

Texas Department of Housing and Community Affairs



Thursday, October 10, 2024

10:00 AM

**Greer Building, Williamson Board Room
125 E. 11th Street
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.

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 September 5, 2024 Beau Eccles

ASSET MANAGEMENT

- 2. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Eden Court (HTC #23428) Rosalia Banuelos
- 3. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for 305 E Round Grove Living (HTC #23007) Rosalia Banuelos

RULES

- 4. Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 7, Subchapter D, Ending Homelessness Fund, and an order proposing new 10 TAC Chapter 7, Subchapter D, Ending Homelessness Fund, and directing their publication for public comment in the Texas Register Abigail Versyp

SINGLE FAMILY & HOMELESS PROGRAMS

- 5. Presentation, discussion, and possible action on the proposed Section 8 Program 2025 Streamlined Annual Public Housing Agency Plan for the Housing Choice Voucher Program Andre Adams

CONSENT AGENDA REPORT ITEMS

- 6. Report on TDHCA One-Time or Temporary Allocations - Pandemic Response and Other Initiatives Brooke Boston
- 7. Media Analysis and Outreach Report, August 2024 Michael Lyttle

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

- 8. Executive Director’s Report Bobby Wilkinson

ACTION REPORT ITEMS

- 9. Report regarding a Request for Proposal issued by the Texas Department of Housing and Community Affairs for Servicer Oversight Provider and selection thereof Scott Fletcher
- 10. Presentation from nonprofit and community stakeholders on matters concerning housing policy Cody Campbell

BOND FINANCE

- 11. Presentation, discussion, and possible action on Resolution No. 25-001 authorizing request to the Texas Bond Review Board for annual waiver of Single Family Mortgage Revenue Bond set-aside requirements; authorizing the execution of documents and instruments relating thereto; making certain findings and determinations in connection therewith; and containing other provisions relating to the subject Scott Fletcher
- 12. Presentation, discussion, and possible action regarding Resolution No. 25-004 authorizing the issuance, sale and delivery of Texas Department of Housing and Community Affairs single family mortgage revenue bonds or residential mortgage revenue bonds, in one or more series and installments; approving the form and substance of related documents; authorizing the execution of documents and instruments necessary or convenient to carry out the purposes of this resolution; and containing other provisions relating to the subject Scott Fletcher

MULTIFAMILY BOND

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| 13. | 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 Oak Hill Lofts (#24495). | Teresa Morales |
| 14. | Presentation, discussion, and possible action on Inducement Resolution No. 25-006 for Multifamily Housing Revenue Bonds regarding authorization for filing applications for private activity bond authority | Teresa Morales |
| 15. | Presentation, discussion, and possible action on Inducement Resolution No. 25-010 for Multifamily Housing Revenue Bonds or Notes regarding authorization for filing applications to be added to the Department's Waiting List for private activity bond authority and/or submitted for Traditional Carryforward for Braniff Lofts | Teresa Morales |
| 16. | Presentation, discussion, and possible action on Inducement Resolution No. 25-007 for Multifamily Housing Revenue Bonds regarding authorization for filing an application for private activity bond authority for Fiji Lofts (#21608) | Teresa Morales |
| 17. | Presentation, discussion, and possible action on Inducement Resolution No. 25-009 for Multifamily Housing Revenue Bonds regarding authorization for filing an application for private activity bond authority for Murdeaux Villas (#21614) | Teresa Morales |
| 18. | Presentation, discussion, and possible action on Inducement Resolution No. 25-005 for Multifamily Housing Revenue Bonds regarding authorization for filing applications for private activity bond authority for Legacy Riverside Senior Living Community (#20613) | Teresa Morales |
| 19. | Presentation, discussion, and possible action on pre-applications received for consideration of an Inducement Resolution for Multifamily Housing Revenue Bonds to be issued by the Department | Teresa Morales |

ASSET MANAGEMENT

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| 20. | Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.9(b)(2)(A) and ownership structure change for Estacado Estates (HTC #23807 / #22153) | Rosario Banuelos |
| 21. | Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Bridge at Canyon View (HTC #19411) | Rosario Banuelos |

HOME-ARP

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22. Presentation, discussion and possible action on regarding approval of a HOME-ARP Allocation Plan Second Amendment to add reallocated funds to the nonprofit capacity building/operating cost assistance, non-congregate shelter activities and administration activities to be released for public comment
- Naomi Cantu

LEGAL

23. Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning Eban Village I (HTC # 95047/ CMTS # 1354) and Eban Village II (HTC # 99022 / CMTS 2087)
- Sascha Stremmer
24. Presentation, discussion, and possible action on recommendation to debar multiple parties for conduct relating to Plainview II Triplex (HOME 532315 / CMTS 2658)
- Sascha Stremmer

SINGLE FAMILY & HOMELESS PROGRAMS

25. Presentation, discussion, and possible action on Program Year 2024 Emergency Solutions Grants Program Awards.
- Rosy Falcon
26. Presentation, discussion, and possible action to ratify staff's actions to accept and implement the Rapid Unsheltered Survivor Housing allocation under the Emergency Solutions Grants Program (ESG RUSH), and to ratify staff's submission of an amendment to the State of Texas 2023 State of Texas One Year Action Plan reflecting such action.
- Rosy Falcon
27. Presentation, discussion, and possible action authorizing staff to register interest in, apply for, and accept additional Veterans Affairs Supportive Housing vouchers offered by the U.S. Department of Housing and Urban Development, and authorization to subsequently administer such awarded vouchers
- Andre Adams
28. Presentation, discussion, and possible action to authorize the issuance of the 2025 HOME Investment Partnerships Program Single Family Persons with Disabilities Set-Aside Notice of Funding Availability and publication of the NOFA in the Texas Register
- Chad Landry
29. Presentation, discussion, and possible action on Colonia Self-Help Center Program Awards to Maverick County, Val Verde County, Webb County, and Hidalgo County in accordance with Tex. Gov't Code §2306.582 through Community Development Block Grant Funding
- Chad Landry

MULTIFAMILY FINANCE

30. Presentation, discussion, and possible action on approving a new outside counsel contract, and delegation of contract signature authority to the Executive Director
- Cody Campbell

- 31. 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 Vista at Silver Oaks Josh Goldberger

- 32. Presentation, discussion, and possible action on an approval of a loan 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 305 E Round Grove Living 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.