

Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
June 12, 2025

On Thursday, the twelfth day of June 2025, at 10:00 a.m., the regular meeting 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. 11th 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 1-5) and Consent Agenda Report Item 7. Consent Agenda Report Item 6 – TDHCA Quarterly Status Report on Temporary Allocations: June 2025 – was moved to the Action Item agenda.

2) Chairman Vasquez exercised his right to change the order of the agenda as printed and the Board first took up Action Item 21 – Presentation, discussion, and possible action on an appeal of the termination of Trinity East Senior (25090) – as presented by Cody Campbell, TDHCA Director of Multifamily Finance. Additional information was provided by Mr. Eccles. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the appeal.

- Neal Rackleff, Houston Housing Authority, provided comments in support of staff recommendation
- Lieutenant Nathan Carroll, City of Houston Police Department, provided comments in support of staff recommendation
- Alvaro Guzman, Executive Assistant Chief of Police, City of Houston Police Department, provided comments in support of staff recommendation.
- Barry Palmer, Coats Rose law firm, provided comments in support of staff recommendation
- Brian Terry, Houston Housing Authority, provided comments in support of staff recommendation

- 3) Action Item 6 – TDHCA Quarterly Status Report on Temporary Allocations: June 2025 – was presented by Brooke Boston, TDHCA Deputy Executive Director. The Board heard the report and took no further action.
- 4) Action Item 8 – the Executive Director’s Report – was presented by Bobby Wilkinson, TDHCA Executive Director. Additional information was provided by Wendy Quackenbush, TDHCA Director of Multifamily Compliance. The Board heard the report and took no further action.
- 5) Action Item 9 – Report on the Meeting of the Internal Audit and Finance Committee – was presented by Ajay Thomas, Chairman, TDHCA Governing Board Audit and Finance Committee. The Board accepted the report and took no further action.
- 6) Action Item 10 – Presentation, discussion, and possible action on the SFY 2026 Operating Budget – was presented by Paul Ford, TDHCA Financial Services Manager, with additional information from Mr. Wilkinson. The Board unanimously adopted staff recommendation to approve the operating budget.
- 7) Action Item 11 – Presentation, discussion, and possible action on the SFY 2026 Housing Finance Division Budget – was presented by Mr. Ford. The Board unanimously adopted staff recommendation to approve the finance division budget.
- 8) Action Item 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 – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds, with additional information from Mr. Wilkinson. The Board adopted staff recommendation to issue the note as well as approve the resolution and determination notice.
- 9) Action Item 13 – Presentation, discussion, and possible action on the 2026 Low Income Home Energy Assistance Program State Plan and Awards – was presented by Michael De Young, TDHCA Director of Community Affairs. The Board unanimously adopted staff recommendation as listed in the item, including a revised exhibit presented at the meeting, to approve the plan and awards.
- 10) Mr. De Young also presented Action Item 14 – Presentation, discussion, and possible action on the 2026-2027 Community Services Block Grant State Plan and Awards. Staff recommendation was for approval of the plan and awards and the Board unanimously concurred.
- 11) Action Item 15 – Presentation, discussion, and possible action on the approval of a loan for 2910 Motley Senior Living – was presented by Connor Jones, Manager of TDHCA’s Multifamily Direct Loan Program, with additional information from Mr. Eccles. The Board unanimously adopted staff recommendation to approve the loan.

12) Action Item 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 – was presented by Ms. Morales with additional information from Mr. Wilkinson. The Board unanimously approved the rule waiver request per staff recommendation.

13) Action Item 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) – was presented by Rosalio Banuelos, TDHCA Director of Asset Management. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the material amendment request.

- Walter Moreau, Foundation Communities and the developer of Villa Elaina and The Cornerstone, provided comments in support of staff recommendation

14) Action Item 18 – Presentation, discussion, and possible action regarding a Material Amendment for Sunset Ridge formerly Green Manor Apartments (HTC #24261) – was presented by Mr. Banuelos. The Board unanimously adopted staff recommendation to approve the material amendment request.

