

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

**A G E N D A  
10:00 AM  
March 10, 2022**

**John H. Regan Building, JHR 140  
1400 Congress Ave  
Austin, Texas 78701**

**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 April as Fair Housing Month

**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 February 10, 2022

**Beau Eccles**  
Board  
Secretary

**ASSET MANAGEMENT**

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

**Rosalio Banuelos**  
Director of Asset  
Management

20018      Park Tower                      Fort Worth

**BOND FINANCE**

- c) Presentation, discussion, and possible action on Inducement Resolution No. 22-016 for Multifamily Housing Revenue Bonds regarding authorization for filing applications for private activity bond authority
- d) Presentation, discussion, and possible action to adopt a resolution regarding designating signature authority and superseding previous resolutions

**Teresa Morales**  
Director of  
Multifamily Bonds

**Monica Galuski**  
Director of Bond  
Finance

**RULES**

This will be an open, public meeting conducted under Tex. Gov't Code, chapter 551, without COVID-19 emergency waivers. There will not be a remote online or telephone option for public participation. The meeting, however, will be streamed online for public viewing. Masks will be available for members of the public who wish to attend this public meeting.

- e) Presentation, discussion, and possible action on the statutory four-year rule review and order of proposed readoption for 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.16, Ethics and Disclosure Requirements for Outside Financial Advisors and Service Providers, and directing its publication for public comment in the Texas Register
- f) Presentation, discussion, and possible action on an order adopting the repeal, and new rule, for 10 TAC Chapter 1, Administration, Subchapter A, General Policies and Procedures, §1.5 Waiver Applicability in the Case of Federally Declared Disasters, and an order directing their publication in the Texas Register
- g) Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 8, Project Rental Assistance Program Rule; the adoption of new 10 TAC Chapter 8, Project Rental Assistance Program Rule; and directing their submission for adoption in the Texas Register

**Brooke Boston**  
Deputy Director of  
Programs

**Spencer Duran**  
Director of Section of  
811 Program

#### **COMMUNITY AFFAIRS**

- h) Presentation, discussion, and possible action on approval of the draft 2022 Department of Energy Weatherization Assistance Program state plan for public comment and awards

**Michael De Young**  
Director of Community  
Affairs

### **CONSENT AGENDA REPORT ITEMS**

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

- a) Media Analysis and Outreach Report (January 2022)
- b) Report on TDHCA One-Time or Temporary Allocations – Pandemic Response and Other Initiatives
- c) Report on the closing of the Department’s Residential Mortgage Revenue Bonds, Series 2022A (Non-AMT) (Social Bonds)

**Michael Lyttle**  
Director of  
External Affairs

**Brooke Boston**  
Deputy Director  
of Programs  
**Monica Galuski**  
Director of Bond  
Finance

### **ACTION ITEMS**

Executive Session: the Chair may call an Executive Session at this point in the agenda in accordance with the below-cited provisions<sup>1</sup>

**Leo Vasquez**  
Chair

#### **ITEM 3: EXECUTIVE**

Executive Director’s Report

**Bobby Wilkinson**  
Executive Director, TDHCA

#### **ITEM 4: AUDIT**

- a) Report on the meeting of the Internal Audit and Finance Committee
- b) Review and possible acceptance of the State Auditor’s Office audit of the TDHCA Financial Statements

**Ajay Thomas**  
Chair of the Audit and  
Finance Committee  
**State Auditor’s Office**

#### **ITEM 5: RULES**

Presentation, discussion, and possible action on the proposed repeal and proposed new 10 TAC §7.1, §7.2, §7.3, §7.7, and §7.12; 10 TAC Chapter 7, Subchapter C, Emergency Solutions Grants; and 10 TAC Chapter 7, Subchapter D, Ending Homelessness Fund, and directing their publication for public comment in the Texas Register

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

#### **ITEM 6: SINGLE FAMILY AND HOMELESS PROGRAMS**

Report on Emergency Solutions Grants Funding Under the CARES Act

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

<sup>1</sup> Note: the Chair is not restricted by this item, and may call for an Executive Session at any time during the posted meeting.

**ITEM 7: HOUSING STABILITY SERVICES**

- a) Presentation, discussion and possible action granting authority for Emergency Rental Assistance 2 Housing Stability Service Funds to be awarded to the Texas Access to Justice Foundation for the provision of housing stability services
- b) Presentation, discussion, and possible action on timely filed eligibility or scoring appeals under the Notice of Funding Availability for Emergency Rental Assistance 2 Housing Stability Services
- c) Presentation, discussion and possible action on Emergency Rental Assistance 2 Housing Stability Services Awards

**Cate Tracz**  
Director of Housing  
Stability Services

**ITEM 8: BOND FINANCE**

- a) Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Bonds (Socorro Village) Series 2022 Resolution No. 22-017, and a Determination Notice of Housing Tax Credits
- b) Quarterly report relating to staff-issued Determination Notices for 2021 Non-competitive 4% Housing Tax Credit applications, summary of year-end activity and 2022 Program Update

**Teresa Morales**  
Director of  
Multifamily Bonds

**ITEM 9: TEXAS HOMEOWNERSHIP**

Texas Homeownership Activity Report

**Lisa Johnson**  
Business Development  
Officer

**ITEM 10: HOME-AMERICAN RESCUE PLAN**

Presentation, discussion and possible action for approval to submit the HOME American Rescue Plan Allocation Plan as modified based on public comment to the U.S. Department of Housing and Urban Development

**Naomi Cantu**  
Director of  
HOME-ARP

**ITEM 11: COMMUNITY AFFAIRS**

Presentation, discussion, and possible action on the reprogramming of Program Year 2021 Community Services Block Grant Administrative and Discretionary funds

**Michael De Young**  
Director of Community  
Affairs

**ITEM 12: MULTIFAMILY FINANCE**

- a) Presentation, discussion, and possible action regarding an award from the Multifamily Direct Loan (MFDL) 2021-3 Notice of Funding Availability (NOFA), as amended
- b) Presentation, discussion, and possible action regarding a waiver of 10 TAC §13.8(b)(6)(A) for Balcones Terrace (#21513)
- c) Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.1002 of the 2022 Qualified Allocation Plan relating to the Program Calendar for Supplemental Housing Tax Credits for Canal Lofts (#20011) in Houston
- d) Presentation, discussion, and possible action regarding approval of Supplemental Housing Tax Credit requests for the 2022 Competitive Housing Tax Credit Application Round

**Cody Campbell**  
Director of Multifamily  
Programs

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

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 Kathleen Vale Castillo, 512-475-4144, 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 Kathleen Vale Castillo, al siguiente número 512-475-4144 por lo menos cinco días antes de la junta para hacer los preparativos apropiados.