

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

GOVERNING BOARD MEETING

via GoToWebinar

July 23, 2020  
9:00 a.m.

BOARD MEMBERS:

LESLIE BINGHAM, Vice Chair  
PAUL A. BRADEN, Member  
SUSAN THOMASON, Member  
LEO VASQUEZ, Member

BOBBY WILKINSON, Executive Director

*ON THE RECORD REPORTING*  
*(512) 450-0342*

I N D E X

<u>AGENDA ITEM</u>	<u>PAGE</u>
CALL TO ORDER	13
ROLL CALL	
CERTIFICATION OF QUORUM	
CONSENT AGENDA	
ITEM 1: APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:	16
ASSET MANAGEMENT	
a) Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application	
16426 87th Street Odessa 19250 Cypress Creek Apartment Homes at Waxahachie Waxahachie	
b) Presentation, discussion, and possible action regarding a waiver and a Material Amendment to the Housing Tax Credit Application and Land Use Restriction Agreement	
16373 Avondale Farms Seniors Haslet	
MULTIFAMILY FINANCE	
c) Presentation, discussion, and possible action regarding the issuance of Determination Notices for 4% Housing Tax Credit Applications	
20467 Greenline North San Antonio 20456 The Hollows Houston ETJ 20471 Northwood Houston ETJ	
d) Presentation, discussion, and possible action on the Fifth Amendment to the 2020-1 Multifamily Direct Loan Notice of Funding Availability	
e) Presentation, discussion, and possible action regarding awards of Direct Loan funds from the 2020-1 Multifamily Direct Loan Notice of Funding Availability to 9% Housing Tax Credit Layered Applications	
20002 Armadillo Studios Austin 20329 Fish Pond at Huntsville Huntsville	

- 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

20002 Armadillo Studios Austin  
 20011 Canal Lofts Houston  
 20024 Dallas Stemmons Apartments Dallas  
 20025 Palladium Fain Street Fort Worth  
 20027 Garland Senior Living Garland  
 20034 Ranch Court Apartments Andrews  
 20042 Commons at St. Anthony's Amarillo  
 20046 Brandywine Apartments Richardson  
 20051 Village at McArdle Corpus Christi  
 20054 Gulf Shore Villas Lockport  
 20063 Azalea West Fort Worth  
 20066 Vista at Everest San Antonio  
 20069 Vista at Interpark San Antonio  
 20075 New Hope Housing Savoy Houston  
 20077 Lockwood South Apartments Houston  
 20082 Connect South Apartments Houston  
 20083 Lakeview Preserve Irving  
 20089 Hamilton Wolfe Lofts San Antonio  
 20093 Brownsville Lofts Brownsville  
 20097 Regency Lofts Houston  
 20114 3300 Caroline Street Houston  
 20115 Avenue at Sycamore Park Fort Worth  
 20116 Dian Street Villas Houston  
 20134 Hibiscus Village McAllen  
 20139 The Loretta Austin  
 20141 Richmond Senior Village Houston  
 20147 Kestrel on Cooper Arlington  
 20155 Gala at Premier Plano  
 20167 Laurel Flats Tyler  
 20171 Avanti Viking Hills Waco  
 20177 Avanti Legacy Valor Heights McAllen  
 20179 Avanti West Edinburg  
 20181 Avanti Valley View Hidalgo  
 20186 The Residence at Ridgehill Kerrville  
 20190 Nuestra Senora El Paso  
 20192 Arbor Park Austin  
 20197 Villas at Western Heights Dallas  
 20204 Heritage Senior Residences Houston  
 20211 Ennis Trails Ennis  
 20212 Vernon Pioneer Crossing Vernon

20216 Henderson Trails Henderson  
 20222 Brenham Trails Brenham  
 20223 Campanile on Briar Hollow Houston  
 20232 Beaumont Trails Beaumont  
 20240 Livingston Pioneer Crossing Livingston  
 20262 Abbingtion Park Henderson  
 20264 Juliette Fowler Residences Dallas  
 20272 Westwind of Dumas Dumas  
 20297 Artcraft Palms El Paso  
 20306 The Trails at Abilene Abilene  
 20317 Merritt Edge Midland (withdrawn) 16  
 20329 Fish Pond at Huntsville Huntsville

BOND FINANCE

- g) Presentation, discussion, and possible action on Resolution No. 20-025 Authorizing the Execution of an Irrevocable Instructions and Agreement relating to the Multifamily Housing Revenue Bonds for Providence at Rush Creek II Apartments Series 2004
- h) Presentation, discussion, and possible action on Inducement Resolution No. 20-026 for Multifamily Housing Revenue Bonds Regarding Authorization for Filing Applications for Private Activity Bond Authority
- 20619 The Citadel Houston  
20620 Oso Bay Apartments Corpus Christi
- I) Presentation, discussion, and possible action on Inducement Resolution No. 20-027 for Multifamily Housing Revenue Bonds Regarding Authorization for Filing Applications for Private Activity Bond Authority
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20622 Tamarac Pines Apartments The Woodlands  
20623 Pleasant Hill Apartments Austin  
20624 Cedar Ridge Apartments Leander  
20625 Shiloh Village Apartments Dallas
- j) Presentation, discussion, and possible action on Resolution No. 20-028 approving Assignment Agreement relating to Private Activity Bond Authority, and containing other provisions relating to the subject
- k) Presentation, discussion, and possible action on Resolution No. 20-029 authorizing publication of Public Notice for Mortgage Credit Certificate Program

- l) Presentation, discussion, and possible action regarding the optional redemption of Texas Department of Housing and Community Affairs, Taxable Junior Lien Single Family Variable Rate Mortgage Revenue Bonds, Series 2004A
- m) Presentation, discussion, and possible action on Resolution No. 20-030 authorizing the filing of one or more applications for reservation to the Texas Bond Review Board with respect to Qualified Mortgage Bonds and containing other provisions relating to the subject

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- n) Presentation, discussion, and possible action on a Memorandum of Understanding between the Texas Department of Housing and Community Affairs and the Texas Department of Agriculture regarding the management of Community Development Block Grant funds for the Colonia Self-Help Center Program
- o) Presentation, discussion, and possible action on State Fiscal Year 2021 Homeless Housing and Services Program awards
- p) Presentation, discussion, and possible action on Emergency Solutions Grants Coronavirus Aid, Relief, and Economic Security Act first allocation awards from the local subrecipient selection process and Continuum of Care awardee outreach

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- a) Outreach and Activities Report(June-July)
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- 20002 Armadillo Studios Austin

20004 Bamboo Estates Apartments Progreso  
20006 Western Star Estates Arlington  
20008 Trailside Creek San Antonio  
20010 Paige Estates Waco  
20011 Canal Lofts Houston  
20012 Merritt Gardens Midland  
20015 New Caney Oaks New Caney  
20016 Reserve at Sulphur Springs Sulphur Springs  
20018 The Park Tower Fort Worth  
20024 Dallas Stemmons Apartments Dallas  
20025 Palladium Fain Street Fort Worth  
20027 Garland Senior Living Garland  
20034 Ranch Court Apartments Andrews  
20042 Commons at St. Anthony's Amarillo  
20046 Brandywine Apartments Richardson  
20047 Evening Star Villa Houston  
20049 Cowan Place Fort Worth  
20051 Village at McArdle Corpus Christi  
20054 Gulf Shore Villas Rockport  
20063 Azalea West Fort Worth  
20066 Vista at Everest San Antonio  
20069 Vista at Interpark San Antonio  
20072 Culebra Place Apartments San Antonio  
20075 New Hope Housing Savoy Houston  
20077 Lockwood South Apartments Houston  
20079 Fairview Terrace Brenham  
20082 Connect South Apartments Houston  
20083 Lakeview Preserve Irving  
20089 Hamilton Wolfe Lofts San Antonio  
20092 Fiesta Trails San Antonio  
20093 Brownsville Lofts Brownsville  
20097 Regency Lofts Houston  
20100 Southlawn at Milby Houston  
20111 St. Andrews Townhomes Arlington  
20114 3300 Caroline Street Houston  
20115 Avenue at Sycamore Park Fort Worth  
20116 Dian Street Villas Houston  
20120 Lennox House Grand Prairie  
20121 Eberhart Place Austin  
20125 Parkway Meadows Houston  
20128 OST Lofts Houston  
20132 The Lex on Jessamine Fort Worth  
20134 Hibiscus Village McAllen  
20138 The Ella Houston  
20139 The Loretta Austin  
20141 Richmond Senior Village Houston  
20144 The Enchanted Gardens Victoria  
20145 Gala at Ridgmar Fort Worth  
20147 Kestrel on Cooper Arlington  
20148 High View Place Killeen  
20149 Provision at Fort Worth Fort Worth  
20150 Palmville Homes San Benito

