

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

**A G E N D A
10:00 AM
May 12, 2022**

**John H. Reagan 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.

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 April 14, 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

18126 Caldwell Heights
18084 Artisan at Ruiz
99126 Villages at Westlake

Caldwell
San Antonio
Abilene

HOUSING RESOURCE CENTER

- c) Presentation, Discussion, and Possible Action on the draft 2022 State of Texas Consolidated Plan: One-Year Action Plan

Elizabeth Yevich
Director of
Housing Resource
Center

CONSENT AGENDA REPORT ITEMS

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.

ITEM 2: THE BOARD ACCEPTS THE FOLLOWING REPORTS:

- a) Media Analysis and Outreach Report (March 2022)
- b) Report on TDHCA One-Time or Temporary Allocations – Pandemic Response and Other Initiatives

Michael Lyttle
Director of
External Affairs
Brooke Boston
Deputy Director
of Programs

ACTION ITEMS

Executive Session: the Chair may call an Executive Session at this point in the agenda in accordance with the below-cited provisions¹

Leo Vasquez
Chair

ITEM 3: EXECUTIVE

Executive Director's Report

Bobby Wilkinson
Executive Director, TDHCA

ITEM 4: COMMUNITY AFFAIRS

- a) Presentation, discussion, and possible action on a recommendation to the Governor to select Eligible Entities to administer the Community Services Block Grant in Brazoria, Fort Bend, Galveston, and Wharton counties (the service area previously served by Galveston County Community Action Council, Inc.)
- b) Presentation, discussion and possible action on the programming of Department of Energy weatherization funds available to Texas through the Bipartisan Infrastructure Law including the authorization to take the necessary steps to develop and submit the Department of Energy – Bipartisan Infrastructure Law State Plan and award such funds

Michael De Young
Director of Community
Affairs

ITEM 5: ASSET MANAGEMENT

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

Rosalio Banuelos
Director of Asset
Management

20190 Nuestra Senora El Paso

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

98008 Reed Parque Townhomes Houston

- c) Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount

16414 Father Carlos Pinto Memorial Apartments El Paso

ITEM 6: MULTIFAMILY BOND

- a) Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Mortgage Revenue Bonds (Torrington Arcadia Trails Project) Series 2022 Resolution No. 22-023, and a Determination Notice of Housing Tax Credits
- b) Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Mortgage Revenue Bonds (Union Acres Project) Series 2022 Resolution No. 22-024, and a Determination Notice of Housing Tax Credits
- c) Presentation, discussion and possible action regarding eligibility under 10 TAC §11.101(a)(3)(B)(ii) related to Undesirable Neighborhood Characteristics for Sunset Gardens (#22445)

Teresa Morales
Director of
Multifamily Bonds

ITEM 7: MULTIFAMILY FINANCE

- a) Presentation, discussion, and possible action regarding a waiver of 10 TAC §13.2(14) and awards from the Multifamily Direct Loan (MFDL) 2021 Notices of Funding Availability (NOFA)

Cody Campbell
Director of Multifamily
Programs

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

- b) Presentation, discussion, and possible action on permitting the Executive Director to make necessary amendments to the 2022-1 Multifamily Direct Loan Notice of Funding Availability
- c) Presentation, discussion, and possible action on timely appeal of termination of HTC application 22062, Country Villa, under the Department's Multifamily Program Rules
- d) Presentation, discussion, and possible action on timely filed scoring appeal under the Department's Multifamily Program Rules for Application Country Villa (22062)
- e) Presentation, discussion, and possible action on timely appeal of termination of MFDL application 22500, Freedom's Path at Waco, under the Department's Multifamily Program Rules
- f) Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Boulevard 61 (#21131) in Houston
- g) Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Longview Square (#21220) in Longview
- h) Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Providence on Park (#21221) in Lumberton
- i) Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for 3300 Caroline Street (#20114) in Houston

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 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 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.