

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
GOVERNING BOARD MEETING**

**A G E N D A
9:00 AM
July 23, 2020**

Meeting Location: In light of the March 13, 2020, disaster declaration by the Office of the Governor, and the subsequent waivers of portions of Tex. Gov't Code, Ch. 551*, this meeting of the TDHCA Governing Board will be accessible to the public via the telephone and web link information, below. In order to engage in two-way communication during the meeting, persons must first register (at no cost) to attend the webinar via the link provided. Anyone who calls into the meeting without registering online will not be able to ask questions or provide comments, but the meeting will still be audible. A recording of the meeting will be made available to the public as soon as possible following the meeting.

Governing Board Webinar registration:

<https://attendee.gotowebinar.com/register/7177383615933261581>

Dial-in number: +1 (562) 247-8321, access code 811-334-023 (persons who use the dial-in number and access code without registering online will only be able to hear the Board meeting and will not be able to ask questions or provide comments). Note, this meeting will be proceeding as a videoconference under Tex. Gov't Code §551.127, as modified by waiver.

If the GoToWebinar terminates prior to adjournment of the meeting (i.e. if the webinar session "crashes") the meeting will be recessed. A new link to the meeting will be posted immediately on the TDHCA Board meetings web page (<https://www.tdhca.state.tx.us/board/meetings.htm>) along with the time the meeting will resume. The time indicated to resume the meeting will be within six hours of the interruption of the webinar. Please note that in this contingency, the original meeting link will no longer function, and only the new link (posted on the TDHCA Board meetings web page) will work to return to the meeting.

CALL TO ORDER

ROLL CALL

Leslie Bingham, Vice Chair

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

* The list of Open Meeting laws subject to temporary suspension effective March 16, 2020, is available at:
<https://www.texasattorneygeneral.gov/sites/default/files/images/admin/2020/Press/Open%20Meeting%20Laws%20Subject%20to%20Temporary%20Suspension.pdf>

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.

ITEM 1: APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ASSET MANAGEMENT

- a) Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application

Rosalio Banuelos
Director of Asset
Management

16426 87th Street Odessa
19250 Cypress Creek Apartment Homes at Waxahachie Waxahachie

- b) Presentation, discussion, and possible action regarding a waiver and a Material Amendment to the Housing Tax Credit Application and Land Use Restriction Agreement

16373 Avondale Farms Seniors Haslet

MULTIFAMILY FINANCE

- c) Presentation, discussion, and possible action regarding the issuance of Determination Notices for 4% Housing Tax Credit Applications

Teresa Morales
Director of
Multifamily Bonds

20467 Greenline North San Antonio
20456 The Hollows Houston ETJ
20471 Northwood Houston ETJ

- d) Presentation, discussion, and possible action on the Fifth Amendment to the 2020-1 Multifamily Direct Loan Notice of Funding Availability
e) Presentation, discussion, and possible action regarding awards of Direct Loan funds from the 2020-1 Multifamily Direct Loan Notice of Funding Availability to 9% Housing Tax Credit Layered Applications

Andrew Sinnott
Multifamily Loan Programs
Administrator

20002 Armadillo Studios Austin
20329 Fish Pond at Huntsville Huntsville

- f) Presentation, discussion, and possible action confirming obligations for those properties recommended for an award of competitive low income housing tax credits that sought and were awarded one point for committing at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness under 10 TAC §11.9(c)(6) related to Residents with Special Housing Needs

Marni Holloway
Director of
Multifamily Finance

20002 Armadillo Studios Austin
20011 Canal Lofts Houston
20024 Dallas Stemmons Apartments Dallas
20025 Palladium Fain Street Fort Worth
20027 Garland Senior Living Garland
20034 Ranch Court Apartments Andrews
20042 Commons at St. Anthony's Amarillo
20046 Brandywine Apartments Richardson
20051 Village at McArdle Corpus Christi
20054 Gulf Shore Villas Rockport

