

Texas Department of Housing and Community Affairs



Thursday, July 10, 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

1. Presentation, discussion, and possible action on the Board meeting minutes summary for June 12, 2025 Beau Eccles

ASSET MANAGEMENT

2. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Clifton Riverside (HTC #21078/22836/23918) Rosalio Banuelos
3. Presentation, discussion, and possible action regarding a Material Amendment to the Application for Reserves at Holdsworth (HTC #21114/23926, HOME #1003221) Rosalio Banuelos

BOND FINANCE

4. Report on the closing of the Departments Residential Mortgage Revenue Bonds 2025 Series B (Non-AMT) and Series C (Taxable) Scott Fletcher

HOUSING RESOURCE CENTER

5. Presentation, discussion, and possible action on the 2025-2029 State of Texas Consolidated Plan Jeremy Stremmler
6. Presentation, discussion, and possible action on the 2026 Regional Allocation Formula Methodology Jeremy Stremmler

RULES

7. Presentation, discussion, and possible action on an order adopting amendments to 10 TAC Chapter 23, §23.50, Tenant-Based Rental Assistance General Requirements, and directing their publication for adoption in the Texas Register. Abigail Versyp

CONSENT AGENDA REPORT ITEMS

8. Media Analysis and Outreach Report, May 2025 Michael Lyttle

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

9. Executive Director's Report Bobby Wilkinson

FUNDING ANNOUNCEMENTS AND AWARDS

10. Presentation, discussion, and possible action on approval of a loan request and 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 930 Military Parkway Cody Campbell

ACTION REPORT ITEMS

11. Report on legislation passed by the 89th Texas Legislature impacting the Department Michael Lyttle

BOND FINANCE

12. Presentation, discussion, and possible action on Resolution No. 25-023 approving Assignment Agreements relating to Private Activity Bond Authority, and containing other provisions relating to the subject Scott Fletcher
13. Presentation, discussion, and possible action on Resolution No. 25-025 authorizing the filing of one or more applications for reservation to the Texas Bond Review Board with respect to Qualified Mortgage Bonds and containing other provisions relating to the subject Scott Fletcher

ASSET MANAGEMENT

14. Presentation, discussion, and possible action regarding a Material Application Amendment to the Housing Tax Credit Application, changes to the ownership structure, and a waiver of 10 TAC §11.9(b)(2)(A) for 930 Military Parkway Living (HTC #24023) Rosalio Banuelos

15. Presentation, discussion, and possible action on authority for processing of amendments to extend elderly restrictions past the Compliance Period as non-material amendments

Rosalio Banuelos

LEGAL

16. Presentation, discussion, and possible action on recommendation to debar Rise Residential Construction Riverside, LLC, Melissa Fisher, Sonoma Housing Advisors, LLC, and James R. (Bill) Fisher, relating to Riverside Heights Senior Living AKA Legacy Riverside Senior Living Community (HTC #20613 / Bond #20613B / CMTS 5659)

Sascha Stremmler

RULES

17. Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC §1.8, Plan Requirements, Process and Approval Criteria for Properties Designated for Camping by Political Subdivisions for Homeless Individuals; an order proposing new 10 TAC §1.8, Camping Plans Requirements and Process for Political Subdivisions; and directing their publication for public comment in the Texas Register

Brooke Boston

MULTIFAMILY FINANCE

18. Presentation, discussion, and possible action regarding an appeal of the underwriting report for Fredericksburg Senior Apartments
19. Presentation, discussion, and possible action regarding an appeal of the underwriting report for Azle Oaks Apartments
20. Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for Paige Estates
21. 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 WALIPP Senior Residence Expansion
22. 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 Skyline at Cedar Crest
23. Presentation, discussion, and possible action regarding an appeal of the termination of the Application for Liberty Senior Living
24. Presentation, discussion, and possible action regarding an appeal of the termination of the Application for Culebra Apartments

Cody Campbell

Cody Campbell

Josh Goldberger

Josh Goldberger

Josh Goldberger

Cody Campbell

Cody Campbell

25. Presentation, discussion, and possible action on an extension of the development period and a waiver of 10 TAC §13.11(c)(8) for Manor Place Town Apartments Phase 2

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.