

**Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
November 6, 2025**

On Thursday, the sixth day of November 2025, at 10:00 a.m., the monthly meeting of the Governing Board (Board) of the Texas Department of Housing and Community Affairs (“TDHCA” or “the Department”) was held at the Omni Austin Hotel Downtown, Pennybacker Room, 700 San Jacinto at Eighth Street, Austin, TX 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 Consent Agenda items 1-11 and Consent Agenda Report Items 12-14 as presented.

2) Action Item 15 – Executive Director’s Report – was presented by Bobby Wilkinson, TDHCA Executive Director. The Board heard the report and took no further action.

3) Action Item 16 – Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Bonds (The Gateway at Trinity Forest) Series 2025, Resolution No. 26-006, and a Determination Notice of Housing Tax Credits – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds. The Board unanimously adopted staff recommendation to approve the bond resolution and issuance of the housing tax credit determination notice.

4) Action Item 17 – Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Notes (Waters at Waterchase) Series 2025 Resolution No. 26-007, and a Determination Notice of Housing Tax Credits – was pulled from the agenda.

5) Action Item 18 – Presentation, discussion, and possible action to authorize the issuance of the 2026 HOME Investment Partnerships Program Single Family Contract for Deed Set-Aside Notice of Funding Availability and publication of the NOFA in the *Texas Register* – was presented by Chad Landry, TDHCA Manager of Single Family Programs, with additional information from Mr. Wilkinson. The Board unanimously approved staff recommendation to issue and publish the NOFA.

6) Action Item 19 – Presentation, discussion, and possible action to authorize the issuance of the 2026 HOME Investment Partnerships Program Single Family Persons with Disabilities Set-Aside Notice of Funding Availability and publication of the NOFA in the *Texas Register* – was presented by Mr. Landry. The Board unanimously approved staff recommendation to issue and publish the NOFA.

7) Action Item 20 – Presentation, discussion, and possible action regarding the approval for publication in the *Texas Register* of the 2026-1 Multifamily Direct Loan Notice of Funding Availability – was presented by Connor Jones, TDHCA Manager of the Multifamily Direct Loan Program. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the publishing of the NOFA.

- Lora Myrick, BETCO Consulting, provided comments on the item

8) Action Item 21 – Report on TDHCA Performance Measures for the fourth quarter of Fiscal Year 2025 and a year-end summary – was presented by Matthew Lovitt, TDHCA Senior Legislative Affairs Advisor, with additional information from Mr. Wilkinson. The Board heard the report and took no further action.

9) Action Item 22 – Presentation, discussion, and possible action regarding eligibility under 10 TAC §11.101(b)(1)(D) related to Ineligibility of Developments within Areas of High Crime for Bernicia Place (#25476) – was presented by Ms. Morales. Following public comment (listed below), the Board by a 3-2 vote (Members Farias and Harper voted nay) did not adopt staff recommendation to find the site ineligible but instead conditionally approved a measure finding the site as an eligible site.

- Dominique King, Harris County Housing Authority, provided comments in opposition to staff recommendation
- Jervon Harris, SuperUrban Realty, provided comments in opposition to staff recommendation
- Toni Jackson, Banks Law Firm and representing the housing authority, provided comments in opposition to staff recommendation

10) Action Item 23 – 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 Bridge at St. John – was presented by Jonathan Galvan, TDHCA Manager of the 4% Housing Tax Credit Program, with additional information from Mr. Wilkinson. With a neutral staff recommendation, the Board, following public comment (listed below), unanimously denied the waiver request.

- Jake Brown, LDG Development, provided comments on the item

11) Action Item 24 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application 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 Autumn Parc (HTC #23229) – was presented by Rosalio Banuelos, TDHCA Director of Asset Management. Additional information was provided by Mr. Eccles and Cody Campbell, TDHCA Director of Multifamily Finance. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the material amendment and force majeure requests. The Board also identified that the 10% test date would be July 15, 2026.

- Deepak Sulakhe, OM Housing and the developer, provided comments in support of staff recommendation
- Cynthia Bast, Baker Hostetler attorney and representing the developer, provided comments in support of staff recommendation
- Taylor Thomas, Palladium, provided comments on the item

12) The following items were pulled from the agenda and not heard:

- Action Item 25 – Presentation, discussion, and possible action regarding a Material Amendment to the Land Use Restriction Agreement for McKinney Manor Apartments (HTC #16077)
- Action Item 26 – Presentation, discussion, and possible action regarding a Material Amendment to the Land Use Restriction Agreement for Lake Ridge Apartments (HTC #16082)
- Action Item 27 – Presentation, discussion, and possible action regarding a partial waiver of Amendment Fees required under 10 TAC §11.901(10)

13) Action Item 28 – Presentation, discussion, and possible action regarding authorization to release a Notice of Funding Availability for 2026 Reentry Activities funded with Community Services Block Grant Discretionary funds – was presented by Gavin Reid, TDHCA Manager of Planning in the Community Affairs Division. The Board unanimously adopted staff recommendation to approve releasing the NOFA.