20063	Azalea West	Fort Worth
20066	Vista at Everest	San Antonio
20069	Vista at Interpark	San Antonio
20075	New Hope Housing Savoy	Houston
20077	Lockwood South Apartments	Houston
20082	Connect South Apartments	Houston
20083	Lakeview Preserve	Irving
20089	Hamilton Wolfe Lofts	San Antonio
20093	Brownsville Lofts	Brownsville
20097	Regency Lofts	Houston
20114	3300 Caroline Street	Houston
20115	Avenue at Sycamore Park	Fort Worth
20116	Dian Street Villas	Houston
20134	Hibiscus Village	McAllen
20139	The Loretta	Austin
20141	Richmond Senior Village	Houston
20147	Kestrel on Cooper	Arlington
20155	Gala at Premier	Plano
20167	Laurel Flats	Tyler
20171	Avanti Viking Hills	Waco
20177	Avanti Legacy Valor Heights	McAllen
20179	Avanti West	Edinburg
20181	Avanti Valley View	Hidalgo
20186	The Residence at Ridgehill	Kerrville
20190	Nuestra Senora	El Paso
20192	Arbor Park	Austin
20197	Villas at Western Heights	Dallas
20204	Heritage Senior Residences	Houston
20211	Ennis Trails	Ennis
20212	Vernon Pioneer Crossing	Vernon
20216	Henderson Trails	Henderson
20222	Brenham Trails	Brenham
20223	Campanile on Briar Hollow	Houston
20232	Beaumont Trails	Beaumont
20240	Livingston Pioneer Crossing	Livingston
20262	Abbington Park	Henderson
20264	Juliette Fowler Residences	Dallas
20272	Westwind of Dumas	Dumas
20297	Artcraft Palms	El Paso
20306	The Trails at Abilene	Abilene
20317	Merritt Edge	Midland
20329	Fish Pond at Huntsville	Huntsville

BOND FINANCE

- g) Presentation, discussion, and possible action on Resolution No. 20-025 Authorizing the Execution of an Irrevocable Instructions and Agreement relating to the Multifamily Housing Revenue Bonds for Providence at Rush Creek II Apartments Series 2004

Teresa Morales
Director of
Multifamily Bonds

- h) Presentation, discussion, and possible action on Inducement Resolution No. 20-026 for Multifamily Housing Revenue Bonds Regarding Authorization for Filing Applications for Private Activity Bond Authority

20619	The Citadel	Houston
20620	Oso Bay Apartments	Corpus Christi

- i) Presentation, discussion, and possible action on Inducement Resolution No. 20-027 for Multifamily Housing Revenue Bonds Regarding Authorization for Filing Applications for Private Activity Bond Authority

20621	Copperwood Apartments	The Woodlands
20622	Tamarac Pines Apartments	The Woodlands
20623	Pleasant Hill Apartments	Austin
20624	Cedar Ridge Apartments	Leander
20625	Shiloh Village Apartments	Dallas

- j) Presentation, discussion, and possible action on Resolution No. 20-028 approving Assignment Agreement relating to Private Activity Bond Authority, and containing other provisions relating to the subject
- k) Presentation, discussion, and possible action on Resolution No. 20-029 authorizing publication of Public Notice for Mortgage Credit Certificate Program
- l) Presentation, discussion, and possible action regarding the optional redemption of Texas Department of Housing and Community Affairs, Taxable Junior Lien Single Family Variable Rate Mortgage Revenue Bonds, Series 2004A
- m) Presentation, discussion, and possible action on Resolution No. 20-030 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

Monica Galuski
Director of Bond Finance

SINGLE FAMILY & HOMELESS PROGRAMS

- n) Presentation, discussion, and possible action on a Memorandum of Understanding between the Texas Department of Housing and Community Affairs and the Texas Department of Agriculture regarding the management of Community Development Block Grant funds for the Colonia Self-Help Center Program
- o) Presentation, discussion, and possible action on State Fiscal Year 2021 Homeless Housing and Services Program awards
- p) Presentation, discussion, and possible action on Emergency Solutions Grants Coronavirus Aid, Relief, and Economic Security Act first allocation awards from the local subrecipient selection process and Continuum of Care awardee outreach

Abigail Versyp
Director of Single Family &
Homeless Programs

FINANCIAL ADMINISTRATION

- q) Presentation, discussion, and possible action to adopt a resolution regarding designating signature authority and superseding previous resolutions