20153 Provision at Bomber Road White Settlement  
20155 Gala at Premier Plano  
20156 Whispering Trees Apartments Carrizo Springs  
20158 Redwood Apartments Dumas  
20162 Hacienda Santa Barbara Socorro  
20167 Laurel Flats Tyler  
20171 Avanti Viking Hills Waco  
20177 Avanti Legacy Valor Heights McAllen  
20179 Avanti West Edinburg  
20181 Avanti Valley View Hidalgo  
20184 The Heritage at Abilene Abilene  
20186 The Residence at Ridgehill Kerrville  
20187 Cortez Plaza El Paso  
20188 Village at Boyer San Antonio  
20190 Nuestra Senora El Paso  
20192 Arbor Park Austin  
20197 Villas at Western Heights Dallas  
20198 Village at Perrin Beitel San Antonio  
20200 Lofts at Temple Medical District Temple  
20202 Pathways at Chalmers West Austin  
20204 Heritage Senior Residences Houston  
20205 Ella Grand Houston  
20210 Amber Ridge Apartments Angleton  
20211 Ennis Trails Ennis  
20212 Vernon Pioneer Crossing Vernon  
20216 Henderson Trails Henderson  
20217 Somerville Estates Somerville  
20220 Trinity Estates Trinity  
20222 Brenham Trails Brenham  
20223 Campanile on Briar Hollow Houston  
20224 Crossroads Apartments Fort Worth  
20231 Walnut Trails San Angelo  
20232 Beaumont Trails Beaumont  
20233 Quinlan Estates, LP Quinlan  
20235 Madisonville Estates Madisonville  
20240 Livingston Pioneer Crossing Livingston  
20248 Cedar Cove Apartments Sealy  
20250 Town Oaks Apartments Kenedy  
20251 Mathis Apartments Mathis  
20256 Timpson Seniors Apartments Timpson  
20261 Sunset Vista Seniors El Paso  
20262 Abbingdon Park Henderson  
20264 Juliette Fowler Residences Dallas  
20267 Valley View Estates Fabens  
20268 Inkwood Estates Clint  
20272 Westwind of Dumas Dumas  
20273 La Grange Springs La Grange  
20275 The Park on 14th Plano  
20280 Hays Street Lofts San Antonio  
20281 Bayou Bend Apartments Waller  
20288 Providence at Buna Buna  
20292 Carver Ridge Apartments Hutto

20293 Pendleton Square Harlingen  
 20294 Sagebrush Apartments Brady  
 20297 Artcraft Palms El Paso  
 20306 The Trails at Abilene Abilene  
 20309 Casitas Los Ebanos Bishop  
 20310 Highpoint at Wynnewood Dallas  
 20316 Virginia Flats Beaumont  
 20317 Merritt Edge Midland  
 20320 Mariposa at Mesquite Mesquite  
 20324 BCC Village Townhomes Brownsville  
 20329 Fish Pond at Huntsville Huntsville  
 20330 Fish Pond at Prospect Hill San Antonio  
 20331 Fish Pond at Fitzgerald Corpus Christi  
 20332 GardenWalk of Farmersville Farmersville  
 20333 GardenWalk of Royse City Royse City  
 20342 The Cottages at Cedar Ridge Elgin  
 20344 Merritt Sunset Midland

PUBLIC COMMENT ON MATTERS OTHER THAN ITEMS FOR WHICH THERE WERE POSTED AGENDA ITEMS	none
EXECUTIVE SESSION	none
OPEN SESSION	--
ADJOURN	71

P R O C E E D I N G S

1  
2 MS. NORRED: Hi. Good morning, everyone. Thank  
3 you for joining us this morning for the July 23rd Board  
4 meeting.

5 Before we get started, we're going to go through  
6 some housekeeping items for today's meeting. So my name is  
7 Renee Norred, and I have here with me Nathan Darus. We are  
8 staff at TDHCA, and we will be going over some housekeeping  
9 for the GoToWebinar.

10 Your screen may look like the slide. The  
11 GoToWebinar control panel is on the right, and the viewer  
12 is on the left. The viewer is where you can see the agenda  
13 and what is being discussed. The control panel is where  
14 you can set your audio controls or enter your questions.

15 This is an up-close look at your control panel.

16 During the course of the presentation your control panel  
17 will collapse automatically when not in use. To open the  
18 control panel, select the orange arrow. We'll go over the  
19 audio and questions box in the next few slides.

20 When you open your control panel you can select  
21 whether you want to call in to the dial-in number or choose  
22 computer audio to use your computer audio feature, use  
23 phone call to use your phone and dial in.

24 Once you select the phone option, GoToWebinar  
25 will show you a phone number and access code. Use this

1 information to call in. If you hang up and wish to call in  
2 again, you may need to wait for a few minutes so that the  
3 system recognizes that you are no longer logged in and  
4 allows you to complete your call.

5 If you hang up and call back in right away, you  
6 may get a busy signal or some other error. Also, if you  
7 call in for the webinar with the dial-in number but did not  
8 register online, you will not be able to participate. You  
9 must use the link to register if you wish to speak. If  
10 you're having issues with your computer microphone, you can  
11 use the sound check button and the audio control to help  
12 troubleshoot.

13 Public comment for today's meeting can be  
14 submitted in two ways: Written statements by those  
15 attending the meeting but not wishing to speak can be  
16 submitted using the questions box on the GoToWebinar  
17 dashboard.

18 If submitting a comment in the question box,  
19 include the agenda, your name, organization you are  
20 representing and your position for or against. When you  
21 want to ask a question or add a comment by speaking, please  
22 request to do so in the questions box when your agenda item  
23 is called.

24 When it is your turn to speak, our moderator  
25 will call on you. All speakers will introduce themselves

1 by name and any organization they are representing with  
2 their comments, and time may be limited by the Board chair.

3 Please note, if you preregistered to speak, please make  
4 sure that you still indicate in the questions box if you  
5 would like to speak when your agenda item is called.

6 If you wish to add a comment by speaking, please  
7 request to do so in the questions box when your agenda item  
8 is being discussed. When it is your turn to speak, the  
9 moderator will call on you.

10 If you have a web camera and you would like to  
11 present a video of yourself during comment, please indicate  
12 this in your request to speak as well. You will be given  
13 the ability to share your web cam, but you must follow the  
14 instructions given to you by the moderator or you will be  
15 disconnected.

16 All speakers will introduce themselves by name  
17 and any organization they are representing with their  
18 comments. You will have up to three minutes to speak by  
19 the discretion of the Board chair.

20 Registering a position on an item by those  
21 attending the meeting but not wishing to speak can be  
22 submitted using the questions box in the GoToWebinar  
23 dashboard. If submitting a comment in the questions box,  
24 please include the agenda item, your name, the organization  
25 you are representing, and your position for or against.

1 Written statements other than your position for or against  
2 will not be read or considered public comment.

3 If there are any disruptions to the Board  
4 meeting, such as an internet outage or other technical  
5 issue, the protocol on your screen will be followed. TDHCA  
6 will issue continuation instructions through an email  
7 announcement to all registered attendees of the meeting, a  
8 posting on the TDHCA Board's website, and TDHCA's social  
9 media outlets. This meeting will then resume at the  
10 appropriate point prior to the disruption.

11 Again, we'd like to thank you for your  
12 participation, and we will move on to the meeting.

13 MS. BINGHAM: Thank you, Renee.

14 Good morning, everyone, virtually. Welcome to  
15 the July 23rd Governing Board meeting of the Texas  
16 Department of Housing and Community Affairs.

17 I'll call the meeting to order and check roll.

18 Mr. Braden, good morning. I think you are muted,  
19 Mr. Braden, but I see you.

20 MR. BRADEN: Good morning. Sorry about that.

21 MS. BINGHAM: Good morning.

22 Ms. Thomason?

23 MS. THOMASON: Present.

24 MS. BINGHAM: Mr. Vasquez?

25 MR. VASQUEZ: Present.

1 MS. BINGHAM: Good morning. All right. So we  
2 do have a quorum to do business today.

3 Bobby, would you lead us in the pledge.

4 MR. WILKINSON: Certainly.

5 Board members, please remain seated.

6 (The Pledge of Allegiance and the Texas  
7 Allegiance were recited.)

8 MS. BINGHAM: Thank you, Bobby.

9 We're going to move on to the consent agenda in  
10 just a minute.

11 I did want to note for the Board and for anyone  
12 participating today, it does look like we have a very large  
13 number of preregistered speakers regarding an application  
14 that's under item 6(a). Why I think it's a lot, probably  
15 over 75 people that have preregistered. Not sure how many  
16 of those speakers intend to speak today, so typically we  
17 limit speaking to three minutes and we ask anybody who  
18 wants to speak that if they can log on to the web meeting  
19 where they can actually see the three-minute timer that  
20 that's helpful, and if they can't do that and they're doing  
21 it by phone, just to know that there's a three-minute  
22 limit.

23 It isn't feasible for 75 people to speak for  
24 three minutes on an item on the agenda, so I think what  
25 we're going to do -- and this will give folks a little bit

1 of time right now because we'll have some other business to  
2 do before we get to item 6(a) -- we'll try to hear someone  
3 in favor and someone opposed, and we'll alternate back and  
4 forth, we'll use the three minutes, but what we'll ask is  
5 that hopefully we can start with counsel if there's counsel  
6 either in support of or in opposition to, we'll try to  
7 start with counsel in that regard for each side.

8 And then as we go to the speakers in general,  
9 we'll be hearing new points only, so if a speaker makes a  
10 point and someone else is in the queue that was going to  
11 make the same point on the same aspect or attribute, then  
12 we'll ask that speaker to self-select out so that the next  
13 speaker that's in the queue can speak.

14 At some point in time I would imagine that we'll  
15 exhaust the distinct attributes or aspects to the position,  
16 and at that point I'll use my discretion to close comment  
17 and we'll move forward with the business of the meeting.

18 So I know, Renee, you're going to help us with  
19 that when we get to that item, and we appreciate your  
20 patience and your understanding on how we'll handle that.

21 So then if there's no comments or questions from  
22 Board members, we'll move to the consent agenda. Are there  
23 any changes that staff need to make or anything that needs  
24 to be pulled from the consent agenda?

