

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

**A G E N D A**

**9:00 AM**

**July 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/3608568990809228814>

**Dial-in number:** +1 (415) 655-0052, access code 885-481-128 (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:

#### RULES

- a) Presentation, discussion, and possible action on an order adopting the amendment of 10 TAC Chapter 1, Subchapter A, General Policies and Procedures, §1.3, Sick Leave Pool
- b) Presentation, discussion, and possible action on an order adopting new 10 TAC Chapter 5, Section 8 Housing Choice Voucher Program, §5.802, Waiting List

**Brooke Boston**  
Deputy Director  
of Programs

## ACTION ITEMS

### ITEM 3: EXECUTIVE

Executive Director's Report

**Bobby Wilkinson**  
Executive Director, TDHCA

### ITEM 4: RULES

Presentation, discussion, and possible action on an order proposing new 10 TAC §1.8, Plan Requirements, Process, and Approval Criteria for Properties Designated for Camping by Political Subdivisions for Persons Experiencing Homelessness, and directing its publication for public comment in the Texas Register

**Brooke Boston**  
Deputy Director  
of Programs

### ITEM 5: HOUSING RESOURCE CENTER

Presentation, discussion, and possible action on the 2022 Regional Allocation Formula Methodology

**Elizabeth Yevich**  
Director of  
Housing Resource Center

### ITEM 6: CDBG CARES

Presentation, discussion, and possible action on adoption of the third substantial amendment to the 2019 State of Texas Consolidated Plan: One-Year Action Plan relating to the Community Development Block Grant funding under the CARES Act; programming of CDBG CARES funds; authority to request waivers of HUD; and delegation of authority to the Department's Executive Director to make awards to subrecipients

**Rudy Bentancourt**  
Director of  
CDBG CARES

### ITEM 7: COMMUNITY AFFAIRS

Presentation, discussion, and possible action on contracting with subrecipients and contractors to perform services for the Emergency Housing Voucher Program funded by the American Rescue Plan Act of 2021

**Spencer Duran**  
Section 811 Program  
Director

### ITEM 8: BOND FINANCE

Presentation, discussion, and possible action on Resolution No. 21-034 authorizing the issuance, sale and delivery of Texas Department of Housing and Community Affairs 2021 Series A, Single Family Mortgage Revenue Bonds, and 2021 Series B Single Family Mortgage Revenue Refunding Bonds (Taxable), 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

**Monica Galuski**  
Director of Bond  
Finance

### ITEM 9: MULTIFAMILY FINANCE

- a) 2022-23 Qualified Allocation Plan (QAP) Planning Project Report
- b) Presentation, discussion and possible action on timely filed appeals

**Marni Holloway**  
Director of  
Multifamily Finance

21116	Sweetwater Station	Sweetwater
21149	Residences at Alpha	Dallas
21185	Weslaco Village Apartments	Weslaco
21230	Calle del Norte Apartments	Laredo
21259	Jackson Place Apartments	Edinburg

**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.