Joe Guevara
Director of Financial
Administration

CONSENT AGENDA REPORT ITEMS

ITEM 2: THE BOARD ACCEPTS THE FOLLOWING REPORTS:

- a) Outreach and Activities Report (June-July)
- b) Report on Activities Related to the Department's Response to COVID-19 Pandemic
- c) Report on the Department's 3rd Quarter Investment Report in accordance with the Public Funds Investment Act

Michael Lyttle
Director of
External Affairs

Brooke Boston
Director of Programs
Joe Guevara
Director of Financial
Administration

- d) Report on the Department's 3rd Quarter Investment Report relating to funds held under Bond Trust Indentures

Monica Galuski
Director of Bond Finance

ACTION ITEMS

ITEM 3: DEPARTMENT OF POLICY & PUBLIC AFFAIRS

- a) Report and possible action on items to be included in the Department's Legislative Appropriations Request for state fiscal years 2022-23

Michael Lyttle
Director of
External Affairs

ITEM 4: ASSET MANAGEMENT

- a) Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application

Rosalio Banuelos
Director of Asset
Management

17330 Blue Flame Apartments El Paso

ITEM 5: BOND FINANCE

- a) Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Bonds (Pecan Grove) Resolution No. 20-031 and a Determination Notice of Housing Tax Credits
- b) Presentation, discussion, and possible action regarding the Issuance of a Multifamily Note (Vermillion Apartments) Resolution No. 20-032 and a Determination Notice of Housing Tax Credits
- c) Presentation, discussion, and possible action on Resolution No. 20-033 authorizing the Form and Substance of Amendments to the Junior Lien Trust Indenture; authorizing the Issuance, Sale and Delivery of Junior Lien Single Family Mortgage Revenue and Refunding Bonds, Taxable Series 2020, 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

Teresa Morales
Director of
Multifamily Bonds

Monica Galuski
Director of Bond Finance

ITEM 6: MULTIFAMILY FINANCE

- a) Presentation, discussion, and possible action regarding awards from the 2020 State Competitive Housing Credit Ceiling and approval of the waiting list for the 2020 Competitive Housing Tax Credit Application Round

Marni Holloway
Director of
Multifamily Finance

20002	Armadillo Studios	Austin
20004	Bamboo Estates Apartments	Progreso
20006	Western Star Estates	Arlington
20008	Trailside Creek	San Antonio
20010	Paige Estates	Waco
20011	Canal Lofts	Houston
20012	Merritt Gardens	Midland
20015	New Caney Oaks	New Caney
20016	Reserve at Sulphur Springs	Sulphur Springs
20018	The Park Tower	Fort Worth
20024	Dallas Stemmons Apartments	Dallas
20025	Palladium Fain Street	Fort Worth
20027	Garland Senior Living	Garland
20034	Ranch Court Apartments	Andrews
20042	Commons at St. Anthony's	Amarillo
20046	Brandywine Apartments	Richardson
20047	Evening Star Villa	Houston
20049	Cowan Place	Fort Worth
20051	Village at McArdle	Corpus Christi