25 MR. WILKINSON: Yes, Vice Chair, on 1(f), 20317

1 Merritt Edge, Midland needs to be removed. That  
2 application has been withdrawn.

3 Is that correct, Marni?

4 MS. HOLLOWAY: That's correct. It was withdrawn  
5 after the book was posted so that application is no longer  
6 part of that group.

7 MS. BINGHAM: Okay. So I have on item 1(f)  
8 application 20317 Merritt Edge in Midland has been  
9 withdrawn.

10 MS. HOLLOWAY: Correct.

11 MS. BINGHAM: Are there any other changes or  
12 anything on the agenda item that needs to be pulled? If  
13 not, we'll entertain a motion for approval.

14 MR. BRADEN: I'll make a motion to approve the  
15 consent agenda with the correction noted by staff.

16 MS. BINGHAM: Mr. Braden moves to approve the  
17 consent agenda. Is there a second?

18 MS. THOMASON: Second.

19 MS. BINGHAM: Ms. Thomason seconds.

20 If there's no further discussion, all those in  
21 favor aye.

22 (A chorus of ayes.)

23 MS. BINGHAM: Opposed same sign.

24 (No response.)

25 MS. BINGHAM: And that motion carries. Thank

1 you very much.

2 So we'll move to action items. Item 3(a) is  
3 Michael Lyttle.

4 MR. WILKINSON: Michael, if you're speaking we  
5 can't hear you, you're muted.

6 MS. NORRED: Michael, you're self-muted.

7 MR. LYTTLE: Okay. Can y'all hear me now?

8 MS. BINGHAM: Yes. Good morning.

9 MR. LYTTLE: I'm sorry. This technology thing  
10 is very confusing for me. I did grow up in Ohio, so that's  
11 probably why.

12 Okay. Let's talk about item 3(a). Good  
13 morning, Madam Chair and Board members. Michael Lyttle,  
14 TDHCA staff.

15 Action item 3(a) is the report and possible  
16 action on items to be included in the Department's  
17 legislative appropriations request for state fiscal years  
18 2022 and 2023.

19 As shared with you all previously, agency  
20 submissions of LARs occur in even numbered years, roughly  
21 about six months before the legislature convenes in a  
22 regular session. In May we brought our strategic plan  
23 before you for your approval, which was one component of  
24 the LAR; today we're bringing the other components of the  
25 LAR before you.

1 I have to say in keeping with the theme of year  
2 2020 that's brought to all of us, the process this year for  
3 the LAR has been anything but typical. In May, in response  
4 to the current economic uncertainty, state leadership had  
5 told all agencies and requested that they outline a plan  
6 and submit a plan to reduce their general revenue for the  
7 current fiscal year by 5 percent, which we at TDHCA have  
8 done, and in fact, those reductions are assumed for the  
9 next biennium in our LAR.

10 No doubt through the same economic uncertainty,  
11 the release of LAR instructions, as well as provisions by  
12 the Legislative Budget Board for state agencies of what  
13 will constitute each agency's base general revenue amounts,  
14 hasn't occurred yet. In fact, in my two decades of doing  
15 this job for TDHCA, I've never seen it this late, which  
16 makes this such a unique situation and year.

17 As we've yet to receive our instructions on the  
18 LAR, we've gone ahead and prepared our LAR to the extent  
19 possible using the instructions that we had from last  
20 session. Specific items today for your review and possible  
21 approval are the proposed capital budget, requested changes  
22 to budget riders, and the proposed administrative  
23 statement. I'll just provide a brief description of each.

24 The capital budget outlines the agency's  
25 information systems needs for the coming biennium. Our

1 proposed capital budget for the next biennium will require  
2 an estimated \$2,402,000 in appropriated receipts and  
3 federal funds. No general revenue will be used.

4 This reflects an increase of \$938,000 over last  
5 session's capital budget, and that's primarily due to costs  
6 associated with a proposed upgrade to our compliance  
7 monitoring and tracking system, which you've probably heard  
8 us refer to from time to time as CMTS.

9 As for our budget riders, we're asking for only  
10 one substantive change. We're recommending changing Rider  
11 11, which provides us with a mechanism to access more  
12 appropriated receipts above the amount that's shown in our  
13 bill path.

14 Specifically, we'd like to amend this rider to  
15 exclude appropriated receipts associated with migrant labor  
16 housing facility licensing fees from its provisions. This  
17 would allow us access to all such fees collected. And I  
18 know we talked a little bit about this, I believe, last  
19 summer in some of the hearings that we had about that  
20 program.

21 As for the administrator's statement, it's  
22 really much like an executive summary. It provides an  
23 overview of our programs and our budget, it highlights the  
24 impact that the pandemic has had on us and our policy  
25 issues, other policy issues that affect us, and the

1 administrator's statement basically has a high-level  
2 overview of our submitted LAR.

3 So that kind of covers the items before you, but  
4 a little bit beyond the components, I'd like to briefly  
5 touch upon something that's not in here that is proposed  
6 general revenue reduction schedules.

7 Now, you may be wondering why I'm mentioning  
8 that, and I will tell you in the last several sessions  
9 agencies have had to submit in their LARs ideas for  
10 additional general revenue reductions.

11 While we do expect some kind of direction soon  
12 in this area due to the budget situation, we simply don't  
13 know yet how far or how deep the reductions may have to go,  
14 so with this much uncertainty at the time, we thought it  
15 best to wait on those instructions, for now to carry out  
16 the necessary actions that we have to meet the deadlines  
17 that LBB will likely be coming out with very shortly, and  
18 then we will report back to you in the early September  
19 meeting, and if necessary, if staff has to take any actions  
20 with regards to additional budget reductions, we would seek  
21 your ratification in that September meeting.

22 So that covers it, and finally, before you  
23 consider this, I just wanted to provide a virtual tip of  
24 the hat to Elena Peinado of my staff, who just does amazing  
25 work on these documents. Also David Cervantes's team in

1 Financial Administration, and our awesome Information  
2 Systems director, Larry Mercadel, they all did great work  
3 on this.

4 So I'm happy to answer any questions, and if I  
5 don't have the answers, I'm sure Bobby or David will.

6 MS. BINGHAM: Great. Michael, thank you.

7 I don't see that we have any comments at this  
8 time, so it looks like Michael will need us to take action.

9 Our opportunity would be to approve the report and the  
10 policy recommendations that Michael outlined, and I would  
11 ask first did the Board have any questions of Michael or  
12 the rest of the awesome team?

13 (No response.)

14 MS. BINGHAM: Okay. If not, we'll entertain a  
15 motion.

16 MR. VASQUEZ: Madam Chair, I'd like to make a  
17 motion to approve staff's report and recommendations.

18 MS. BINGHAM: Very good. Mr. Vasquez moves  
19 approval. Is there a second?

20 MR. BRADEN: Second.

21 MS. BINGHAM: Mr. Braden seconds.

22 Let me just check with Renee quickly. No one in  
23 the queue for speaking on item 3(a), Renee?

24 MS. NORRED: No, ma'am.

25 MS. BINGHAM: Great. Thank you.

1           So then we have a motion and a second to approve  
2 the report and the policy recommendations as outlined. All  
3 those in favor aye.

4           (A chorus of ayes.)

5           MS. BINGHAM: Opposed?

6           (No response.)

7           MS. BINGHAM: Motion carries.

8           And thank you. The Board thanks Elena and David  
9 and his team and Larry and his team also for the great work  
10 on this document.

11           MS. BINGHAM: All right. Item 4(a), has that  
12 one been pulled?

13           MR. WILKINSON: Yes, ma'am, that one is pulled.

14           MS. BINGHAM: Okay. Very good. So item 4(a)  
15 with Blue Flame Apartments at El Paso, and that item has  
16 been pulled.

17           We'll move on them to items in 5, Bond Finance,  
18 Teresa Morales, and the first one item (a) on Pecan Grove.

19           MS. MORALES: Good morning. Teresa Morales,  
20 director of Multifamily Bonds.

21           Item 5(a) involves the issuance of multifamily  
22 housing revenue bonds by the Department for the new  
23 construction of 198 units in Seguin serving the general  
24 population. All of the units will be restricted at 60  
25 percent of area median income. Worth noting is the last

1 multifamily development in Seguin to serve the general  
2 population was in 2004, and prior to that there was a  
3 general population development in 1996.

4 This transaction involves the issuance of  
5 unrated tax-exempt multifamily bonds in the amount of  
6 \$26 million that will be initially purchased by R4 Capital  
7 Funding.

8 Upon stabilization, Cedar Rapids Bank and Trust,  
9 or CRBC, will purchase the bonds and will serve as the  
10 permanent lender for the remainder of the bond term.  
11 During the permanent phase the bonds will be variable rate  
12 but there will be a swap in place for the 16-year term.  
13 While the Department is not a party to the swap agreement,  
14 payments will flow through the indenture to the trustee.  
15 The amount the borrower will pay under the swap will match  
16 the amount paid by the swap counterparty.

17 For purposes of the Department's underwriting,  
18 an interest rate of 3.75 percent was used. As previously  
19 mentioned, the loan will have a term of 16 years and a  
20 40-year amortization. The final maturity date of the bonds  
21 is August 1, 2060.

22 There is also a waiver associated with Board  
23 action today related to the poverty rate of the census  
24 tract containing this development. Specifically, the rule  
25 requires that a resolution from the governing body be

1 provided as mitigation for this neighborhood risk factor  
2 that acknowledges the poverty rate and authorizes the  
3 development to move forward regardless of that rate.

4 The writeup in your materials goes into more  
5 details regarding the facts and circumstances associated  
6 with this particular development, in addition to other  
7 information that was provided by the applicant that support  
8 staff's recommendation that a waiver of the resolution be  
9 granted and to consider the totality of the information  
10 provided and consider the poverty rate mitigated.

