

Texas Department of Housing and Community Affairs



Thursday, June 12, 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 summary for May 8, 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 Application for Riverview Manor (HTC #22159/23808, HOME #24505) | Rosalio Banuelos |
| 3. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Pine Creek Senior Village (HTC #24115) | Rosalio Banuelos |
| 4. | Presentation, discussion, and possible action regarding a Material Application Amendment to the Housing Tax Credit Application for 2910 Motley Senior Living (HTC #24030) | Rosalio Banuelos |

LEGAL

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| 5. | Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning Waters at Willow Run (HTC 13600 / Bond 13600B / CMTS 4888) | Sascha Stremmler |
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CONSENT AGENDA REPORT ITEMS

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| 6. | TDHCA Quarterly Status Report on Temporary Allocations - June 2025 | Brooke Boston |
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7. Media Analysis and Outreach Report, April 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

8. Executive Director's Report

Bobby Wilkinson

INTERNAL AUDIT

9. Report on the Meeting of the Internal Audit and Finance Committee

Ajay Thomas
Board Member

FINANCIAL ADMINISTRATION

10. Presentation, discussion, and possible action on the SFY 2026 Operating Budget
11. Presentation, discussion, and possible action on the SFY 2026 Housing Finance Division Budget

Paul Ford

Paul Ford

FUNDING ANNOUNCEMENTS AND AWARDS

12. Presentation, discussion, and possible action regarding the Issuance of a Multifamily Housing Governmental Note (The Legacy on Kiest) Series 2025, Resolution No. 25-022, and a Determination Notice of Housing Tax Credits
13. Presentation, discussion, and possible action on the 2026 Low Income Home Energy Assistance Program State Plan and Awards
14. Presentation, discussion, and possible action on the 2026-2027 Community Services Block Grant State Plan and Awards
15. Presentation, discussion, and possible action on the approval of a loan for 2910 Motley Senior Living

Teresa Morales

Michael De Young

Michael De Young

Connor Jones

MULTIFAMILY BOND

16. Presentation, discussion and possible action regarding a waiver of 10 TAC §11.101(b)(1)(A)(vii) of the Qualified Allocation Plan (QAP) relating to the percentage of efficiency and/or one-bedroom units for Lofts at Creekview.

Teresa Morales

ASSET MANAGEMENT

17. Presentation, discussion, and possible action regarding a Material Amendment to the Land Use Restriction Agreements for Villa Elaina (HTF #853338) and The Cornerstone (HTF #1000358)

Rosalio Banuelos

18. Presentation, discussion, and possible action regarding a Material Amendment for Sunset Ridge formerly Green Manor Apartments (HTC #24261)

Rosalio Banuelos

LEGAL

19. 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

MULTIFAMILY FINANCE

20. Presentation, discussion, and possible action on point penalties for 2024 9% Housing Tax Credit Applications related to the Readiness to Proceed scoring item
21. Presentation, discussion, and possible action on an appeal of the termination of Trinity East Senior (25090)
22. Presentation, discussion, and possible action on a scoring appeal for Meadow Heights (25065)
23. 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 three Buena Vida Developments
24. 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 2910 Motley Senior Living and 3606 S Cockrell Hill Road Senior
25. 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 Bailey at Stassney
26. 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 Bailey at Berkman
27. 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 Stella Haven
28. 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 Ovetta Rosedale

Cody Campbell

Cody Campbell

Cody Campbell

Josh Goldberger

Josh Goldberger

Josh Goldberger

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| 29. | 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 Georgian Oaks | Josh Goldberger |
| 30. | 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 Dashwood Trails | Josh Goldberger |
| 31. | Presentation, discussion, and possible action to issue a list of approved Applications for 2025 Housing Tax Credits (HTC) in accordance with Tex. Gov't Code §2306.6724(e) | 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.