

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

**A G E N D A
9:00 AM
April 8, 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/1109056901932240654>

Dial-in number: +1 (562) 247-8422, access code 492-043-120 (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.

Resolution Recognizing May as Community Action Month

* 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 January 14, 2021, and February 11, 2021

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

01040 Scott Street Townhomes Houston

COMMUNITY AFFAIRS

- c) Presentation, discussion, and possible action on release of the draft Federal Fiscal Years 2022-2023 Community Services Block Grant State Plan for public comment and authorization to procure vendors for services and release Requests for Applications

Michael De Young
Director of
Community Affairs

RULES

- d) Presentation, discussion and possible action on an order adopting the amendment of 10 TAC §8.7 Program Regulations and Requirements

Spencer Duran
Director
of Section 811

HOUSING RESOURCE CENTER

- e) Presentation, Discussion, and Possible Action on the draft 2021 State of Texas Consolidated Plan: One-Year Action Plan

Elizabeth Yevich
Director of
Housing Resource Center

SINGLE FAMILY & HOMELESS PROGRAMS

- f) Presentation, discussion, and possible action on state fiscal year 2019 and 2020 Homeless Housing and Services Program reallocation

Abigail Versyp
Director of Single Family &
Homeless Programs

FINANCIAL ADMINISTRATION

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

Joe Guevara
Director of Financial
Administration

BOND FINANCE

- h) Presentation, discussion, and possible action on Resolution No. 21-022 regarding the annual approval of the Department's Interest Rate Swap Policy
i) Presentation, discussion, and possible action on Resolution No. 21-023 regarding the annual approval of the Department's Investment Policy

Monica Galuski
Director of Bond Finance

CONSENT AGENDA REPORT ITEMS

ITEM 2: THE BOARD ACCEPTS THE FOLLOWING REPORTS:

- a) Media Analysis and Outreach Report (February 2021)
b) Report on Fair Housing Month Activities

Michael Lyttle
Director of
External Affairs
Cate Tracz
Manager of Fair Housing,
Data Management &
Reporting

ACTION ITEMS

ITEM 3: EXECUTIVE

- a) Report on Activities Related to the Department's Response to COVID-19 Pandemic

Brooke Boston

b) Executive Director's Report

ITEM 4: ASSET MANAGEMENT

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

Rosalio Banuelos
Director of Asset
Management

02469 Murdeaux Villas Dallas

ITEM 5: BOND FINANCE

- a) Presentation, discussion, and possible action regarding the Issuance of a Multifamily Housing Revenue Note (Murdeaux Villas) Series 2021, Resolution No. 21-024, and a Determination Notice of Housing Tax Credits
- b) Presentation, discussion, and possible action on Inducement Resolution No. 21-025 for Multifamily Housing Revenue Bonds Regarding Authorization for Filing Applications for Private Activity Bond Authority for Providence on the Park (#21618) in Dallas
- c) Presentation, discussion and possible action on Resolution No. 21-026 regarding a Modification Agreement relating to Multifamily Housing Revenue Bonds Series 2019 for McMullen Square Apartments
- d) Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Bonds (Corona Del Valle Apartments) Series 2021 Resolution No. 21-027, and a Determination Notice of Housing Tax Credits
- e) Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Bonds (Palladium Simpson Stuart Apartments) Series 2021 Resolution No. 21-028, and a Determination Notice of Housing Tax Credits

Teresa Morales
Director of
Multifamily Bonds

ITEM 6: MULTIFAMILY FINANCE

- a) Presentation, discussion, and possible action on a Determination Notice for 4% Housing Tax Credits and an Award of Direct Loan Funds for Trinity Oaks (#21443) in Sulphur Springs
- b) Presentation, discussion, and possible action on a Determination Notice for 4% Housing Tax Credits for Pine Terrace (#21444) in Mount Pleasant
- c) Presentation, discussion, and possible action regarding the issuance of Determination Notices for 4% Housing Tax Credit Applications

Teresa Morales
Director of
Multifamily Bonds

21402 Belmont
21411 Gateway Oak Cliff
21414 Waterview
21410 Life at DeSoto
21408 Residences at Arbor Oaks
21404 Agave
20481 Villas at Echo East
21412 Celebration Arlington
21400 The Oaks

- c) Presentation, discussion, and possible action on a waiver relating to 10 TAC §11.01(b)(2) of the Qualified Allocation Plan (QAP) concerning Development Size Limitations and a Determination Notice for Housing Tax Credits for Bluebonnet Ridge (#21403) in Ennis
- d) Presentation, discussion, and possible action regarding streamlining 4% Housing Tax Credit Applications and Associated Waivers

Teresa Morales
Director of
Multifamily Bonds

ITEM 7: COMMUNITY AFFAIRS

- a) Presentation, discussion, and possible action on release of the draft 2022 Low Income Home Energy Assistance Program State Plan for public comment
- b) Presentation, discussion and possible action on the programming of Low Income Home Energy Assistance Program funds available to Texas through the American Rescue Plan Act of 2021 and authorization to award such funds and update on administrative flexibilities

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 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.