

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

**A G E N D A
9:00 AM
July 22, 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/4304573045331225614>

Dial-in number: +1 (562) 247-8422, access code 215-755-705 (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 summaries for June 17, 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

01032	Cantibury Pointe	Lubbock
03136	Tigoni Villas	San Antonio
04154	Plainview Vistas	Plainview

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

98112	Park Glen Apartments	Midland
18087	Residences of Long Branch	Rowlett
20042	The Commons at St. Anthony's	Amarillo

- d) Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning the resolution of a contract issue regarding Provision at West Bellfort (HTC #16258 / CMTS #5236)

BOND FINANCE

- e) Presentation, discussion, and possible action on Inducement Resolution No. 21-035 for Multifamily Housing Revenue Bonds Regarding Authorization for Filing Applications for Private Activity Bond Authority

Teresa Morales
Director of
Multifamily Bonds

MULTIFAMILY FINANCE

CONSENT AGENDA REPORT ITEMS

ITEM 2: THE BOARD ACCEPTS THE FOLLOWING REPORTS:

- a) Media Analysis and Outreach Report (May 2021)
- 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
- d) Report on the Department's 3rd Quarter Investment Report relating to funds held under Bond Trust Indentures

Michael Lyttle
Director of
External Affairs

Brooke Boston
Deputy Director
of Programs

Joe Guevara
Director of Financial
Administration

Monica Galuski
Director of Bond
Finance

ACTION ITEMS

ITEM 3: EXECUTIVE

- a) Executive Director's Report

Bobby Wilkinson
Executive Director, TDHCA

- b) Presentation, Discussion and Possible Approval of Direct Awards of Emergency Rental Assistance Funds to Select Recipients for Housing Stabilization Services

Brooke Boston
Deputy Director
of Programs

ITEM 4: SINGLE FAMILY & HOMELESS PROGRAMS

- a) Presentation, discussion, and possible action on State Fiscal Year 2021 Ending Homelessness Fund Awards
- b) Presentation, discussion, and possible action on State Fiscal years 2020 and 2021 Homeless Housing and Services Program Reallocations and Extension Requests
- c) Presentation, discussion, and possible action on State Fiscal Year 2022 Homeless Housing and Services Program Awards
- d) Presentation, discussion, and possible action on the 2022-2023 Texas Housing Trust Fund Biennial Plan

Abigail Versyp
Director of Single Family
and Homeless Programs

ITEM 5: ASSET MANAGEMENT

Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Springs Apartments (HTC #18614)

Rosalio Banuelos
Director of Asset
Management

ITEM 6: MULTIFAMILY FINANCE

- a) Presentation, discussion and possible action regarding eligibility under 10 TAC §11.101(b)(1)(C) related to Ineligibility of Developments within Certain School Attendance Zones for Villas at Shriner's Point (#21612) in San Angelo
- b) Presentation, discussion, and possible action on the Second Amendment to the 2021-1 Multifamily Direct Loan Notice of Funding
- c) Presentation, discussion, and possible action regarding awards of Direct Loan funds from the 2021-1 Multifamily Direct Loan Notice of Funding Availability to 9% Housing Tax Credit Layered Applications

Marni Holloway
Director of
Multifamily Finance

21114 The Reserves at Holdsworth
21131 Boulevard 61

- d) Presentation, discussion, and possible action regarding timely filed appeals

21039 Uvalde Villas
21069 Dahlia Villas
21104 Heritage Heights at Abilene
21136 Oaklawn Place
21185 Weslaco Village Apartments
21206 Woodcrest
21215 Torrington Silver Creek
21235 Inn Town Lofts
21286 Blue Sky at Hawks Creek
21290 Fish Pond at Alice

