

ENFORCEMENT ACTION AGAINST  
THE CITY OF LUBBOCK HOUSING  
INITIATIVES, THE HOUSING AUTHORITY OF  
THE CITY OF LUBBOCK A/K/A THE  
LUBBOCK HOUSING AUTHORITY, MIKE  
CHAPMAN, TOBY CECIL, AND AYDA CHAPA

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BEFORE THE  
TEXAS DEPARTMENT OF HOUSING  
AND COMMUNITY AFFAIRS

**FINAL ORDER OF DEBARMENT**

**General Remarks and official action taken:**

On this 16<sup>th</sup> day of January, 2025, the Governing Board (Board) of the Texas Department of Housing and Community Affairs (TDHCA or Department) considered the matter of whether enforcement action should be taken against The City of Lubbock Housing Initiatives, The Housing Authority of the City of Lubbock a/k/a the Lubbock Housing Authority, its executive director, Mike Chapman, and its board officers Toby Cecil and Ayda Chapa (collectively, Respondents), for controlling a multifamily development that was foreclosed on August 6, 2024, where the foreclosure terminated the subordinate TDHCA LURA, a violation of 10 TAC §2.401(a)(7).

This Final Order is executed pursuant to the authority granted in Texas Government Code section 2306.0504, which requires the Board to adopt a policy providing for the debarment of a person from participation in Department programs because of a person’s past failure to comply with conditions imposed by the Department in the administration of its programs. A policy was adopted by the Board and is set forth at 10 TAC §2.401.

Upon recommendation of the Executive Director, the Board makes the following findings of fact and conclusions of law and enters this Order:

**FINDINGS OF FACT**

**Jurisdiction:**

1. During 2006, prior owner LHA Park 2, LP (Estrada South II Owner) was awarded an allocation of 9% Low Income Housing Tax Credits by the Board to build and operate Estrada South II f/k/a Park Meadows II (HTC 060058 / CMTS 4371) (Estrada South II).
2. Estrada South II was subject to a Declaration of Land Use Restrictive Covenants For Low-Income Housing Credits (Estrada South II LURA). The Estrada South II LURA was effective

September 1, 2008, and filed of record at Clerk's File No. 2008045943 of the Official Public Records of Real Property of Lubbock County, Texas (the Records), as amended by First Amendment to Declaration of Land Use Restrictive Covenants for Low-Income Housing Credits effective September 1, 2008, and filed of record at Clerk's File No. 2009016210 of the Records.

3. Estrada South II Owner is an organization that is qualified to own, construct, acquire, rehabilitate, operate, manage, or maintain a housing development that is subject to the regulatory authority of TDHCA.
4. LPMD-2, LLC is the original general partner for Estrada South II Owner.
5. LPMD-2, LLC is controlled by The City of Lubbock Housing Initiatives, an instrumentality of The Housing Authority of the City of Lubbock a/k/a the Lubbock Housing Authority, which is controlled by executive director, Mike Chapman, and board officers Toby Cecil and Ayda Chapa.
6. Respondents are subject to the regulatory authority of TDHCA and, for purposes of this debarment recommendation, are considered Responsible Parties in Control, as defined by 10 TAC §2.102 and 10 TAC §11.1(29), respectively.

*Violations Subject To Debarment:*

1. Controlling a multifamily development that was foreclosed after April 1, 2021, where the foreclosure terminates a subordinate TDHCA LURA, a violation of 10 TAC §2.401(a)(7). Estrada South II was foreclosed on August 6, 2024, terminating the Estrada South II LURA.

**CONCLUSIONS OF LAW**

1. The Department has jurisdiction over this matter pursuant to Tex. Gov't Code §2306.0504 and 10 TAC §2.401.
2. Respondents are Responsible Parties as defined by 10 TAC §2.102(12).
3. Pursuant to Tex. Gov't Code §2306.185, TDHCA is required to monitor to ensure compliance.
4. Respondents violated 10 TAC §2.401(a)(7) when Estrada South II was foreclosed on August 6, 2024, terminating the Estrada South II LURA.
5. At the time of foreclosures, Respondents were either in a position of Control as defined by 10 TAC §11.1(29), or had chosen to delegate their Control authority.
6. Pursuant to Tex. Gov't. Code §2306.0504(b), the Department may debar a person from participation in a Department program on the basis of the person's past failure to comply with any condition imposed by the department in the administration of its programs.

Based upon the foregoing findings of fact and conclusions of law, and an assessment of material factors including those set forth in 10 TAC §2.401(j) to be considered for a recommended period of debarment, as applied specifically to the facts and circumstances present in this case, the Board of the TDHCA orders the following:

**IT IS HEREBY ORDERED** that Respondents are barred from future participation in all programs administered by the Department for a **one-year term ending January 16, 2026**. This debarment does not prohibit Respondents from participating in any existing engagements funded through the Department, nor does it affect any responsibilities or duties thereunder.

**IT IS FURTHER ORDERED** that the terms of this Final Order shall be published on the TDHCA website.

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Approved by the Governing Board of TDHCA on January 16, 2025.

By: \_\_\_\_\_

Name: Leo Vasquez

Title: Chair of the Board of TDHCA

By: \_\_\_\_\_

Name: James "Beau" Eccles

Title: Secretary of the Board of TDHCA

THE STATE OF TEXAS §

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COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 16<sup>th</sup> day of January, 2025, personally appeared Leo Vasquez, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

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Notary Public, State of Texas

THE STATE OF TEXAS §

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COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 16<sup>th</sup> day of January, 2025, personally appeared James "Beau" Eccles, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

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Notary Public, State of Texas