMS**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

12. Executive Director's Report

Bobby Wilkinson

FUNDING ANNOUNCEMENTS AND AWARDS

13. Presentation, discussion, and possible action regarding the Issuance of a Multifamily Housing Governmental Note (Mildeaux Villas) Series 2026 Resolution No. 26-010 and an increase to the Housing Tax Credit amount

Teresa Morales

ASSET MANAGEMENT

14. Presentation, discussion, and possible action regarding a Material Amendment to the Land Use Restriction Agreement for The Heights at 8721 (HTC #20486)

Rosalio Banuelos

COMMUNITY AFFAIRS

15. Presentation, discussion, and possible action on the draft 2026 U.S. Department of Energy Weatherization Assistance Program state plan for public comment

Gavin Reid

POLICY & PUBLIC AFFAIRS

16. Report on TDHCA Performance Measures for the first quarter of Fiscal Year 2026

Michael Lytle

RULES

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

Brooke Boston

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

Peter Jones

MULTIFAMILY FINANCE

19. Presentation, discussion, and possible action regarding a waiver of 10 TAC §1.15(d) for Astei Waco

20. Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(1)(A)(viii) for South Union Place Apartments

Josh Goldberger

Cody Campbell

21.	Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(1)(A)(viii) for Travis Street Plaza Apartments	Cody Campbell
22.	Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.4(c)(3)(E) for Frio Bend	Cody Campbell
23.	Presentation, discussion, and possible action regarding an extension of the Development Period for Commons at St. Anthony's	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.