15) Action Item 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) – was pulled from the agenda.

16) Action Item 20 – Presentation, discussion, and possible action on point penalties for 2024 9% Housing Tax Credit Applications related to the Readiness to Proceed scoring item – was presented by Mr. Campbell with additional information from Mr. Wilkinson and Mr. Eccles. Following public comment (listed below), the Board amended staff recommendation and unanimously approved a motion assessing one penalty point to seven applications referenced in the item and no penalty points for Freedom's Path at Kerrville II and Park at Dogwood.

- Donna Rickenbacker, MREC Companies, provided comments on the item
- Sam Hagerty, Baker Hostetler, provided comments on the item
- Lora Myrick, BETCO Consulting, provided comments on the item
- Taylor Thomas, Palladium USA, provided comments on the item
- John Shackelford, Shackelford, McKinley, and Norton, provided comments on the item
- Kim Parker, Palladium USA, provided comments on the item
- Michelle Snowden, Shackelford, McKinley, and Norton, provided comments on the item
- Byron Burkhalter, Park Development Group, provided comments on the item
- Barry Palmer, Coats Rose law firm, provided comments on the item
- Juli Gonzalez, BETCO Consulting, provided comments on the item

17) Action Item 22 – Presentation, discussion, and possible action on a scoring appeal for Meadow Heights (25065) – was presented by Mr. Campbell with additional information from Mr. Wilkinson. Following public comment (listed below), the Board unanimously affirmed staff recommendation to deny the appeal.

- Priscilla Martinez, Rural Development and affiliated with Meadow Heights, provided comments in opposition to staff recommendation
- Robbye Meyer, Arx Advantage, and consultant for Meadow Heights, provided comments in opposition to staff recommendation
- Felipe Martinez, Rural Development and affiliated with Meadow Heights, provided comments in opposition to staff recommendation
- Justin Meyer, Arx Advantage, and consultant for Meadow Heights, provided comments in opposition to staff recommendation

18) Action Item 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 – was presented by Joshua Goldberger, Manager of TDHCA’s 9% Competitive Housing Tax Credit Program. The Board unanimously adopted staff recommendation to approve the force majeure requests.

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

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

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

21) Action Item 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 – was presented by Mr. Goldberger with additional information from Mr. Wilkinson. Following public comment (listed below), the Board by a 5-1 vote (Chairman Vasquez voted nay) adopted staff recommendation to approve the force majeure request.

- Oscar Paul, National CORE, and the developer, provided comments on the item
- Sarah Anderson, S. Anderson Consulting, provided comments on the item

- Jason Aldridge, National Equity Fund, provided comments on the item

22) Action Item 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 – was presented by Mr. Goldberger. Following public comment (listed below), the Board by a 5-1 vote (Chairman Vasquez voted nay) adopted staff recommendation to approve the force majeure request.

- Abby Penner, Saigebrook Development, and the developer, provided comments in support of staff recommendation

23) Action Item 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 – was presented by Mr. Goldberger. Staff recommended approval of the force majeure request and the Board concurred unanimously.

24) Action Item 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 – was presented by Mr. Goldberger with additional information from Mr. Wilkinson. The Board by a 5-1 vote (Chairman Vasquez voted nay) adopted staff recommendation to approve the force majeure request.

25) Action Item 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 – was presented by Mr. Goldberger. Following public comment (listed below), the Board by a 5-1 vote (Member Harper voted nay) adopted staff recommendation to approve the force majeure request.

- Michael Fogel, Trinity Housing Development, and the developer, provided comments in support of staff recommendation

26) Action Item 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) – was presented by Mr. Campbell. The Board unanimously approved staff recommendation to issue the list of active applications.

27) 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:

- Donna Beth Lee Raley Shaw provided comments regarding fair housing concerns

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 2:57 p.m. The next meeting is scheduled for Thursday, July 10, 2025.

Secretary

Approved:

Chair