

Texas Department of Housing and Community Affairs



Thursday, April 10, 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.

RESOLUTIONS

Resolution Recognizing May as Community Action Month

Resolution Recognizing April as Fair Housing Month

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

- 1. Presentation, discussion, and possible action on the Board meeting minutes summary for March 6, 2025 Beau Eccles

ASSET MANAGEMENT

- 2. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Cleveland Square (HTC #23081) Rosalio Banuelos
- 3. Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for The Ridge at Lancaster (HTC #21421) Rosalio Banuelos

BOND FINANCE

- 4. Presentation, discussion, and possible action on Resolution No. 25-018 regarding the annual approval of the Department's Investment Policy Scott Fletcher
- 5. Presentation, discussion, and possible action on Resolution No. 25-019 regarding the annual approval of the Department's Interest Rate Risk Management Policy Scott Fletcher

COMMUNITY AFFAIRS

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| 6. | Presentation, discussion, and possible action on release of the draft 2026 Low Income Home Energy Assistance Program State Plan for public comment | Gavin Reid |
| 7. | Presentation, discussion, and possible action on release of the draft Federal Fiscal Years 2026-2027 Community Services Block Grant State Plan for public comment | Gavin Reid |

RULES

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| 8. | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC §1.15, Integrated Housing Rule; an order adopting new 10 TAC §1.15, Integrated Housing Rule; and directing their publication in the Texas Register | Brooke Boston |
| 9. | Presentation, discussion, and possible action on an order adopting amendments to 10 TAC Chapter 1, Subchapter D, Uniform Guidance for Recipients of Federal and State Funds, §1.401 Effective Date and Definitions, §1.403 Single Audit Requirements, §1.404 Purchase and Procurement Standards, and §1.407 Inventory Report; and directing its publication in the Texas Register | Brooke Boston |
| 10. | Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 2, Subchapter B, Enforcement for Noncompliance with Program Requirements of Chapters 6 and 7, §2.201, Cost Reimbursement, and §2.202 Sanctions and Contract Closeout; an order adopting new 10 TAC Chapter 2, Subchapter B, Enforcement for Noncompliance with Program Requirements of Chapters 6 and 7, §2.201, Cost Reimbursement, and §2.202 Sanctions and Contract Closeout; and directing their publication in the Texas Register | Brooke Boston |
| 11. | Presentation, discussion, and possible action on an order adopting the repeal and proposed new 10 TAC Chapter 5, Section 8 Housing Choice Voucher Program, and an order directing their publication in the Texas Register | Andre Adams |

CONSENT AGENDA REPORT ITEMS

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| 12. | Media Analysis and Outreach Report, February 2025 | Michael Lyttle |
| 13. | Report on the Department's 2nd Quarter Investment Report relating to funds held under Bond Trust Indentures | Scott Fletcher |
| 14. | Report on the Department's 2nd Quarter Investment Report in accordance with the Public Funds Investment Act | Joe Guevara |

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

15. Executive Director's Report Bobby Wilkinson

FUNDING ANNOUNCEMENTS AND AWARDS

16. Presentation, discussion, and possible action on Inducement Resolution No. 25-016 Multifamily Housing Revenue Bonds regarding authorization for filing an application for private activity bond authority for Waters at Waterchase (#24613) Teresa Morales
17. Presentation, discussion, and possible action on Resolution No. 25-017 amending previously adopted resolution relating to the Issuance of Multifamily Housing Revenue Bonds (The Ridge at Loop 12) Series 2025A-1, Series 2025A-2, and Taxable Bonds Series 2025B Teresa Morales
18. Presentation, discussion, and possible action on the 2025 Department of Energy Weatherization Assistance Program State Plan and Awards Gavin Reid

ACTION REPORT ITEMS

19. Report on the closing of the Department's Residential Mortgage Revenue Bonds 2025 Series A (Non-AMT) Scott Fletcher
20. Presentation and discussion regarding the pending issuance of Texas Department of Housing and Community Affairs Residential Mortgage Revenue Bonds, Series 2025 B (Non-AMT) and Series 2025 C (Taxable) Scott Fletcher

HOME-ARP

21. Presentation, discussion and possible action regarding a HOME-ARP Allocation Plan Third Amendment to adjust the criteria for nonprofit capacity building/operating cost assistance and align the 2025 Nonprofit Capacity Building and Operating Notice of Funding Availability Naomi Cantu

SINGLE FAMILY & HOMELESS PROGRAMS

22. Presentation, discussion, and possible action regarding a waiver of 10 TAC §23.50(f)(1) relating to the cumulative limitation on Tenant-Based Rental Assistance Abigail Versyp

RULES

23. Presentation, discussion, and possible action on an order proposing amendments to 10 TAC Chapter 23, §23.50, Tenant-Based Rental Assistance General Requirements, and directing their publication for public comment in the Texas Register Abigail Versyp

- 24. Presentation, discussion, and possible action on an order adopting the amended 10 TAC Chapter 10 Subchapter E, Post Award and Asset Management Requirements, and directing its publication for adoption in the Texas Register Rosalio Banuelos

MULTIFAMILY FINANCE

- 25. Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.3(e) for Fair Park Landing (25047) Cody Campbell
- 26. Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.9(d)(5) for Residences at Seley Park (25188) 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.