11 Staff recommends that the waiver be granted and  
12 recommends approval of Bond Resolution No. 20-031 in the  
13 amount of \$26 million and a determination notice of  
14 4 percent housing tax credits in the amount of \$1,353,160.

15 MS. BINGHAM: Thanks, Teresa.

16 Does the Board have any questions for Teresa on  
17 this item?

18 (No response.)

19 MS. BINGHAM: We'll entertain a motion.

20 MR. BRADEN: I'll make a motion to approve  
21 staff's recommendation, including a waiver of 10 TAC  
22 11.101(a)(3)(D)(i).

23 MS. BINGHAM: I have a motion to approve staff's  
24 recommendation with the waiver. Is there a second?

25 MR. VASQUEZ: Second.

1 MS. BINGHAM: Mr. Vasquez seconds.

2 Renee, no speakers?

3 MS. NORRED: No, ma'am, not for this item.

4 MS. BINGHAM: Very good.

5 MR. ECCLES: Madam Vice Chair, Diane Rath of  
6 AAHFC has registered her opinion in support of this item.

7 MS. BINGHAM: Very good. All right, we have  
8 support registered.

9 Thank you. I have a motion from Mr. Braden, a  
10 second from Mr. Vasquez. We'll call for the vote. All  
11 those in favor aye.

12 (A chorus of ayes.)

13 MS. BINGHAM: Opposed?

14 (No response.)

15 MS. BINGHAM: Motion carries.

16 Teresa, item 5(b).

17 MS. MORALES: Item 5(b) proposes action relating  
18 to the issuance of multifamily tax-exempt bonds by the  
19 department for the acquisition and rehabilitation of 260  
20 units in Houston serving the general population. This is a  
21 re-syndication of a property that's currently in the  
22 Department's portfolio, having previously been awarded 4  
23 percent housing tax credits in 2003.

24 Under the proposed structure, the Department  
25 will issue an unrated tax-exempt fixed rate multifamily

1 note in the amount of \$28 million that will be initially  
2 purchased by Merchants Bank of Indiana who will be serving  
3 as the construction lender. Merchants Bank will also be  
4 providing an equity bridge loan of approximately \$7  
5 million.

6           Once the conditions to conversion to the  
7 permanent loan have been met, Merchants Capital will  
8 purchase the construction loan under Freddie Mac's tax-  
9 exempt loan program. Shortly thereafter, Freddie Mac will  
10 acquire the loan and the Department's related multifamily  
11 note from Merchants Capital where it is expected to be  
12 securitized with other loans. Merchants Capital will  
13 remain as the servicer of the loan for Freddie Mac who will  
14 be the permanent lender and bondholder.

15           The multifamily note will have an approximate  
16 interest rate of 3.31 percent with a 15-year term, 35-year  
17 amortization, and a maturity date of September 1, 2038.

18           Staff recommends approval of Bond Resolution No.  
19 20-032 in the amount of \$28 million and a determination  
20 notice of 4 percent housing tax credits in the amount of  
21 \$1,375,437.

22           MS. BINGHAM: Any questions from the Board?

23           (No response.)

24           MS. BINGHAM: We'll entertain a motion for  
25 approval.

1 MS. THOMASON: I'll move to approve.

2 MS. BINGHAM: I have a motion from Ms. Thomason.

3 MR. VASQUEZ: Second the motion.

4 MS. BINGHAM: Second from Mr. Vasquez.

5 Any further discussion?

6 (No response.)

7 MS. BINGHAM: Let's see, and no speakers are in  
8 the queue.

9 MS. NORRED: That is correct.

10 MS. BINGHAM: Thank you.

11 So I have a motion and a second for staff's  
12 recommendation on item 5(b). All those in favor aye.

13 (A chorus of ayes.)

14 MS. BINGHAM: Opposed?

15 (No response.)

16 MS. BINGHAM: Motion carries.

17 Thanks, Teresa.

18 MS. MORALES: Thank you.

19 MS. BINGHAM: Moving to item 5(c), Monica  
20 Galuski. Good morning.

21 MS. GALUSKI: Good morning. Can you hear me?

22 MS. BINGHAM: Yes.

23 MS. GALUSKI: Good morning. This s Monica  
24 Galuski, director of Bond Finance.

25 Item 5(c) is presentation, discussion and

1 possible action on Resolution 20-033 authorizing the form  
2 and substance of amendments to the junior lien trust  
3 indenture and authorizing the issuance, sale and delivery  
4 of junior lien single family mortgage revenue and refunding  
5 bonds, Taxable Series 2020.

6 One modification to the materials that I  
7 provided for this item: Within them I indicated that we  
8 would be defeasing the outstanding 2004-A junior lien bonds  
9 to their redemption date. Instead we plan to publish  
10 notice of redemption for the 2004-A bonds tomorrow and  
11 redeem them on August 24th. They will no longer be  
12 outstanding when the preliminary official statement for the  
13 junior lien bonds is released.

14 So this item pertains to the amendment of the  
15 junior lien trust indenture to expand the purposes for  
16 which junior lien trust indenture to expand the purposes  
17 for which junior lien bonds can be issued and for the  
18 issuance of up to \$30 million of junior lien bonds.

19 \$12 million of bond proceeds will be used to  
20 refund the Department's 2018 issuer note which is at a rate  
21 of 3.50 percent and matures August of 2025. The remaining  
22 \$18 million in bonds will be used to fund down payment  
23 assistance second mortgage loans and to pay cost of  
24 issuance of the bonds. The bonds will be fixed rate and  
25 taxable.

1           Based on current market conditions, we expect to  
2 issue \$12 million in bonds with a 2030 maturity at an  
3 approximate interest rate of 1.77 percent, and \$18 million  
4 in bonds with a 2045 maturity at an interest rate of  
5 approximately 2.61 percent.

6           Staff continues to work closely with the  
7 Department's municipal advisors, Seibold, to analyze  
8 financing options related to the Department's single family  
9 program and to ensure that we have the necessary liquidity  
10 to maintain the program today, tomorrow and long into the  
11 future.

12           We use a variety of funding sources including  
13 premium refused on mortgage backed securities, bond  
14 premiums, excess servicing fees, warehouse revenues, and  
15 second loan repayments to finance the down payment  
16 assistance and lender compensation associated with the  
17 Department's single family program, which is expected to  
18 exceed \$2 billion in first mortgage loans this year.

19           So while this junior lien bond issue is a small  
20 piece in the overall financing structure, it is an  
21 important one, as it provides the lowest cost of funds  
22 available to the Department under current market  
23 conditions.

24           Staff expects to bring additional financing  
25 options, including the possible sale of a portion of the

1 Department's second mortgage loan portfolio, to the Board  
2 in the future, hopefully as early as the September Board  
3 meeting.

4 That concludes my presentation and I'd be happy  
5 to answer any questions.

6 MS. BINGHAM: Great. Thanks, Monica.

7 Mr. Vasquez.

8 MR. VASQUEZ: Monica, I have a question. Could  
9 you repeat the volume of mortgages you said real quickly  
10 that we're expecting to issue this year?

11 MS. GALUSKI: We're expecting to exceed  
12 \$2 billion in calendar year 2020.

13 MR. VASQUEZ: Billion?

14 MR. WILKINSON: With a B.

15 MS. GALUSKI: With a B.

16 MR. VASQUEZ: That's what I thought you said.

17 MS. GALUSKI: Yep.

18 MS. BINGHAM: That's awesome.

19 Okey-doke. So this is possible action on  
20 Resolution No. 20-033 regarding the junior lien. Any other  
21 questions? I'll entertain a motion.

22 MR. BRADEN: Move to approve.

23 MS. BINGHAM: I have a motion from Mr. Braden to  
24 approve.

25 MR. VASQUEZ: Second.

1 MS. BINGHAM: Mr. Vasquez seconds.

2 We have no speakers in the queue for this item.

3 We'll call the vote. All those in favor aye.

4 (A chorus of ayes.)

5 MS. BINGHAM: Opposed?

6 (No response.)

7 MS. BINGHAM: That motion carries.

8 Thanks, Monica.

9 MS. GALUSKI: Thank you.

10 MS. BINGHAM: Hey, Marni.

11 MS. HOLLOWAY: Good morning.

12 MS. BINGHAM: Item 6(a).

13 MS. HOLLOWAY: Yes. Item 6(a) is presentation,  
14 discussion and possible action regarding awards from the  
15 2020 state competitive housing credit ceiling and approval  
16 of the waiting list for the 2020 competitive housing tax  
17 credit application round.

18 Before we get started, I need to say that just  
19 about every time this year we congratulate ourselves on  
20 having made it through another cycle, and this year I think  
21 that we probably really earned it. I have to share with  
22 the Board and everyone watching how proud I am to be able  
23 to make this presentation this year, proud because of all  
24 the tremendous work that staff has done to get us to this  
25 point.

1           We all started working from home less than a  
2 month after the application deadline. We were launched  
3 into uncharted territory with all of us working remotely,  
4 and somehow pulled off getting to 9 percent awards in time  
5 while keeping up with a huge increase in 4 percent  
6 application volume.

7           We figured out who will do a video meeting  
8 willingly and who won't, we've seen the insides of  
9 everybody's houses, we've met each other's pets, we've  
10 relied on the folks in IT in ways that we never have  
11 before, and they've really stepped up in supporting us in  
12 this new method of working. And somehow we pulled it off,  
13 this time under odds that none of us could have expected  
14 when the pre-apps rolled in in the first week of January  
15 and it's been amazing to watch the progress here.

