

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

**A G E N D A  
9:00 AM  
February 11, 2021**

**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/4744235856122216718>

**Dial-in number:** +1 (415) 655-0060, access code 621-331-290 (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**

**Leo Vasquez, 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.***

\* 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>

## 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.

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

#### EXECUTIVE

- a) Presentation, discussion, and possible action on Board meeting minutes summary for December 10, 2020

**Beau Eccles**  
General Counsel

#### ASSET MANAGEMENT

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

**Rosalio Banuelos**  
Director of Asset  
Management

94063 Corona Del Valle El Paso

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

19057 SilverLeaf at Chandler III Chandler  
18422 Elysium Grand Austin

#### MULTIFAMILY FINANCE

- d) Presentation, discussion, and possible action regarding the approval for publication in the Texas Register of the 2021-2 Multifamily Direct Loan Special Purpose Notice of Funding Availability (NOFA): Predevelopment
- e) Presentation, discussion, and possible action on penalties for failure to meet deadlines under 10 TAC 11.9(c)(8) Readiness to Proceed for Application 20114, 3300 Caroline Street

**Marni Holloway**  
Director of  
Multifamily Finance

#### RULES

- f) Presentation, discussion, and possible action on an order adopting an amendment to 10 TAC §1.15, Integrated Housing Rule
- g) Presentation, discussion, and possible action on the adoption of the repeal and new 10 TAC Chapter 2 Enforcement, Subchapter B, Enforcement for Noncompliance with Program Requirements of Chapters 6 and 7, §2.201, Cost Reimbursement, and §2.202, Sanctions and Contract Closeout
- h) Presentation, discussion, and possible action on the adoption of the 2021 State of Texas Low Income Housing Plan and Annual Report, and an order adopting the repeal and new 10 TAC §1.23 concerning State of Texas Low Income Housing Plan and Annual Report, and directing their publication in the Texas Register

**Brooke Boston**  
Deputy Director  
of Programs

**Elizabeth Yevich**  
Director of Housing  
Resource Center

#### SINGLE FAMILY & HOMELESS PROGRAMS

- i) Presentation, Discussion, and Possible Action regarding the transfer of Neighborhood Stabilization Program (NSP) land bank properties from Texas State Affordable Housing Corporation

**Abigail Versyp**  
Director of Single Family &  
Homeless Programs

## CONSENT AGENDA REPORT ITEMS

### ITEM 2: THE BOARD ACCEPTS THE FOLLOWING REPORTS:

- a) Outreach and Media Report (December 2020 – January 2021)

**Michael Lyttle**  
Director of  
External Affairs

- b) Report on Activities Related to the Department's Response to COVID-19 Pandemic
- c) Report on the Department's 1st Quarter Investment Report in accordance with the Public Funds Investment Act
- d) Report on the Department's 1st Quarter Investment Report relating to funds held under Bond Trust Indentures
- e) Report on Education and Outreach Activities related to the HUD Fair Housing Initiatives Program Grant

**Brooke Boston**  
Deputy Director  
of Programs

**Joe Guevara**  
Director of Financial  
Administration

**Monica Galuski**  
Director of Bond Finance

**Cate Tracz**  
Manager of Fair Housing,  
Data Management &  
Reporting

## ACTION ITEMS

### ITEM 3: COMPLIANCE

Report on the status of Sandpiper Cove in Galveston

**Cody Campbell**  
Manager of Physical  
Inspections

### ITEM 4: BOND FINANCE

- a) Presentation, discussion, and possible action regarding the Issuance of Multifamily Green Tax-Exempt Bonds (Green M-TEBS – Bella Vista Apartments) Series 2021, Resolution No. 21-011, and a Determination Notice of Housing Tax Credits
- b) Presentation, discussion, and possible action regarding the Issuance of Multifamily Green Tax-Exempt Bonds (Green M-TEBS – Crystal Falls Crossing) Series 2021, Resolution No. 21-012, and a Determination Notice of Housing Tax Credits
- c) Presentation, discussion, and possible action regarding the Issuance of Multifamily Green Tax-Exempt Bonds (Green M-TEBS – Shiloh Village Apartments) Series 2021, Resolution No. 21-013, and a Determination Notice of Housing Tax Credits
- d) Presentation, discussion, and possible action on Inducement Resolution No. 21-014 for Multifamily Housing Revenue Bonds Regarding Authorization for Filing Applications for Private Activity Bond Authority

**Teresa Morales**  
Director of  
Multifamily Bonds

21603	Park at Kirkstall	Dallas
21608	Fiji Lofts	Dallas
21609	Throckmorton Villas	McKinney

- e) Presentation, discussion, and possible action on a waiver relating to 10 TAC §11.101(b)(2) of the Qualified Allocation Plan (QAP) concerning Development Size Limitations and Inducement Resolution No. 21-015 for Multifamily Housing Revenue Bonds Regarding Authorization for Filing Applications for Private Activity Bond Authority

21611	Reserve at Vineyard Oaks	Fredericksburg
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- f) Presentation, discussion, and possible action on Inducement Resolution No. 21-016 for Multifamily Housing Revenue Bonds Regarding Authorization for Filing Applications for Private Activity Bond Authority

21612	Villas at Shriner's Point	San Angelo
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### ITEM 5: MULTIFAMILY FINANCE

- a) Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(a)(1) of the Qualified Allocation Plan (QAP) and the issuance of a Determination Notice for 4% Housing Tax Credits for 2100 Memorial in Houston (#21419)

**Teresa Morales**  
Director of  
Multifamily Bonds

- b) Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(a)(1) of the Qualified Allocation Plan (QAP), 10 TAC §11.101(b)(8)(B)(iii) of the QAP and the issuance of a Determination Notice for 4% Housing Tax Credits for The Oleanders at Broadway (#21418)
- c) Presentation, discussion, and possible action regarding the re-issuance of a Determination Notice for 4% Housing Tax Credits for Villas del San Xavier in San Marcos (#21420)
- d) Presentation, discussion, and possible action regarding the issuance of Determination Notices for 4% Housing Tax Credit Applications

20499	Legacy Senior Residences II	Round Rock
20701	City Heights	Austin
20704	Applewood Ranch	San Antonio ETJ
20707	Kallison Ranch	San Antonio ETJ

- e) Presentation, discussion and possible action regarding pre-determination of eligibility under 10 TAC §11.101(a)(2) related to Undesirable Site Features for 21147 (formerly 20318), Cypress Creek Apartment Homes at La Porte

**Marni Holloway**  
Director of  
Multifamily Finance

**ITEM 6: COMMUNITY AFFAIRS**

- a) Presentation, discussion, and possible action on awards for 2021 Community Services Block Grant discretionary funds for education and employment services to Native American and Migrant Seasonal Farmworker populations
- b) Presentation, discussion, and possible action on the reprogramming of Program Year 2020 Community Services Block Grant Administrative and Discretionary funds

**Michael De Young**  
Director of  
Community Affairs

**ITEM 7: BOARD**

Presentation, discussion, and possible action on the election of Governing Board Officers for the upcoming biennium pursuant to Tex. Gov't Code §2306.030

**Leo Vasquez**  
Chair

**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):

**Leo Vasquez**  
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](http://www.tdhca.state.tx.us) or contact Michael Lyttle, 512-475-4542, TDHCA, 221 East 11<sup>th</sup> 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.