

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

**A G E N D A  
10:00 AM  
July 28, 2022**

**Capitol Extension, Hearing Room E2.030  
1100 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:**

**ASSET MANAGEMENT**

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

**Rosalio Banuelos**  
Director of Asset  
Management

|       |               |         |
|-------|---------------|---------|
| 20205 | Ella Grand    | Houston |
| 19273 | Nolana Villas | McAllen |

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

|       |                         |         |
|-------|-------------------------|---------|
| 04439 | Uvalde Ranch Apartments | Houston |
|-------|-------------------------|---------|

**MULTIFAMILY BOND FINANCE**

- c) Presentation, discussion, and possible action on Inducement Resolution No. 22-033 for Multifamily Housing Revenue Bonds regarding authorization for filing applications for private activity bond authority

**Teresa Morales**  
Director of  
Multifamily Bond

**FINANCIAL ADMINISTRATION**

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

**Joe Guevara**  
Director of Financial  
Administration

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.

## **MULTIFAMILY FINANCE**

- e) 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

**Cody Campbell**  
Director of Multifamily  
Programs

## **CONSENT AGENDA REPORT ITEMS**

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

- a) Media Analysis and Outreach Report, June 2022
- b) Report on TDHCA One-Time or Temporary Allocations – Pandemic Response and Other Initiatives
- c) Report on the Department’s 3rd Quarter Investment Report relating to funds held under Bond Trust Indentures
- d) Report on the Department’s 3rd Quarter Investment Report in accordance with the Public Funds Investment Act

**Michael Lyttle**  
Director of  
External Affairs  
**Brooke Boston**  
Deputy Director  
of Programs  
**Heather Hodnett**  
Manager of Single  
Family Finance  
**Joe Guevara**  
Director of Financial  
Administration

## **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: TEXAS HOMEOWNER ASSISTANCE FUND**

Presentation, discussion and possible action granting on Homeowner Assistance Fund (HAF) Program Services Awards

**Tanya Birks**  
Director of Texas  
Homeowner Assistance  
Fund

### **ITEM 5: COMMUNITY AFFAIRS**

Presentation, discussion, and possible action on approval of the 2023 Low Income Home Energy Assistance Program State Plan for submission to the U.S. Department of Health and Human Services and approval of the associated 2023 awards

**Michael De Young**  
Director of Community  
Affairs

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

Presentation, discussion, and possible action on State Fiscal Year 2023 Homeless Housing and Services Program Awards

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

### **ITEM 7: MULTIFAMILY FINANCE**

- a) Presentation, discussion, and possible action on a timely filed scoring appeal under the Department’s Multifamily Program Rules for Calle del Norte Apartments (#22112)
- b) Presentation, discussion, and possible action on timely filed appeal of the underwriting report published under the Department’s Multifamily Program Rules for The Warehouse Lofts at 707 (#22295)
- c) Presentation, discussion, and possible action regarding awards from the 2022 State Competitive Housing Credit Ceiling and approval of the waiting list 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**

<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.

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.