16           So there are a number of reports included in the  
17 Board item. The first is the recommended applications from  
18 the at-risk, USDA, and nonprofit set-asides and the rural  
19 and urban regional allocations. This is a complete list of  
20 applications recommended for an award of competitive  
21 housing tax credits.

22           Second is active applications from the at-risk,  
23 USDA, and nonprofit set-asides and the rural and urban  
24 regional allocations. This is the complete list of all  
25 applications recommended for an award and the waiting list

1 of all active applications not recommended for an award at  
2 this meeting.

3 Report 3 is commitments to our Continuum of  
4 Care, which duplicates a list in a separate Board item  
5 under 1(f) in the consent agenda. As was discussed  
6 earlier, application 20317 Merritt Edge was withdrawn after  
7 publication, so it is also withdrawn from this report.

8 Report 4 is the credit ceiling summary, which  
9 includes funding amounts for all of the set-asides and  
10 subregions and includes the elderly development maximum  
11 percentages that impact some of our major metropolitan  
12 areas.

13 The fifth report is Real Estate Analysis  
14 summaries which include conditions to be placed on awards  
15 out of underwriting results.

16 And the sixth is a summary of conditions to be  
17 placed on awards recommended by EARAC as a result of  
18 previous participation reviews and by staff as a result of  
19 application review.

20 The seventh report is public input provided for  
21 all active and eligible applications.

22 The total amount of competitive housing tax  
23 credits available for the State of Texas to allocate in  
24 2020 is currently \$81,690,834. This figure includes the  
25 annual allocation based on population of \$81,550,915,

1 \$2,024 of credits that we carried over from 2019, and then  
2 returned credits of \$137,895.

3 Before the end of the year we may receive  
4 additional credits from the national pool or from  
5 previously awarded applicants. These credits will be  
6 allocated to applications on the waiting list.

7 There are currently 118 applications eligible  
8 for consideration which are collectively requesting credits  
9 totaling more than \$136 million. Originally 138 full  
10 applications requesting more than \$154 million were  
11 received.

12 There are 71 applications being recommended for  
13 award or conditional award today. There may be discussion  
14 at the September meeting regarding any of these  
15 conditionally awarded applications that ultimately failed  
16 to meet REA or other requirements.

17 In making recommendations, we've relied on the  
18 IRS requirements, regional allocations, set-aside  
19 requirements and scores and the allocation methodology set  
20 out in the QAP. The recommendations reflect commitment for  
21 \$81,121,348, which leaves \$569,486 available as of today.

22 If additional credits become available before  
23 the end of the calendar year, applications will be awarded  
24 from the waiting list, as I mentioned earlier. In the  
25 event there aren't enough credits to fund the next eligible

1 application prior to the end of the year, we may hold them  
2 to see if additional credits are returned or offer that  
3 last applicant an opportunity to adjust the size of their  
4 credit request.

5 I need to mention application 20344 Merritt  
6 Sunset is an exception. It has not yet received a full  
7 program or real estate analysis review. It is included on  
8 the list because the same applicant withdrew 20317 Merritt  
9 Edge this past Friday.

10 Because of other movement in the subregion, this  
11 unanticipated withdrawal left us with the leading  
12 application unreviewed. It will receive a complete review  
13 prior to issuance of a commitment.

14 Some applications do not yet have a final  
15 underwriting assessment, they are considered conditionally  
16 recommended by EARAC with the condition being the  
17 completion of underwriting and recommendation of award or  
18 award with conditions.

19 Before I conclude, I need to share with y'all.  
20 I've known for a long time that this was coming: Sharon  
21 told me more than six months ago that it was coming, that  
22 this would be her last cycle, and I think I just refused to  
23 believe it.

24 Under her careful watch we have awarded more  
25 than \$367 million in 9 percent credits, creating or

1 preserving more than 30,000 units. When I asked her what I  
2 should say, Shay told me that what's important about her  
3 and her work is she's a social worker at heart; all she  
4 wanted to do was help people who need it.

5 Her work over these past five cycles, before we  
6 even consider everything that she accomplished in Community  
7 Affairs, amounts to more than 33,000 households -- that's  
8 single family, elderly, persons experiencing  
9 homelessness -- have a decent place to live for the next 30  
10 years. Shay has worked harder than most everyone I know to  
11 reach this point in her life. She's retiring, it's well  
12 deserved, but I'll still miss her very much, and we will  
13 all miss her very, very much.

14 So staff recommends that the list of  
15 applications for final commitment of housing tax credits  
16 for the 2020 state competitive housing credit ceiling and  
17 the 2020 housing tax credit waiting list be approved,  
18 conditioned on the completion of the conditions of  
19 underwriting, the conditions recommended by the EARAC and  
20 those resulting from staff review, and the completion of  
21 any other required review.

22 I'd be happy to take any questions.

23 MS. BINGHAM: Okay. All right. So let's start  
24 with Board member questions.

25 I'm just going to say I think Shay is being very

1       sneaky here at trying to do this when we can't actually  
2       look her in the eye. I think y'all need to find her camera  
3       and her pet and make her face us.

4               I think Renee is getting everybody keyed up that  
5       wants to speak, and that is just incredible what Marni just  
6       shared about Shay's contributions, and we've known Shay in  
7       a lot of different roles, and I'm not surprised at all that  
8       she would summarize her contributions as being that of a  
9       social worker and just wanting to do good things for  
10       people.

11              And, Marni, what you read out, that is a lot of  
12       good things, that's an incredible amount. And we'll miss  
13       Shay greatly and are very, very grateful for everything  
14       that she's done for the people of Texas and for our  
15       organization. That's just incredible.

16              Okay. Questions from the Board, any questions  
17       just before we get started, for Marni?

18              (No response.)

19              MS. BINGHAM: Let me look at my notes here. So  
20       Renee, can I ask you, we have public comment on application  
21       20116 Dian Street Villas in Houston. We know that for  
22       sure; that's the one that's got a lot of folks  
23       preregistered. And then, Renee, do you have any public  
24       comment for anybody else preregistered to speak on any  
25       other application in this action item?

1 MS. NORRED: No, ma'am, not so far.

2 MS. BINGHAM: Okay. Very good. So the motions  
3 that we will make will be, unless we decide otherwise, an  
4 action for the whole list, so we don't need to take these  
5 application by application.

6 The reason we're going to pull Dian Street for  
7 just a minute is because we do have folks that want to  
8 speak to that one application. So let's go ahead and get  
9 started with that.

10 I do believe we did find Cynthia Bast, who will  
11 represent in support of staff's recommendation for  
12 approval, and then it looks like we have Mr. Darryl Brandis  
13 that will speak against, and then we'll move forward from  
14 there.

15 Renee, I think we're ready for Cynthia, and  
16 Cynthia will have three minutes to speak.

17 MS. NORRED: Cynthia, you are unmuted.

18 MS. BINGHAM: Renee and Cynthia, let me go ahead  
19 and entertain a motion first. We'll still accept all  
20 public comment or as I've described. Let me go ahead, just  
21 since Marni went to the trouble to detail what the motion  
22 is, let me hold for just a minute on public comment and  
23 we'll get a motion and second first.

24 MS. NORRED: Okay, great. Thanks.

25 MS. BINGHAM: So we have staff's recommendation

1 for the awards from the 2020 state competitive housing  
2 credit ceiling and approved waiting list for the same for  
3 the competitive housing tax credit application round.  
4 We'll entertain a motion.

5 MR. BRADEN: Do you want a motion to accept  
6 comment or a motion on the item?

7 MS. BINGHAM: I actually am asking for a motion  
8 to accept staff's recommendation on the action item. If  
9 you would prefer to wait on that, then I can entertain a  
10 motion for public comment.

11 MR. BRADEN: I'll make a motion to approve  
12 staff's recommendation.

13 MS. BINGHAM: All right. I have a motion to  
14 approve staff's recommendation. Is there a second?

15 MS. THOMASON: Second.

16 MS. BINGHAM: Ms. Thomason seconds.

17 Great. Okay. If the Board doesn't have any  
18 questions, let's hear public comment then.

19 MS. BAST: Good morning. This is Cynthia Bast  
20 of Locke Lord. Can you hear me? Thank you. I am here  
21 today representing the applicant for Dian Street Villas,  
22 number 20116.

23 What you're going to hear, I believe, is that  
24 this application should have been terminated because it did  
25 not properly notify a neighborhood organization, but both

1 the applicant and the TDHCA staff have followed the rules  
2 and all the proper administrative procedures.

3 The question is whether the Shady Acres Civic  
4 Club should have been notified, and that hinges upon  
5 whether it is a neighborhood organization as defined by the  
6 rules.

7 To qualify as a neighborhood organization, among  
8 other things, the organization must have defined boundaries  
9 that include the development site. The executive director  
10 properly found that the applicant provided sufficient  
11 evidence for purposes of both the statute and the rule that  
12 the applicant conducted a reasonable search and determined  
13 that the development site is not within the boundaries of  
14 the civic club.

15 I believe you are going to hear from the civic  
16 club that they have presented a map with boundaries that do  
17 include the development site. That map was prepared in  
18 2011 by the super neighborhood, not by the civic club, it  
19 is not on record anywhere, and the disclaimer on the map  
20 even states that the boundaries may not be precise.

21 You're being asked to weigh that against the  
22 following evidence: a Facebook page maintained by the  
23 civic club displaying a map showing boundaries that do not  
24 include the development site, a map that has been in place  
25 since 2014; secondly, a filing with the City of Houston in

1 2018 showing boundaries that do not include the development  
2 site.

