

Texas Department of Housing and Community Affairs



Thursday, April 11, 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.

RESOLUTIONS

Resolution Recognizing April as Fair Housing Month

Resolution Recognizing May as Community Action 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 7, 2024 Beau Eccles

ASSET MANAGEMENT

2. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Green Oaks (HTC #19417) Rosalio Banuelos
3. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Estelle Village (HTC #22408) Rosalio Banuelos
4. Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Maple Park Manor (HTC #23236) Rosalio Banuelos

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| 5. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Pioneer Crossing (HTC #23152) | Rosalio Banuelos |
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BOND FINANCE

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| 6. | Presentation, discussion, and possible action on Resolution No. 24-016 regarding the annual approval of the Department's Investment Policy | Scott Fletcher |
| 7. | Presentation, discussion, and possible action on Resolution No. 24-017 regarding the annual approval of the Department's Interest Rate Swap Policy | Scott Fletcher |

COMMUNITY AFFAIRS

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| 8. | Presentation, discussion, and possible action on release of the draft 2025 Low Income Home Energy Assistance Program State Plan for public comment | Gavin Reid |
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POLICY & PUBLIC AFFAIRS

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| 9. | TDHCA Annual Performance Measure Report - Second Quarter, 2024 | Michael Lyttle |
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SINGLE FAMILY & HOMELESS PROGRAMS

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| 10. | Presentation, discussion, and possible action to authorize the issuance of the 2024 Youth and Young Adult Homeless Program Notice of Funding Availability and publication of the NOFA in the Texas Register | Abigail Versyp |
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CONSENT AGENDA REPORT ITEMS

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| 11. | Report on TDHCA One-Time or Temporary Allocations - Pandemic Response and Other Initiatives | Brooke Boston |
| 12. | Media Analysis and Outreach Report, February 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

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| 13. | Executive Director's Report | Bobby Wilkinson |
| 14. | Presentation, discussion, and possible action authorizing the Department to submit an application for the U.S. Department of Housing and Urban Development's Preservation and Reinvestment Initiative for Community Enhancement Program, and if successfully awarded to operate such program | Brooke Boston |

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| 15. | Presentation, discussion, and possible action authorizing a vendor contract with Benevate, Inc., for the Texas Rent Relief Program as required by Texas Government Code, Chapter 2155 | Brooke Boston |
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ACTION REPORT ITEMS

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| 16. | Report on the closing of the Department's Residential Mortgage Revenue Bonds 2024 Series A (Tax-Exempt) and Series B (Taxable) | Scott Fletcher |
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MULTIFAMILY BOND

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| 17. | Presentation, discussion and possible action on Resolution No. 24-013 regarding an issuance of a Multifamily Housing Revenue Refunding Note Series 2024 for FishPond at Corpus Christi Apartments. | Teresa Morales |
| 18. | Presentation, discussion, and possible action on Inducement Resolution No. 24-015 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 The Legacy on Kiest | Teresa Morales |

ASSET MANAGEMENT

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| 19. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for The Arbor at Centerbrook (HTC #14285) | Rosalio Banuelos |
| 20. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application, changes to the ownership structure, and a waiver of 10 TAC §11.9(b)(2)(A) for Avanti Legacy Rosewood (HTC #22039/23804) | Rosalio Banuelos |
| 21. | Presentation, discussion, and possible action regarding changes to the ownership structure and a waiver of 10 TAC §11.9(b)(2)(A) for Paige Estates (HTC #21121/23931) | Rosalio Banuelos |
| 22. | Presentation, discussion, and possible action regarding changes to the ownership structure and a waiver of 10 TAC §11.9(b)(2)(A) for Parkside on Carrier (HTC #21093/23920) | Rosalio Banuelos |

HOUSING RESOURCE CENTER

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| 23. | Presentation, Discussion, and Possible Action on the draft 2024 State of Texas Consolidated Plan: One-Year Action Plan | Elizabeth Yevich |
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COMMUNITY AFFAIRS

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24. Presentation, discussion, and possible action on the 2024 Department of Energy Weatherization Assistance Program State Plan and Awards Gavin Reid

COMMUNITY DEVELOPMENT BLOCK GRANT CARES

25. Presentation, discussion, and possible action on the Community Development Block Grant Coronavirus Aid, Relief, and Economic Security Act Program to allocate unutilized funds Rudy Bentancourt

MULTIFAMILY FINANCE

26. Presentation, discussion, and possible action on a waiver of 10 TAC §11.9(d) (5) related to Community Support from State Representative for Heritage Estates at Valley Ridge (#24134) Cody Campbell
27. Presentation, discussion, and possible action on multiple requests for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Applications previously awarded 9% housing tax credits Josh Goldberger
28. 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 Magnolia Lofts Cody Campbell
29. 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 The Roz Cody Campbell
30. 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 Hughes House Cody Campbell
31. Presentation, discussion, and possible action on a determination of eligibility related to Undesirable Site Features for Palms at Morris (#24124) 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.

This will be an open, public meeting conducted under Tex. Gov't Code, chapter 551, without COVID-19 emergency waivers. There will not be a remote online or telephone option for public participation. The meeting, however, will be streamed online for public viewing. Masks will be available for members of the public who wish to attend this public meeting.