- 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

21003	Tomball Senior Village	Tomball
21004	Skyline at Cedar Crest	Dallas
21006	Westheimer Garden Villas	Houston

21007	Retta Street Lofts	Fort Worth
21015	Embree Eastside	Garland
21020	Huntington at Bay Area	Houston
21024	Freedom's Path at Waco	Waco
21026	Vista at Park Place	Houston
21030	Abilene Pioneer Crossing	Abilene
21032	Royal Gardens Lufkin	Lufkin
21033	Beaumont Pioneer Crossing	Beaumont
21035	Manson Place	Houston
21048	Price Lofts	Brownsville
21051	Canyon Lofts	Canyon
21052	Del Rio Lofts	Del Rio
21053	Reserve at Shiloh	Garland
21054	Reserve at Palestine	Palestine
21061	Magnolia Lofts	Fort Worth
21063	Parker Apartments	Austin
21064	Fiesta Trails	San Antonio
21070	Saison North	Austin
21075	June West	Austin
21081	Kiva East	Dallas
21087	The Versia	Irving
21092	Scenic Park Apartments	Tyler
21093	Parkside on Carrier	Grand Prairie
21100	Hawthorn Terrace	Houston
21101	Longview Crossing	Longview
21113	San Angelo Crossing	San Angelo
21114	The Reserves at Holdsworth	Kerrville
21121	Paige Estates	Waco
21130	Sun Pointe	El Paso
21131	Boulevard 61	Houston
21132	OST Lofts	Houston
21139	Cypress Creek Apartment Homes at Forest Lane	Dallas
21145	Mariposa Apartment Homes at Communications Parkway	Plano
21158	Juniper Pointe Apartments	Kaufman
21177	Carver Ridge Apartments	Hutto
21186	Palms at Blucher Park	Corpus Christi
21187	Village at Perrin Beitel	San Antonio
21208	Parmore Jupiter Road	Plano
21245	The Rushmore	Houston
21261	The Ponderosa	Alice
21264	Acadia Terrace	Houston
21274	Avanti Legacy Violet Parc	McAllen
21276	Avanti Legacy Springfield	Laredo
21289	Snowden Apartments	San Antonio
21292	Campanile on Minimax	Houston
21305	Jackson Road Apartments	McAllen
21317	San Angelo Terrace	San Angelo

- e) Presentation, discussion, and possible action regarding awards from the 2021 State Competitive Housing Credit Ceiling and approval of the waiting list for the 2021 Competitive Housing Tax Credit Application Round

21003	Tomball Senior Village	Tomball
21004	Skyline at Cedar Crest	Dallas
21006	Westheimer Garden Villas	Houston
21007	Retta Street Lofts	Fort Worth
21015	Embree Eastside	Garland
21017	Hughes House	Fort Worth
21020	Huntington at Bay Area	Houston
21024	Freedom's Path at Waco	Waco
21026	Vista at Park Place	Houston
21030	Abilene Pioneer Crossing	Abilene
21032	Royal Gardens Lufkin	Lufkin
21033	Beaumont Pioneer Crossing	Beaumont
21035	Manson Place	Houston
21038	Houston 150 Bayou Apartments	Houston
21048	Price Lofts	Brownsville
21051	Canyon Lofts	Canyon
21052	Del Rio Lofts	Del Rio
21053	Reserve at Shiloh	Garland
21054	Reserve at Palestine	Palestine
21061	Magnolia Lofts	Fort Worth
21063	Parker Apartments	Austin
21064	Fiesta Trails	San Antonio
21070	Saison North	Austin
21075	June West	Austin
21081	Kiva East	Dallas
21087	The Versia	Irving
21092	Scenic Park Apartments	Tyler
21093	Parkside on Carrier	Grand Prairie
21100	Hawthorn Terrace	Houston
21101	Longview Crossing	Longview
21113	San Angelo Crossing	San Angelo
21114	The Reserves at Holdsworth	Kerrville
21116	Sweetwater Station	Sweetwater
21117	Montrose Valley Apartments	Belton
21118	Cherry Village Apartments	Belton
21119	Cedar Grove Estates I and II	Buckholts; Rosebud
21121	Paige Estates	Waco
21130	Sun Pointe	El Paso
21131	Boulevard 61	Houston
21132	OST Lofts	Houston
21139	Cypress Creek Apartment Homes at Forest Lane	Dallas
21145	Mariposa Apartment Homes at Communications Parkway	Plano
21148	William Booth Apartments	Houston
21150	Big Lake Seniors Apartments	Big Lake
21151	Colorado City Apartments	Colorado City

21156	Bayshore Manor and Bay View Apartments	Palacios
21157	Katy Manor Apartments	Katy
21158	Juniper Pointe Apartments	Kaufman
21164	Town Oaks Apartments	Kenedy
21166	Mountain View Estates	El Paso
21175	Wells Manor	Wells
21176	Mill Run	Elkhart
21177	Carver Ridge Apartments	Hutto
21186	Palms at Blucher Park	Corpus Christi
21187	Village at Perrin Beitel	San Antonio
21189	Village at Boyer	San Antonio
21208	Parmore Jupiter Road	Plano
21220	Longview Square	Longview
21228	El Jardin	Brownsville
21245	The Rushmore	Houston
21261	The Ponderosa	Alice
21264	Acadia Terrace	Houston
21274	Avanti Legacy Violet Parc	McAllen
21276	Avanti Legacy Springfield	Laredo
21283	Hemley Palms	Vinton
21289	Snowden Apartments	San Antonio
21292	Campanile on Minimax	Houston
21305	Jackson Road Apartments	McAllen
21312	SavannahPark of Keene	Keene
21317	San Angelo Terrace	San Angelo
21318	Cypress Creek Temple	Temple

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.