3 But turning back to the law, the definition of a  
4 neighborhood organization says that it must be on record  
5 with the state or county, with boundaries that include the  
6 development site. This neighborhood organization has  
7 articles of incorporation on file with the Secretary of  
8 State, but the boundaries of the organization are not in  
9 that document. The neighborhood organization is not on  
10 file with the county.

11 The only thing an applicant can do is conduct a  
12 reasonable search to make these determinations. The  
13 executive director properly concluded that the applicant  
14 conducted a reasonable search with regard to the civic  
15 club.

16 Now, I believe you will hear from the civic club  
17 that the requirement to make a reasonable search is not in  
18 the statute, but the Administrative Procedures Act defines  
19 a rule as a state agency's statement of general  
20 applicability that implements, interprets or prescribes law  
21 or policy or describes the procedure or practice  
22 requirements of a state agency.

23 So the rule adopted by TDHCA saying that an  
24 applicant must make a reasonable effort to identify  
25 neighborhood organization is a logical interpretation of

1 that statute, and we respectfully request that you uphold  
2 the staff's determination of that which has gone through  
3 all appropriate appeal processes. We believe that there is  
4 no further appeals to be had on this matter.

5 Thank you, and I'm happy to answer any  
6 questions.

7 MS. BINGHAM: Does the Board have any questions  
8 of Ms. Bast?

9 (No response.)

10 MS. BINGHAM: Thank you.

11 Renee?

12 MS. NORRED: Yes, ma'am. We have Darryl Brandis  
13 next in queue. However, please note that if you are  
14 preregistered to speak, please indicate that you wish to  
15 speak in the questions box so we can put in queue. We are  
16 unmuting Darryl.

17 MR. BRANDIS: Good morning. My name is Darryl  
18 Brandis, and I'm a resident of the Shady Acres community.  
19 I appreciate the Board's time today and for allowing me to  
20 express my opposition to application number 20116 Dian  
21 Street Villas.

22 I'd like to briefly clarify what Ms. Bast  
23 previously said. The Facebook page for which the map was  
24 referenced is actually the Shady Acres Neighborhood, not  
25 the Shady Acres Civic Club page, as well as the

1 registration in 2018 was for the Shady Acres Neighborhood  
2 with the City of Houston's Department of Neighborhoods, not  
3 the Shady Acres Civic community.

4 It was found that the State of Texas does not  
5 require the borders to be publicly posted, as we expressed  
6 to the executive director in our opposition to the  
7 reinstatement of their terminated application.

8 There's been an overwhelming amount of  
9 opposition to this project due to the lack of communication  
10 with the community from both the developer and our elected  
11 representative.

12 The community was not notified concerning this  
13 project in the QCP process and as the developer claims the  
14 project lies outside the borders of the Shady Acres Civic  
15 Club, the borders they reference pertain only to the Shady  
16 Acres Neighborhood as per the City of Houston's Department  
17 of Neighborhoods previously mentioned.

18 The project does, in fact, lie within the  
19 borders of the Shady Acres Civic Club, which are on record  
20 as being voted for by the civic club itself, once proposed  
21 by Super Neighborhood 15 in 2011. More than 600  
22 neighborhood members have signed a petition opposing this  
23 project, and we have taken on counsel to represent us in  
24 this opposition.

25 The site selection is also of great concern, and

1 if you read the enormous volume of opposition emails  
2 submitted to the Board in Appendix 6(f), you'll find that  
3 the existing infrastructure does not support a project of  
4 this magnitude.

5 The streets are only 20 feet wide and cannot  
6 support steady traffic of the construction equipment. The  
7 developer has only offered to partially widen the streets  
8 within the boundaries of their land to support street  
9 parking and there are no consistent sidewalks existing or  
10 proposed for the existing community, let alone for the  
11 proposed additional residents. Coupling the lack of  
12 sidewalks and the street width with the increased street  
13 pedestrians coming from the development, accidents are  
14 imminent.

15 Lastly, the developer has awarded themselves  
16 four QAP points for community support; however, the letters  
17 of support submitted with their application come from the  
18 Ronald McDonald House, which is located in in Bellaire, and  
19 the Harmony House, which is located in downtown Houston,  
20 neither of which are located in the Shady Acres community  
21 or the Heights.

22 In closing, I again express my opposition to  
23 this project and hope the Board considers the opposition  
24 expressed by myself and many others within this great  
25 community and awards these credits to a better suited

1 project that will better serve both the potential residents  
2 as well as the existing community.

3 Thank you very much for your time.

4 MS. BINGHAM: Thank you, Mr. Brandis.

5 Any questions for Mr. Brandis?

6 (No response.)

7 MS. BINGHAM: Renee?

8 MS. NORRED: Next we have William Steward. We  
9 are finding him to unmute him.

10 Mr. Steward, you are unmuted.

11 MR. STEWARD: Yes. Good morning. I am in favor  
12 of the Dian Street Villas. I'm a resident of the Shady  
13 Acres Neighborhood, and our neighborhood is home to much  
14 new construction, including townhomes, apartment complexes  
15 and homes, and I think it's imperative that affordable  
16 housing is included in this new construction.

17 The previous speaker referenced a petition that  
18 had over 600 signatures, but the comments on this petition  
19 include phrases such as "crime rate in ghettos" or "roach-  
20 infested garbage," so these fears seem to be based in  
21 stereotypes and prejudice and not in flood or traffic  
22 predictions.

23 So my feeling is that this neighborhood requires  
24 affordable housing to be diverse and safe, so I'm in  
25 support of this development.

1 MS. BINGHAM: Thank you very much, Mr. Steward.

2 Does the Board have any questions?

3 (No response.)

4 MS. BINGHAM: Thank you.

5 Renee?

6 MS. NORRED: Next we have John Haponik. And

7 John, you are self-muted.

8 It looks like he's still self-muted.

9 MR. WILKINSON: Sir, we can't hear you.

10 MS. NORRED: John Haponik, you are self-muted

11 and we cannot hear you.

12 We can move to another person, Jessica Haponik.

13 MRS. HAPONIK: Hi. Sorry. He had to go take  
14 care of our baby. John Haponik had to go take care of our  
15 baby, so this is Jessica Haponik. Thank you for your time.

16 I am opposed to the construction. I have a dog  
17 and a baby, and I don't know how the whole situation is going to  
18 work with the additional traffic for construction of any  
19 sort of apartment complex there. But thank you for your  
20 time.

21 MS. BINGHAM: Thank you, Ms. Haponik.

22 MS. NORRED: Next we have Russ Michaels. We're  
23 looking for him to unmute him.

24 Russ, you are unmuted. Can you hear us?

25 MR. MICHAELS: I can. Can you hear me?

1 MS. NORRED: Yes, we can.

2 MR. MICHAELS: Great, great.

3 Good morning, executive Board of Directors,  
4 Bobby, TDHCA staff, and virtually everyone else. I'm Russ  
5 Michaels. I'm the executive director of Texas Interfaith  
6 Housing. We are the applicant, we are the owner, we are a  
7 nonprofit out of Houston. I've spoken a few times in this  
8 cycle on Dian Street Villas.

9 And before I get into my side real quick I just  
10 want to say thank you, Shay, thank you, Shay, thank you,  
11 Shay for all the years of working with us. I probably  
12 won't get an opportunity to say that, but she's done an  
13 impeccable job, even with Tim and Bobby and everyone that's  
14 been around for years, and I just can't thank her enough,  
15 especially on all the applications that we've put in over  
16 the years that I've done.

17 So I want to just support, obviously, Dian  
18 Street Villas, the application and then also all the  
19 decision-making that staff has made on this particular  
20 application, Bobby's reinstatement.

21 The truth is that we've done everything  
22 according to the rules, according to the QAP, and if we're  
23 going to shift something or change something listening to  
24 NIMBY or listening to anybody today speaking in opposition,  
25 we can do that in the roundtables, we can go into the QAP

1 next year and fix some of this stuff if we have to.

2 Some of this stuff is statutory, which Cynthia  
3 has pointed out in our appeal. We did everything right,  
4 and I think that just needs to be addressed, because  
5 whatever you hear is going to be more about changing the  
6 procedure that people think just needs to be fixed, and I'm  
7 not going to weigh in on that, but I think there's a better  
8 platform to talk about that, so instead of wasting  
9 everybody's time about that, we can do that in the  
10 off-season, so to speak.

11 Now, as far as just what we do have, we have  
12 City of Houston support from the housing department, we  
13 have state rep support, we have city council member  
14 support, we have -- which probably isn't going to show up  
15 on this particular meeting -- there is a YIMBY organization  
16 that's basically part of Shady Acres that's probably 80  
17 people strong that are in support of this particular  
18 project. That's not contrived by us, it's completely  
19 authentic and genuine based on them. They actually support  
20 this. So for all the people from Shady Acres that are  
21 showing up not supporting, there is an entire contingency  
22 of people that do want this particular development.

23 So on my end, being a nonprofit and spending all  
24 of this time and energy putting together an application,  
25 risking hundreds of thousands of dollars, you know, to try

1 to get this to this point, we've done everything right and  
2 we followed all the rules.

3 And that's why I support staff's decision,  
4 Bobby's decision, and that's why I support the City of  
5 Houston who have conditionally awarded us funds to go  
6 through with our Harvey funds. I support the allocation  
7 today because this is one of the most high opportunity  
8 developments in Houston, it's one of the highest scoring  
9 developments in Houston, and you can't get these types of  
10 developments into Heights or into areas of high opportunity  
11 without having a little bit of blowback, but we're still  
12 following the rules which is exactly what the QAP wants us  
13 to do.

