

**Texas Department of Housing and Community Affairs Governing Board  
Board Meeting Minutes Summary  
January 15, 2026**

On Thursday, the fifteenth day of January 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 Dewitt C. Greer State Highway Building, Williamson Board Room, 125 E. 11<sup>th</sup> 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 2-6 and 8-23 and Consent Agenda Report items 24-25. The following items were moved to the Action Item agenda:

- Item 1 – Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Bridge at Loyola (HTC #19418)
- Item 7 – Presentation, discussion, and possible action on the proposed repeal of 10 TAC §10.802, Written Policies and Procedures; proposed new 10 TAC §10.802, Written Policies and Procedures; and directing their publication for public comment in the *Texas Register*

2) The Board went into Executive Session at 10:13 a.m. and returned at 10:40 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 26 – the Executive Director’s Report – was presented by Bobby Wilkinson, TDHCA Executive Director. The Board heard the report and took no further action.

4) The Board then took up Action Item 1 – Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Bridge at Loyola (HTC #19418) – which was moved from the Consent Agenda to the Action Item Agenda. The Board unanimously approved staff recommendation to increase the amount of housing tax credits.

5) Action Item 7 – Presentation, discussion, and possible action on the proposed repeal of 10 TAC §10.802, Written Policies and Procedures; proposed new 10 TAC §10.802, Written Policies and Procedures; and directing their publication for public comment in the *Texas Register* – presented by Jeremy Stremmer, TDHCA Director of the Housing Resource Center, was next. Mr. Wilkinson and Mr. Eccles provided additional information. Following public comment (listed below), the Board adopted staff recommendation to repeal the existing rules and publish the new, draft rules for public comment.

- Walter Moreau, Foundation Communities, provided comments on the item
- Ron Lastimosa, New Hope Housing, provided comments on the item

6) Action Item 27 – Presentation, discussion, and possible action regarding the Issuance of a Multifamily Housing Governmental Note (Fiji Lofts) Series 2026 Resolution No. 26-009 and an increase to the Housing Tax Credit amount – was presented by Teresa Morales, TDHCA Director of Multifamily Bonds. The Board unanimously adopted staff recommendation to approve the governmental note resolution and increase in housing tax credits.

7) Action Item 28 – Presentation, discussion, and possible action regarding the approval for publication in the *Texas Register* of the 2026-2 Multifamily Direct Loan Notice of Funding Availability – was presented by Connor Jones, TDHCA Manager of the Multifamily Direct Loan Program. The Board unanimously approved staff recommendation to publish the NOFA.

8) Action Item 29 – Presentation and discussion regarding the pending issuance of Texas Department of Housing and Community Affairs Residential Mortgage Revenue Bonds, Series 2026 A (Non-AMT) – was presented by Ms. Morales with additional information from Mr. Wilkinson. The Board heard the report and took no further action.

9) Action Item 30 – Report regarding a Request for Proposal for Underwriters issued by the Texas Department of Housing and Community Affairs – was presented by Ms. Morales. The Board heard the report and took no further action.

10) Action Item 31 – Report relating to the 2025 Non-competitive 4% Housing Tax Credit Program and a preliminary 2026 Program forecast – was presented by Jonathan Galvan, TDHCA Manager of the 4% Housing Tax Credit Program, with additional information from Mr. Wilkinson. The Board heard the report and took no further action.

11) Action Item 32 – Presentation, discussion, and possible action regarding a Material Amendment to the Land Use Restriction Agreement for Ekos City Heights (HTC #20701) – was presented by Rosalio Banelos, TDHCA Director of Asset Management, with additional information from Mr. Wilkinson. Following public comment (listed below), the Board unanimously adopted staff recommendation to conditionally approve the material amendment request.

- Charles Demucio, McDowell Housing Partners, provided comments on the item

12) Action Item 33 – Presentation, discussion, and possible action regarding a Material Amendment to the Application for Cady Lofts (HTC #22274 / HOME ARP #23709) – was presented by Mr. Banuelos with additional information from Mr. Wilkinson and Mr. Eccles. Following public comment (listed below), the Board unanimously granted the material amendment request per staff recommendation.

- Megan Lasch, O-SDA Industries and the applicant, provided comments in support of staff recommendation

13) Action Item 34 – Presentation, discussion, and possible action on an order proposing the amendment of 10 TAC Chapter 10, Uniform Multifamily Rules, Subchapter F Compliance Monitoring, §10.612 Tenant File Requirements; an order proposing new §10.628 Verification of Occupant Legal Status for HOME and NHTF Developments; and directing their publication for public comment in the *Texas Register* – was presented by Brooke Boston, TDHCA Deputy Executive Director, with additional information from Mr. Wilkinson. Following public (listed below), the Board adopted staff recommendation to publish the new, draft rules for public comment.

- Roger Arriaga, representing the Texas Affiliation of Affordable Housing Providers and the Texas Apartment Association, provided comments on the item

14) Action Item 35 – Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 12, concerning the Multifamily Housing Revenue Bond Rules, and an order adopting new 10 TAC Chapter 12 concerning the Multifamily Housing Revenue Bond Rules, and directing the publication in the *Texas Register* – was presented by Ms. Morales with additional information from Mr. Wilkinson. Following public comment (listed below), the Board adopted staff recommendation to repeal the existing rules and publish the new, draft rules for public comment.

- Tanya Lavelle, Disability Rights Texas, provided comments on the item

15) Action Item 36 – Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.410 Determination of Alien Status for Program Beneficiaries; an order adopting new 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.410 Determination of Alien Status for Program Beneficiaries; and directing their publication in the *Texas Register* – was presented by Ms. Boston. The Board unanimously approved staff recommendation to repeal the existing rules and adopt the new rules.

16) Action Item 37 – Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for Bailey at Berkman – was pulled from the agenda and not heard.

17) Action Item 38 – Presentation, discussion, and possible action on a request for an extension of the previously approved deadline to Place in Service for Bailey at Stassney – was presented by Joshua Goldberger, TDHCA Manager of the 9% Housing Tax Credit Program. Staff recommended approval of the request to extend the deadline and the Board (by a 5-1 vote; Member Harper abstained from voting) concurred.

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 12:46 p.m. The next meeting is scheduled for Thursday, February 5, 2026.

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Secretary

Approved:

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Chair