

**Texas Department of Housing and Community Affairs Governing Board  
Board Meeting Minutes Summary  
May 7, 2026**

On Thursday, the seventh day of May 2026, 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 UT Austin AT&T Hotel and Conference Center, Guadalupe Classroom, 1900 University Avenue, Austin, TX 78705.

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 (1-17) and the Consent Agenda Report Items (18-20) as presented.

2) Action Item 21 – the Executive Director’s Report – was presented by Bobby Wilkinson, TDHCA Executive Director. The Board heard the report and took no further action.

3) Chairman Vasquez exercised his right to have the Board take up agenda items out of order and the Board addressed Action Item 24 – Report on the Department’s 2nd Quarter Investment Report related to funds held under Bond Trust Indentures – which was presented by Scott Fletcher, TDHCA Deputy Executive Director of Housing Finance. The Board heard the report and took no further action.

4) Action Item 25 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for The Ashbourne (HTC #25073) – was pulled from the agenda.

5) Action Item 26 – Presentation, discussion, and possible action on recommendation to debar Jon P. Venetos, Lurin, Inc. Lurin Holdings, LLC, Lurin Advisors, LLC, Lurin Equity Partners LIX, LLC, Lurin Real Estate Holdings LIX, LLC, Lurin Equity Partners XXXVI, LLC, and Lurin Real Estate Holdings XXXVI, LLC, relating to The Declan I (Bond MF007 / CMTS 2510), The Declan II (Bond MF008 / CMTS 2509), and The Henley Apartments (HTC 93003 / CMTS 2299) – was presented

by Sascha Stremmer, TDHCA Lead Enforcement Attorney. The Board unanimously adopted staff recommendation to debar the parties referenced in the item for 30 years.

6) Ms. Stremmer continued and presented Action Item 27 – Presentation, discussion, and possible action on recommendation to debar The Chosen Ones Outreach Ministries of Galveston, Incorporated, Reverend Edward Lawson, and Teresa Finch, and presentation of a related report to the Board regarding intention to issue a Notice of Violation seeking the assessment of administrative penalties through a contested case hearing with the State Office of Administrative Hearings. Additional information was provided by Mr. Wilkinson and Megan Sylvester, TDHCA Federal Compliance Counsel.

Following public comment (listed below), the Board did not adopt staff recommendation but unanimously approved a measure to debar the parties referenced in the item for 20 years.

- Reverend Edward Lawson via telephone provided comment in opposition to staff recommendation

7) Action Item 28 – Report on TDHCA Performance Measures for the second quarter of Fiscal Year 2026 and introduction of Board Performance Measures – 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.

8) Action Item 29 – Presentation, discussion, and possible action on an appeal from HTX H.O.P.E. Haven related to a determination of ineligibility for an award of funds from the 2026 Emergency Solutions Grants Notice of Funding Availability – was presented by Rosy Falcon, TDHCA Manager of Homeless Programs, with additional information from Abigail Versyp, TDHCA Director of Single Family and Homeless Programs.

Following public comment (listed below), the Board unanimously adopted staff recommendation to deny the appeal but approve a limited rule waiver relating to the general threshold criteria for a certain application submitted under the competitive application round of the 2026 ESG NOFA

- Joey Mouton, representing HTX H.O.P.E. Haven, provided comments on the item

9) Action Item 30 – Presentation, discussion, and possible action on an appeal of the termination of Ave O Village (#26505) – was presented by Cody Campbell, TDHCA Director of Multifamily Finance. Staff recommended that the appeal be denied, and the Board concurred by approving a unanimous motion.

10) The Board returned to the regular order of business from the published agenda and took up Action Item 22 – Presentation, discussion, and possible action to authorize the issuance of the 2026 Emergency Solutions Grants Program Notice of Funding Availability and publication in

the Texas Register – presented by Ms. Falcon. Ms. Versyp provided additional information. The Board unanimously adopted staff recommendation to approve issuing the NOFA.

11) Action Item 23 – Presentation, discussion, and possible action on an amendment to the Department’s 2026-2 HOME Notice of Funding Availability – was presented by Priscilla Stevenson, TDHCA Manager of the Multifamily Direct Loan Program. The Board unanimously adopted staff recommendation to approve amending the NOFA.

12) Action Item 31 – Presentation, discussion, and possible action on point penalties for 2025 9% Housing Tax Credit Applications related to the Readiness to Proceed scoring item – was presented by Mr. Campbell. The Board unanimously approved staff’s recommended action to assess a one-point penalty for the 2027 competitive housing tax credit application round to the applicants and affiliates of the 10 applications referenced in the item.

13) Action Item 32 – Report on Third Party Request for Administrative Deficiency under 10 TAC §11.10 of the 2026 Qualified Allocation Plan – was presented by Mr. Campbell with additional information from Mr. Wilkinson and Mr. Eccles. The Board heard the report and public comment (listed below) and took no further action.

- Michael Beard, BETCO Consulting, provided comments on the item
- Lora Myrick, BETCO Consulting, provided comments on the item
- Donna Rickenbacker, Marque Development, provided comments on the item
- Sarah Anderson, S. Anderson Consulting, provided comments on the item
- Megan Lasch, O-SDA Industries, provided comments on the item
- Wallace Reed, representing Hudson Hallmark, provided comments on the item
- Michael Tamez, Madhouse Development, provided comments on the item
- Shane Lynch, Hudson Hallmark developer, provided comments on the item
- Sallie Burchett, Structure Development, provided comments on the item
- Robbye Meyer, Arx Advantage, provided comments on the item

14) 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 Santa Fe Place – was presented by Joshua Goldberger, TDHCA Manager of the Competitive (9%) Housing Tax Credit Program. Mr. Eccles provided additional information. 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.

- Kent Hance, Santa Fe developer, provided comments in support of staff recommendation
- Ryan Zent, Overland Property Group, provided comments on the item

15) Action Item 34 – Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application and a request for an extension of the previously approved deadline to Place in Service for Maple Park Manor – was pulled from the agenda.

16) 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 Sherry Pointe. The Board unanimously adopted staff recommendation to approve the force majeure request.

17) During the Public Comment section at the end of the meeting, Vice Chairman Marchant asked TDHCA staff to schedule a TDHCA Governing Board Rules Committee meeting for June 3, 2026.

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 1:02 p.m. The next meeting is scheduled for Thursday, June 4, 2026.

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Secretary

Approved:

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Chair