14 And so the last thing I do want to say real  
15 quick is after March 1st, after the entire process went  
16 through and we did everything right, we took steps above  
17 and beyond that I can almost unequivocally tell you that  
18 most developers in the state do not do.

19 We've posted now up to seven Zoom calls with  
20 these neighbors and we've hosted up to 3-, 4-, 500 people,  
21 throughout this process talking to them and reaching out to  
22 them, and we don't even have to do that.

23 So as far as hearing from them now, it's mostly  
24 just them in opposition of the procedure, not necessarily  
25 being in opposition to us, that aren't here today. So I

1 just want to make sure that that's clear, we've been doing  
2 quite a few things up to this point.

3 And again, thank you, Board, for being here,  
4 thank you for listening to us. I'll keep it short with the  
5 rest of our crew but I think we might have one more person  
6 speaking on our behalf too. So thank you again, folks.

7 MS. BINGHAM: Thank you, Mr. Michaels.

8 Renee, do we have anybody else in the queue to  
9 speak?

10 MS. NORRED: Yes, ma'am, we have a few, about  
11 four more people. So we have Brian Strong.

12 Brian Strong, you are unmuted. Can you hear us?

13 MR. STRONG: Yes. Can you hear me?

14 MS. NORRED: Yes, we can.

15 MR. STRONG: Okay. I'm speaking in opposition  
16 to Dian Street Villas.

17 In response to Russ's statement that they've  
18 reached out to the area even though they didn't have to, I  
19 live across the street, but this part of the street does  
20 not fall into any neighborhood association and I've  
21 received no notification from the developer that there was  
22 a proposed project across the street.

23 I also would like to speak to the idea that  
24 there were comments derogatory towards low-income housing  
25 on the petition page. There's no comment section on the

1 petition page, so I'm not sure where that statement comes  
2 from.

3 I've lived here for about five years, and I  
4 don't see how a project of this size fits in with the  
5 neighborhood. It's four stories tall plus a pitched roof.

6 There are no houses in the neighborhood over two stories  
7 within two or three blocks of this project.

8 It's extremely outsized for the neighborhood,  
9 it's at least twice as tall as anything else. All the  
10 streets are two-way, one lane each direction, there's just  
11 not the infrastructure to support that level of traffic, no  
12 sidewalks, poor drainage. The majority of the site lies  
13 within the 500-year flood plain, and it's just not an  
14 appropriate project for this neighborhood. It has nothing  
15 to do with our group's opposition to low-income housing or  
16 poor people.

17 We've proposed other options for subsidized  
18 housing on the project, which were dismissed out of hand by  
19 the developer. We've submitted changes which were also  
20 dismissed. We don't feel like they have really been  
21 listening to our opposition or our concerns for the  
22 project, and basically just said that we should just go --  
23 they're just going to go ahead as proposed because they  
24 don't want to change things.

25 Thank you for your time.

1 MS. BINGHAM: Thank you, Mr. Strong. Thank you  
2 very much.

3 Renee?

4 MS. NORRED: Yes, ma'am. We have Jervon Harris.  
5 And Jervon, you are self-muted.

6 MR. HARRIS: Good morning. Can you hear me?

7 MS. BINGHAM: Yes.

8 MR. HARRIS: I appreciate the opportunity to  
9 speak. I want to just highlight some things on behalf of  
10 the applicant.

11 As my colleague has stated previously, we did  
12 all that we were required to do within the rules, but going  
13 beyond the rules there's been a very deliberate effort to  
14 engage the community.

15 As Russ stated, we've had six-plus Zoom meetings  
16 where we fielded questions, we responded to questions from  
17 previous meetings, we delved into our plans and the timing  
18 and the sources of funding and shared every aspect of the  
19 project. The result of that was that we made changes to  
20 our plans. We also implemented certain mitigation  
21 strategies to address some of the neighborhood.

22 And as we pointed out to the neighborhood, there  
23 are some systems problems that are inherent with  
24 development in Houston. As a developer/applicant we cannot  
25 solve all of those problems, but we can make an effort to

1 mitigate some of the issues.

2           And some of the things that was mentioned during  
3 those meetings was traffic, flood plain management, you  
4 know, safety and pedestrian access, and to the extent that  
5 we can, we've implemented mitigation strategies to address  
6 those concerns in our plans, we've shared those with the  
7 various neighborhood groups -- there's various neighborhood  
8 groups that we've bene engaging -- and we've updated both  
9 the city council person for the district and the state rep  
10 the entire process. And we've also offered to the  
11 neighborhood to form a committee to go through this process  
12 with us, starting prior to the award, through the design  
13 process and even through construction.

14           So I think we've made an abundance of a good  
15 faith effort that goes beyond the rules to engage the  
16 community, make a meaningful effort to get their input, and  
17 then implement what we can as a developer, implement what  
18 we can into the plans, and then going forward, you know,  
19 we've offered -- the city council person has been engaged -  
20 - we've offered to go lockstep with the community and  
21 address some of the broader systems issues with the city  
22 and with the city council person's support.

23           So I'll end with that.

24           MS. BINGHAM: Thank you, Mr. Harris.

25           Renee, next?

1 MS. NORRED: Next is Jason Shaughnessy -- or  
2 we're going to give John Haponik a chance to speak if he  
3 wants to speak again.

4 MS. BINGHAM: Okay. Can I just make a reminder?  
5 So it looks like we've covered issues with the community  
6 not being notified, the petition, the infrastructure,  
7 streets, accidents; we've covered traffic, not fitting the  
8 neighborhood, so just would encourage the rest of the  
9 speakers to make sure that we're hitting on other items  
10 that are of important note that haven't already been  
11 addressed.

12 We're ready, Renee.

13 MR. DARUS: John Haponik, we have you unmuted,  
14 but you are self-muted. If you would like to speak, we're  
15 coming back to you since you were unable to before.

16 Okay. Then we're going to move on to Jason  
17 Shaughnessy. Jason, we have you unmuted. Go ahead. Jason  
18 Shaughnessy.

19 MR. SHAUGHNESSY: There we go. I'm sorry; I  
20 didn't realize I was still muted.

21 Madam Chair, I will do my best to address new  
22 concerns as you requested.

23 First, I would like to go and state my  
24 opposition for application 20116, just as my other  
25 neighbors on the call have, just as the numerous people

1 within your supplemental Board book have, not only in this  
2 meeting but in previous meetings that we have had.

3 I'd like to go ahead and talk about what Russ  
4 and Jervon said. Yes, they did engage us; however, they  
5 engaged us after March 1st. Why is that important?  
6 Because their application was due February 28th.

7 They did not engage us prior to the application  
8 when we could have all of the conversations that are  
9 talking about potentially having in the future. We had  
10 those Zoom calls; however, what they did not tell you is  
11 that there was a lot of negative feedback, just as there is  
12 right now, on their proposed development and what they were  
13 offering up as mitigation enhancements for not the  
14 neighborhood but their surrounding property.

15 The traffic mitigation that they talk about is  
16 only in front of their neighborhood, taking a two-lane  
17 street to three lanes right in front of their neighborhood  
18 back down to two lanes where they can't control. I don't  
19 see how that could help traffic, it would only hurt them if  
20 anybody has ever been on our freeways in Houston when you  
21 go from two to three to two.

22 They talked about potential other things that  
23 they can do within the community; however, I'm not going to  
24 harp on those. What I do want to talk about are the other  
25 developments occurring in the area, because however they

1 are not for affordable housing, they will continue to  
2 saturate the area surrounding this proposed development.  
3 So the infrastructure and the traffic mitigation is going  
4 to not only be impacted by this development if it goes  
5 forward but the already other ones that are nearing  
6 completion on 18th, on Shepherd and 15th.

7           So for those reasons and many, many others, we  
8 are opposed to this particular application and the way that  
9 it fits with the minimal mitigation techniques and  
10 communication that we have had with the developers. And  
11 more importantly, Russ is right, we want to get the process  
12 changed. You all took your offices so you could give  
13 people a voice. From the beginning we have not had an  
14 opportunity to have a voice to come to the table when it  
15 was appropriate, not after it was convenient for the  
16 developers themselves because the application had already  
17 gone forward.

18           So for those reasons and everything that you  
19 have seen in the supplemental Board book, we continue to be  
20 opposed to this development. Thank you.

21           MS. BINGHAM: Thank you, Mr. Shaughnessy.

22           Does the Board have any questions of Mr.  
23 Shaughnessy?

24           (No response.)

25           MS. BINGHAM: Thank you for your comments.

1 MR. WILKINSON: I'd just like to inform anyone  
2 else in the audience that we don't regulate development  
3 generally, so any other development in this area is not us.

4 MR. DARUS: Next up we have Rebecca Bass.  
5 Rebecca, you have been unmuted.

6 MS. BASS: [inaudible].

7 MS. BINGHAM: We're having a little bit of  
8 trouble hearing Rebecca.

9 MS. DARUS: Rebecca, you maybe need to mute  
10 either your PC or your phone, one or the other.

11 MS. BASS: Hang on just a minute. Let me mute  
12 my phone. Is that better?

13 MS. NORRED: Yes.

14 MS. BASS: I've lived in the neighborhood now  
15 for 14 or 15 years, a little background about who I am. I  
16 am in Clark Pines Subdivision, but I'm butting up 200 feet  
17 away from this new apartment complex that's supposed to be  
18 built. And I'll try not to be too emotional, but it just  
19 makes me cry.