14) Action Item 29 – Presentation, discussion, and possible action on the 2026-2027 Ending Homelessness Fund Biennial Plan – was presented by Rosy Falcon, TDHCA Manager of Homeless Programs. The Board unanimously adopted staff recommendation to approve the plan.

15) Action Item 30 – Presentation, discussion, and possible action on an appeal from the City of Slaton related to a denial of draw request submission and deobligation of funds for HOME Homeowner Reconstruction Assistance activity 53727 – was presented by Abigail Versyp, TDHCA Director of Single Family and Homeless Programs, with additional information from Mr. Wilkinson and Mr. Eccles. Following public comment (listed below), the Board did not adopt staff recommendation to deny the appeal. Instead, the Board unanimously voted to partially

grant the appeal of Slaton and to the extent that the city can demonstrate that the project at issue was completed on or by October 5, 2025 and can demonstrate that there were expenses that were incurred on this project prior to or on July 7, 2025, that they may be reimbursed.

- Clifton Shaw, Mayor of Slaton, provided comments in opposition to staff recommendation
- Chelsey Baldivia, South Plains Association of Governments, provided comments in opposition to staff recommendation
- Demenica Prince, South Plains Association of Governments, provided comments in opposition to staff recommendation

16) Action Item 31 – Presentation, discussion, and possible action on the adoption of the repeal of 10 TAC Chapter 11 concerning the Housing Tax Credit Program Qualified Allocation Plan, adoption of new 10 TAC Chapter 11 concerning the Housing Tax Credit Program Qualified Allocation Plan, and directing their publication for adoption in the *Texas Register* following the statutory opportunity for gubernatorial acceptance, revision, or rejection – was presented by Mr. Campbell with additional information from Mr. Wilkinson. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the draft rules as amended during the presentation of the item.

- Audrey Martin, Purple Martin Real Estate, provided comments in opposition to staff recommendation
- Tracey Fine, National Church Residences, provided comments in opposition to staff recommendation
- Tim Smith, Hoke Development Services, provided comments on the item
- Brad McMurray, Prospera Housing Community Services, provided comments in opposition to staff recommendation
- Abby Tatkov, O-SDA Industries, provided comments in opposition to staff recommendation
- Patricia Murphy, Housing Support Services Alliance, provided comments in opposition to staff recommendation
- Lora Myrick, BETCO Consulting, provided comments on the item
- Michelle Snedden, Shackelford, McKinley, and Norton, LLP, provided comments on the item
- Ann Lott, Inclusive Communities Project, provided comments in opposition to staff recommendation
- Erin Hahn, Texas Housers, provided comments in opposition to staff recommendation
- Robbye Meyer, Arx Consulting, provided comments in opposition to staff recommendation
- Sarah Anderson, S. Anderson Consulting, provided comments on the item
- Jonathan Campbell, LCJ Development, provided comments in support of staff recommendation

- Roger Arriaga, Texas Affiliation of Affordable Housing Providers, provided comments on the item

17) Action Item 32 – 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 Freedom’s Path at Kerrville – was presented by Mr. Campbell. The Board unanimously adopted staff recommendation to approve the force majeure request.

18) Action Item 33 – 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 multiple housing tax credit awardees from the USDA Set-Aside – was presented by Mr. Campbell. The Board unanimously adopted staff recommendation to approve the force majeure requests.

19) Action Item 34 – 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 Sherry Pointe – was pulled from the agenda.

20) Action Item 35 – 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 Pebble Hills – was presented by Mr. Campbell. With Member Conroy abstaining, the Board adopted staff recommendation to approve the force majeure request.

21) Action Item 36 – 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 Meadow View – was presented by Joshua Goldberger, TDHCA Manager of the 9% Housing Tax Credit Program. With Member Conroy abstaining, the Board adopted staff recommendation to approve the force majeure request.

22) Action Item 37 – 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 Pinehurst Villas – was presented by Mr. Goldberger. Following public comment (listed below), the Board unanimously adopted staff recommendation to approve the force majeure request.

- Jeff Beckler, representing Pinehurst Villas LLP, provided comments on the item

23) Action Item 38 – 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 Red Oaks – was presented by Mr. Goldberger. The Board adopted staff recommendation to approve the force majeure request.

24) Action Item 39 – Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for 3606 Cockrell Hill – was presented

by Mr. Goldberger. The Board unanimously adopted staff recommendation to approve the extension request.

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 2:38 p.m. The next meeting is scheduled for Thursday, December 11, 2025.

Secretary

Approved:

Chair