20054	Gulf Shore Villas	Rockport
20063	Azalea West	Fort Worth
20066	Vista at Everest	San Antonio
20069	Vista at Interpark	San Antonio
20072	Culebra Place Apartments	San Antonio
20075	New Hope Housing Savoy	Houston
20077	Lockwood South Apartments	Houston
20079	Fairview Terrace	Brenham
20082	Connect South Apartments	Houston
20083	Lakeview Preserve	Irving
20089	Hamilton Wolfe Lofts	San Antonio
20092	Fiesta Trails	San Antonio
20093	Brownsville Lofts	Brownsville
20097	Regency Lofts	Houston
20100	Southlawn at Milby	Houston
20111	St. Andrews Townhomes	Arlington
20114	3300 Caroline Street	Houston
20115	Avenue at Sycamore Park	Fort Worth
20116	Dian Street Villas	Houston
20120	Lennox House	Grand Prairie
20121	Eberhart Place	Austin
20125	Parkway Meadows	Houston
20128	OST Lofts	Houston
20132	The Lex on Jessamine	Fort Worth
20134	Hibiscus Village	McAllen
20138	The Ella	Houston
20139	The Loretta	Austin
20141	Richmond Senior Village	Houston
20144	The Enchanted Gardens	Victoria
20145	Gala at Ridgmar	Fort Worth
20147	Kestrel on Cooper	Arlington
20148	High View Place	Killeen
20149	Provision at Fort Worth	Fort Worth
20150	Palmville Homes	San Benito
20153	Provision at Bomber Road	White Settlement
20155	Gala at Premier	Plano
20156	Whispering Trees Apartments	Carrizo Springs
20158	Redwood Apartments	Dumas
20162	Hacienda Santa Barbara	Socorro
20167	Laurel Flats	Tyler
20171	Avanti Viking Hills	Waco
20177	Avanti Legacy Valor Heights	McAllen
20179	Avanti West	Edinburg
20181	Avanti Valley View	Hidalgo
20184	The Heritage at Abilene	Abilene
20186	The Residence at Ridgehill	Kerrville
20187	Cortez Plaza	El Paso
20188	Village at Boyer	San Antonio
20190	Nuestra Senora	El Paso

20192	Arbor Park	Austin
20197	Villas at Western Heights	Dallas
20198	Village at Perrin Beitel	San Antonio
20200	Lofts at Temple Medical District	Temple
20202	Pathways at Chalmers West	Austin
20204	Heritage Senior Residences	Houston
20205	Ella Grand	Houston
20210	Amber Ridge Apartments	Angleton
20211	Ennis Trails	Ennis
20212	Vernon Pioneer Crossing	Vernon
20216	Henderson Trails	Henderson
20217	Somerville Estates	Somerville
20220	Trinity Estates	Trinity
20222	Brenham Trails	Brenham
20223	Campanile on Briar Hollow	Houston
20224	Crossroads Apartments	Fort Worth
20231	Walnut Trails	San Angelo
20232	Beaumont Trails	Beaumont
20233	Quinlan Estates, LP	Quinlan
20235	Madisonville Estates	Madisonville
20240	Livingston Pioneer Crossing	Livingston
20248	Cedar Cove Apartments	Sealy
20250	Town Oaks Apartments	Kenedy
20251	Mathis Apartments	Mathis
20256	Timpson Seniors Apartments	Timpson
20261	Sunset Vista Seniors	El Paso
20262	Abbingtion Park	Henderson
20264	Juliette Fowler Residences	Dallas
20267	Valley View Estates	Fabens
20268	Inkwood Estates	Clint
20272	Westwind of Dumas	Dumas
20273	La Grange Springs	La Grange
20275	The Park on 14 th	Plano
20280	Hays Street Lofts	San Antonio
20281	Bayou Bend Apartments	Waller
20288	Providence at Buna	Buna
20292	Carver Ridge Apartments	Hutto
20293	Pendleton Square	Harlingen
20294	Sagebrush Apartments	Brady
20297	Artcraft Palms	El Paso
20306	The Trails at Abilene	Abilene
20309	Casitas Los Ebanos	Bishop
20310	Highpoint at Wynnewood	Dallas
20316	Virginia Flats	Beaumont
20317	Merritt Edge	Midland
20320	Mariposa at Mesquite	Mesquite
20324	BCC Village Townhomes	Brownsville
20329	Fish Pond at Huntsville	Huntsville
20330	Fish Pond at Prospect Hill	San Antonio

20331	Fish Pond at Fitzgerald	Corpus Christi
20332	GardenWalk of Farmersville	Farmersville
20333	GardenWalk of Royse City	Royse City
20342	The Cottages at Cedar Ridge	Elgin
20344	Merritt Sunset	Midland

PUBLIC COMMENT ON MATTERS OTHER THAN ITEMS FOR WHICH THERE WERE POSTED AGENDA ITEMS

EXECUTIVE SESSION

The Board may go into Executive Session (close its meeting to the public):

Leslie Bingham
Vice Chair

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.state.tx.us 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 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 Elena Peinado, 512-475-3814, 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 Elena Peinado, al siguiente número 512-475-3814 por lo menos cinco días antes de la junta para hacer los preparativos apropiados.