

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

On Thursday, the tenth day of July 2025, at 10:00 a.m., the first of two July 2025 meetings 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. 11<sup>th</sup> Street, Austin, Texas 78701.

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

- Leo Vasquez, III, Chair
- Kenny Marchant, Vice Chair
- Cindy Conroy
- Anna Maria Farias
- Holland Harper
- Ajay Thomas

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

1) The Board unanimously approved the Consent Agenda (items 1-7) and Consent Agenda Report Item 8 as presented.

2) At 10:05 a.m., the Board went into Executive Session and returned to resume the meeting at 10:44 a.m. During the executive session, the Board did not adopt any policy, position, resolution, rule, regulation, or take any formal action or vote on any item.

3) Action Item 9 – 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 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 – was presented by Cody Campbell, TDHCA Director of Multifamily Finance. Following public comment (listed below), the Board by a 5-1 vote (Chair Vasquez voted nay) adopted staff recommendation to approve the loan request and the force majeure request.

- Taylor Thomas, Palladium USA, provided comments in support of staff recommendation.
- Tandy Boroughs, Mesquite City Council, District 4, provided comments in support of staff recommendation.

5) Action Item 11 – Report on legislation passed by the 89th Texas Legislature impacting the Department – was presented by Michael Lyttle, TDHCA Director of External Affairs, with additional information from Mr. Wilkinson.

6) Action Item 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 – was presented by Scott Fletcher, TDHCA Director of Bond Finance. The Board unanimously adopted the bond resolution per staff recommendation.

7) Action Item 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 – was presented by Mr. Fletcher with additional information from Mr. Wilkinson. The Board unanimously adopted the bond resolution per staff recommendation.

8) Action Item 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) – was presented by Rosalio Banuelos, TDHCA Director of Asset Management, with additional information from Mr. Wilkinson. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the material amendment, ownership changes, and the rule waiver.

- Taylor Thomas, Palladium USA, provided comments in support of staff recommendation.

9) Action Item 15 – Presentation, discussion, and possible action on authority for processing of amendments to extend elderly restrictions past the Compliance Period as non-material amendments – was presented by Mr. Banuelos with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve the staff processing of amendments as defined in the item.

10) Action Item 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) – was presented by Sascha Stremmer, TDHCA Assistant General Counsel. Additional information was provided by Mr. Wilkinson; Mr. Eccles; Mr. Campbell; and Megan Sylvester, TDHCA Deputy General Counsel.

Following public comment (listed below), the Board did not approve staff recommendation but instead voted unanimously to table the item to the September 2025 meeting. The motion also included the Board's expectation that a presentation from Mr. and Ms. Fisher on controls of process documentation and how they're going to build better trust with TDHCA would occur at the September meeting. Finally, the motion included an agreement from Mr. and Ms. Fisher

that they would agree to a voluntary agreement to take some time away from the tax credit program.

- Robert Wood, attorney for James R. (Bill) Fisher, provided comments in opposition to staff recommendation.
- James R. (Bill) Fisher provided comments in opposition to staff recommendation.
- Melissa Fisher provided comments in opposition to staff recommendation.
- Mike Haynes, 42 Equity Partners, provided comments in opposition to staff recommendation.
- Talmage Boston, attorney for Melissa Fisher, provided comments in opposition to staff recommendation.
- John Shackelford, attorney for Melissa Fisher, provided comments in opposition to staff recommendation.

11) The Chairman exercised his right to take agenda items out of order and the Board took up Action Items 23 and 24, both presented by Mr. Campbell.

On Action Item 23 – Presentation, discussion, and possible action regarding an appeal of the termination of the Application for Liberty Senior Living, following public comment (listed below), the Board unanimously adopted staff recommendation to deny the appeal.

- John Shackelford, attorney for Lisa Fisher (applicant), provided comments that the applicant was withdrawing the appeal and accepting staff recommendation.

On Action Item 24 – Presentation, discussion, and possible action regarding an appeal of the termination of the Application for Culebra Apartments, following public comment (listed below), the Board unanimously adopted staff recommendation to deny the appeal.

- John Shackelford, attorney for Lisa Fisher (applicant), provided comments that the applicant was withdrawing the appeal and accepting staff recommendation.

12) The Board resumed the regular order of business on the agenda and addressed Action Item 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* – presented by Brooke Boston, TDHCA Deputy Executive Director. Additional information was provided by Mr. Wilkinson and Mr. Eccles. The Board unanimously approved staff recommendation to repeal the existing rules and publish the new rules for public comment.

13) Action Item 18 – Presentation, discussion, and possible action regarding an appeal of the underwriting report for Fredericksburg Senior Apartments – was presented by Mr. Campbell.

Additional information was provided by Mr. Eccles; Homero Cabello, TDHCA Deputy Executive Director; and Jeanna Adams, TDHCA Director of Real Estate Analysis. Following public comment (listed below), the Board by a 5-1 vote (Member Harper voted nay) did not adopt staff recommendation and, instead, approved the underwriting appeal.

- Robbye Meyer, Arx Advantage consultant and representing the applicant, provided comments in opposition to staff recommendation.

14) Action Item 19 – Presentation, discussion, and possible action regarding an appeal of the underwriting report for Azle Oaks Apartments – was presented by Mr. Campbell. The Board by a 5-1 vote (Member Harper voted nay) did not adopt staff recommendation and, instead, approved the underwriting appeal.

15) Action Item 20 – Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for Paige Estates – was presented by Josh Goldberger, TDHCA Manager of the Competitive Housing Tax Credit Program. Following public comment (listed below), the Board by a 4-2 vote (Chair Vasquez and Member Harper voted nay) concurred with staff recommendation to extend the Place-in-Service deadline.

- Ryan Garcia, JES Holdings, provided information on the matter.

16) Action Item 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 – was presented by Mr. Goldberger. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the force majeure request.

- Jennifer Hicks, Tru Casa Consulting and representing the applicant, provided comments on the matter.
- Cheryl Lawson, the applicant, provided comments on the matter.

17) Action Item 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 – was presented by Mr. Goldberger. The Board unanimously adopted staff recommendation to approve the force majeure request.

18) Action Items 23 and 24 were taken up earlier in the meeting.

19) Action Item 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 – was presented by Mr. Campbell with additional information from Mr. Wilkinson and Mr. Eccles. The Board unanimously adopted staff recommendation to approve the extension and rule waiver requests.

20) During the portion of the meeting for public comment on matters other than items for which there were posted agenda items, the following person made comment:

- Robbye Meyer, Arx Advantage, provided comments on a matter regarding the Competitive 9% Housing Tax Credit Program.
- Cynthia Bast, attorney with Baker Hostetler, provided comments on a matter regarding the Competitive 9% Housing Tax Credit Program.

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 3:05 p.m. The next meeting is scheduled for Thursday, July 24, 2025.

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Secretary

Approved:

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Chair