

Texas Department of Housing and Community Affairs



Thursday, July 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.

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.

HOUSING RESOURCE CENTER

1. Presentation, discussion, and possible action on the 2025 Regional Allocation Formula Methodology Elizabeth Yevich

CONSENT AGENDA REPORT ITEMS

2. Media Analysis and Outreach Report, May 2024 Michael Lyttle
3. Report and possible action to approve use of advances agreement for recycling prepayments as approved by Resolution No. 24-009, to include repayments. Scott Fletcher

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

4. Executive Director's Report Bobby Wilkinson

BOND FINANCE

5. Presentation, discussion, and possible action on Resolution No. 24-022 authorizing the filing of one or more applications for reservation to the Texas Bond Review Board with respect to Qualified Mortgage Bonds and containing other provisions relating to the subject Scott Fletcher

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| 6. | Presentation, discussion, and possible action on Resolution No. 24-023 approving Assignment Agreements relating to Private Activity Bond Authority, and containing other provisions relating to the subject | Scott Fletcher |
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MULTIFAMILY BOND

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| 7. | Presentation, discussion, and possible action regarding the issuance of a Determination Notice for 4% Housing Tax Credits for Willow Creek Manor in Houston (#24460) | Teresa Morales |
| 8. | Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(8)(B)(iii) of the Qualified Allocation Plan (QAP), related to Development Accessibility Vistability Requirements for The Meridian (#24409) in Fort Worth | Teresa Morales |
| 9. | Presentation, discussion, and possible action on Inducement Resolution No. 24-021 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 Airport Commerce Multifamily Apartments | Teresa Morales |

ASSET MANAGEMENT

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| 10. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application, changes to the ownership structure, and waiver of §11.101(b)(1)(A)(vii) of the 2023 Qualified Allocation Plan for Cabana Design District (HTC #23100) | Rosalia Banuelos |
| 11. | Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(b)(4)(D) for Oaklawn Place (HTC #21136/22821/23935) | Rosalia Banuelos |

HOUSING RESOURCE CENTER

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| 12. | Presentation, discussion, and possible action to approve the 2024 State of Texas Analysis of Impediments to Fair Housing Choice | Elizabeth Yevich |
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HOME-ARP

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| 13. | Presentation, discussion, and possible action regarding release of HOME-American Rescue Plan Non-Congregate Shelter Development Invitation to Apply | Naomi Cantu |
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SINGLE FAMILY & HOMELESS PROGRAMS

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| 14. | Presentation, discussion, and possible action on State Fiscal Year 2025 Homeless Housing and Services Program Awards. | Abigail Versyp |
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MULTIFAMILY FINANCE

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| 15. | 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 Upland | Josh Goldberger |
| 16. | 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 Avenue Heights | Josh Goldberger |
| 17. | 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 Park Boulevard Lofts | Josh Goldberger |
| 18. | 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 Cypress Creek Forest Lane | Josh Goldberger |
| 19. | 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 Park Row Katy Living | Josh Goldberger |
| 20. | 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 305 East Round Grove | Josh Goldberger |
| 21. | 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 Paige Estates | Josh Goldberger |
| 22. | Presentation, discussion, and possible action regarding an extension of the development period and a waiver of 10 TAC §13.11(m) for Grim Hotel | Connor Jones |
| 23. | Presentation, discussion, and possible action on an extension of the development period for Espero Austin at Rutland | Connor Jones |
| 24. | Presentation, discussion, and possible action on an appeal for 10112 Bissonnet Living | Cody Campbell |
| 25. | Presentation, discussion, and possible action on an appeal for Mission Road Apartments | Cody Campbell |
| 26. | Presentation, discussion, and possible action on an appeal for Villas at Primrose | Cody Campbell |
| 27. | Presentation, discussion, and possible action on an appeal for Green Manor Apartments | Cody Campbell |
| 28. | Presentation, discussion, and possible action on an appeal for HWY 77 Seniors | Cody Campbell |
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29. Presentation, discussion, and possible action on an appeal for Braniff Lofts

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.