

# **Texas Department of Housing and Community Affairs**



**Thursday, December 11, 2025**

**10:00 AM**

**Dewitt C. Greer State Highway Building  
125 E. 11th Street  
Williamson Board Room  
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**

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| 1. | Presentation, discussion, and possible action on the Board meeting minutes summaries for October 9, 2025, and November 6, 2025 | Beau Eccles |
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**ASSET MANAGEMENT**

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| 2. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Red Oaks (HTC #22135) | Rosalio Banuelos |
| 3. | Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Belmont (HTC #21402)                | Rosalio Banuelos |
| 4. | Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for The Element (HTC #21456)            | Rosalio Banuelos |
| 5. | Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Bridge at Estancia (HTC #21457)     | Rosalio Banuelos |

**HOME-ARP**

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| 6. | Presentation, discussion, and possible action regarding an award from the 2024 HOME American Rescue Plan Non-Congregate Shelter Invitation to Apply for The Other Ones Foundation | Naomi Cantu |
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**RULES**

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| 7. | Presentation, discussion, and possible action on an order proposing action on five sections of the Department's rules in 10 TAC to be amended to implement changes necessary to bring them into consistency with §1.410 Determination of Alien Status for Program Beneficiaries and directing their publication for public comment in the Texas Register: §6.204 Use of Funds for the Community Services Block Grant Program; §7.28 Program Participant Eligibility and Program Participant Files for the Homeless Housing and Services Program, §7.44 Program Participant Eligibility and Program Participant Files for the Emergency Solutions Grant Program; §20.4 Eligible Single Family Activities in the Single Family Programs Umbrella Rule; and §20.6 Administrator Applicant Eligibility in the Single Family Programs Umbrella Rule | Brooke Boston     |
| 8. | Presentation, discussion, and possible action on an order proposing new 10 Texas Administrative Code Chapter 10, Uniform Multifamily Rules, Subchapter J, Housing Finance Corporation Compliance Monitoring and directing its publication for public comment in the Texas Register   | Wendy Quackenbush |

**SINGLE FAMILY & HOMELESS PROGRAMS**

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| 9. | Presentation, Discussion, and Possible Action on the 2026 Section 8 Payment Standards | Andre Adams |
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**MULTIFAMILY FINANCE**

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| 10. | Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for Commons at St. Anthony's | Cody Campbell   |
| 11. | Presentation, discussion, and possible action on the adoption of the 2026 Multifamily Programs Application Procedures Manual                                     | Josh Goldberger |
| 12. | Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Heights at Crowley                                     | Josh Goldberger |
| 13. | Presentation, discussion, and possible action on a request for return and reallocation of tax credits for The Reserves at Magnolia                               | Josh Goldberger |

**CONSENT AGENDA REPORT ITEMS**

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| 14. | TDHCA Quarterly Status Report on Temporary Allocations - December 2025   | Brooke Boston  |
| 15. | Media Analysis and Outreach Report, October 2025   | Michael Lyttle |
| 16. | Report on the Draft Computation of Housing Finance Division Total and Unencumbered Fund Balances and Transfers to the State of Texas Housing Trust Fund. | Joe Guevara    |

**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**

17. Executive Director's Report Bobby Wilkinson

**INTERNAL AUDIT**

18. Report on the Meeting of the Internal Audit and Finance Committee Ajay Thomas  
Board Member
19. Presentation, Discussion and Possible Action on approval of the Fiscal Year 2026 Internal Audit Work Plan. Mark Scott

**FUNDING ANNOUNCEMENTS AND AWARDS**

20. Presentation, discussion, and possible action on Inducement Resolution No. 26-008 for Multifamily Housing Revenue Bonds or Notes regarding authorization for filing applications to be added to the Department's Waiting List for private activity bond authority for Lariat Apartments. Teresa Morales
21. Presentation, discussion, and possible action on awards for 2026 Community Services Block Grant discretionary funds for education and employment services to Native American and Migrant and Seasonal Farm Worker populations Gavin Reid
22. Presentation, discussion, and possible action to authorize the issuance of the 2026 HOME Investment Partnerships Program Single Family General Set-Aside Notice of Funding Availability and publication of the NOFA in the Texas Register Chad Landry
23. Presentation, discussion, and possible action regarding material amendments to previous 9% Competitive Housing Tax Credit Applications to award State Housing Tax Credits and approval of the waiting list for 2025 State Housing Tax Credit Applications. Josh Goldberger
24. Presentation, discussion, and possible action regarding the approval for publication in the Texas Register of the 2026-2 Multifamily Direct Loan Notice of Funding Availability Connor Jones

**ASSET MANAGEMENT**

25. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application and Land Use Restriction Agreement for Roseland Townhomes (HTC #99111) and Roseland Estates (HTC #02006) Rosalio Banuelos

**LEGAL**

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| 26. | Presentation, discussion, and possible action on recommendation to consider early termination of the remaining debarment term for Evan J. Hunden, David B. Ratliff, and Michael Volz | Sascha Stremmer |
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**MULTIFAMILY FINANCE**

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| 27. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit (HTC) Application of The Lantern at Robstown (HTC #25177) | Cody Campbell   |
| 28. | Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Sweetwater Station                                     | Cody Campbell   |
| 29. | Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Pioneer Crossing Brownwood                             | Cody Campbell   |
| 30. | Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Melody Grove   | Josh Goldberger |
| 31. | Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Westwind of Plainview                                  | Josh Goldberger |
| 32. | Presentation, discussion, and possible action on a request for return and reallocation of tax credits for The Residence at Red Cedar                             | Josh Goldberger |
| 33. | Presentation, discussion, and possible action on a request for return and reallocation of tax credits for Sherry Pointe  | 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](http://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.