20 I was a public servant -- I was a social worker  
21 for eight years, an HISD teacher for 36 years, with low-  
22 income people. I support that. But this neighborhood,  
23 you're actually -- putting this in our neighborhood is  
24 ruining it for me, basically, and everybody else, having a  
25 high-rise apartment complex tucked back in a neighborhood

1 that had little bitty houses in at one point.

2 This is my livelihood and this is my solace and  
3 you will have -- I mean, and it's Dian Street, I live on  
4 Dian Street, I'm on retirement, I make under \$50,000 a  
5 year, but your apartment complex will be going right next  
6 door to me.

7 And on the street it's going to be massive,  
8 massive, you know, not only the construction, it's going to  
9 have all the trucks and everything. But it's also going to  
10 have, you know, traffic going up and down the street,  
11 blocking my driveway because I'm tucked back. I live in a  
12 780-square-foot little house, but I'm right next to this  
13 thing.

14 So the whole business, the way it wasn't --  
15 nobody talked to us. This is my tax dollars. I've been a  
16 public servant, this is my tax dollars, and it really  
17 upsets me that nobody came and talked to me. I'm in Clark  
18 Pines Subdivision, which is right next to it.

19 So I oppose it. I don't oppose affordable  
20 housing, it has nothing to do with that. My neighbors are  
21 great, we just want to conserve what's here for a  
22 neighborhood. It's not a good place for this. You know,  
23 there's a million other places in Houston that would be a  
24 good fit, and I've been a Heights resident for 46 years, so  
25 I know a lot about Houston and the Heights.

1           So I oppose it. I beg you to consider another  
2 option somewhere else. It hasn't been a good process, and  
3 they haven't been honest with us from the top down. So I  
4 appreciate your time.

5           MS. BINGHAM: Thank you, Ms. Bass.

6           Renee, Mr. Alvarado?

7           MS. NORRED: We're looking for Mr. Alvarado  
8 right now. You are unmuted.

9           MR. DARUS: You're muted on your end, though.

10          MR. ALVARADO: I'm unmuted. Can you hear me?  
11 Great.

12           I want to thank you all for your hard work. I  
13 can truly tell that you're dedicated to Texas and people  
14 attempting to have housing in a state where the housing  
15 rates are going up in terms of cost very quickly.

16           We're no Austin in Houston, and luckily we have  
17 a city that's allowed to spread where we can have distance  
18 and have roads and allow people to access the economy from  
19 any point in Houston. And I know Russ and Interfaith  
20 Ministries have done tremendous work in trying to provide  
21 not only food, services, and housing opportunities to  
22 people but also spiritual opportunities as well, so I  
23 appreciate the work that he and Jervon have done as well.

24           I think one of the important things, you've  
25 heard several aspects, and I know you have to consider

1 these and have already accepted before public comment the  
2 staff recommendations and you have to take them in a block.

3           What we're hearing today is all of the comments  
4 are for one development area where you have several on the  
5 list, and I think that speaks to the fact that there is no  
6 controversy or community input from those other areas,  
7 stark because there is no comment from any other  
8 development on that list. That's one indicator that there  
9 is a difference in Dian Street compared to other

10           Too, when people state that the parking and size  
11 of the project is going to be difficult, imagine if your  
12 waistline is a 42 and you try to put your pants on and  
13 they're a size 38, the waist is definitely uncomfortable  
14 but the length may be correct. I think we're going to find  
15 with 100 units of multiple people, maybe 300 parties inside  
16 that unit, that you unavoidably will have two to three car  
17 trips per day on small streets where we have neighborhoods  
18 that are walking.

19           But the important part here is not just the  
20 environmental part of the flooding concern or the traffic  
21 part, it is that we do want a project that can be brought  
22 into the community, and as others have spoken, that the  
23 kind of community input and impact about what this  
24 development might be and the vision for what it might be  
25 has not really been brought forth to the community.

1 I think our community stands, again, in stark  
2 contrast to others on this list in terms of the number of  
3 people actively participating in this public process. So  
4 if it is possible, I'd like to request that there be a  
5 motion to reject the staff recommendations at this time in  
6 order to have more work done with what can be done with  
7 this community in terms of accepting the street process and  
8 having, again, that small 780-square-foot home across from  
9 a four-story complex that will cast a literal shadow over  
10 that household and many others as people go to and fro in  
11 the street where normally bikers and walkers are happening.

12 My last point is that one in three renters in  
13 July were unable to pay partial rent, and one in five were  
14 unable to pay any rent or mortgage whatsoever, and I think  
15 this project, as well as others, are in jeopardy of having  
16 financial issues in the coming year, and that could also be  
17 a factor in determining what projects get funding at this  
18 time.

19 Thank you for your time and your work for Texas.

20 MS. BINGHAM: Thank you, Mr. Alvarado, for your  
21 comments.

22 I believe, Renee, is that everything that we had  
23 for Dian Street?

24 MS. NORRED: Yes, Ms. Bingham, it is.

25 MS. BINGHAM: Okay. It looks like we have a

1 comment on Campanile.

2 MS. NORRED: It's Brian Kilpatrick, and we are  
3 finding him now to unmute him.

4 Brian, you are unmuted.

5 MS. BINGHAM: Brian, just one minute so just as  
6 a Board we can be oriented.

7 So this is application number 20223 Campanile on  
8 Briar Hollow in Houston, and Mr. Kirkpatrick [sic] wants to  
9 speak.

10 MR. KILPATRICK: Yes. Good morning. Can you  
11 hear me?

12 MS. NORRED: We can hear you.

13 MR. KILPATRICK: Good morning. Thank you for  
14 giving me the time to speak on application number 20223  
15 Campanile on Briar Hollow. I am Brian Kilpatrick, with the  
16 law firm Wilson Cribbs & Goren, and I represent the Park  
17 Square Co-owners Association, Inc., which is a neighborhood  
18 organization whose boundaries contain the proposed  
19 development of the Campanile on Briar Hollow.

20 I am speaking to oppose the project and the  
21 application. For one, the applicant failed to provide  
22 notice to the -- I'll refer to it as the PSCA, the Park  
23 Square Co-owners Association. The applicant failed to  
24 provide notice to the PSCA, as required by Texas Government  
25 Code Section 2306.6705, and Title 10 of the Texas

1 Administrative Code Section 11.203.

2 And number two, the applicant failed to disclose  
3 that the proposed development would require vacation or  
4 replatting of the existing plat of the development site in  
5 order to provide evidence that the vacation/replatting  
6 process has started, as required by Title 10 of the Texas  
7 Administrative Code Section 11.204(10)(E).

8 Now, the pre-application that was submitted by  
9 the developer disclosed that the PSCA is a neighborhood  
10 organization for which notice was required to be given, so  
11 you'll see that in the pre-application it shows in the  
12 neighborhood organization section -- which is on page 2 of  
13 the pre-application -- that Park Square Co-owners  
14 Association was listed as a neighborhood organization, and  
15 it shows the address as 2800 Post Oak Blvd., Houston, Texas  
16 77056.

17 Now, I submitted in my letter that the  
18 registered agent of the PSCA was the Law Firm of Roberts,  
19 Markel, Weinberg, Butler, Hailey, P.C. with a registered  
20 office of 2800 Post Oak Blvd., Suite 5777, Houston, Texas  
21 77056. Now, clearly the PSCA did not receive any notice  
22 from the developer about this application, and presumably  
23 it's because it did not address any notice properly to the  
24 registered agent and registered office of the PSCA.

25 Now, it's important to note that 2800 Post Oak

1 Blvd. is the Williams Tower in the Galleria, area which is  
2 a 54-story, 1.4 million square foot office tower, so if you  
3 just sent a notice to 2800 Post Oak Blvd. without putting a  
4 suite number or identifying the tenant -- which by the way,  
5 PSCA is not a tenant in that building -- there's no way  
6 that the letter would ever make it to the intended  
7 recipient. So that's what I think happened here. The PSCA  
8 just recently received notice.

9           So for that reason, since this is a mandatory  
10 requirement that the applicant failed to meet and I think  
11 that is fatal to the application, and we request that you  
12 terminate the application.

13           And I'm happy to answer any questions. Thank  
14 you very much for your time.

15           MS. BINGHAM: Thank you very much, Mr.  
16 Kilpatrick. I apologize if I messed up your name there.

17           Any questions for Mr. Kilpatrick from the Board?

18           (No response.)

19           MS. BINGHAM: All right. We're looking just  
20 real quickly to make sure that we don't have -- let's see,  
21 it looks like Lora Myrick is in the queue just to speak in  
22 support of application 20223.

23           MR. WILKINSON: To the address issue. And then  
24 staff, any questions for staff, we're prepared.

25           Mr. Kilpatrick sent us a letter outlining some

1 of his testimony after midnight last night, so it's not in  
2 your Board book.

3 MS. BINGHAM: Okay. Understood.

4 By the way, Marni, hold tight just a minute and  
5 we'll wrap up with Lora Myrick, and then we'll see if  
6 there's anything else that you can add.

7 MS. HOLLOWAY: Of course.

8 MS. NORRED: We're looking to unmute Lora.

9 MS. MYRICK: Good morning. Can you hear me?

10 MS. BINGHAM: Good morning. Yes.

11 MS. MYRICK: Great. Thank you.

12 Good morning, Madam Chair, Board, Mr. Wilkinson  
13 and Marni. I am Lora Myrick, and I am with BETCO  
14 Consulting and we represent the applicant for this  
15 application, as we prepared the application and prepared  
16 the notices.

17 It is correct that that is what page 2 of the  
18 pre-app says; however, we do have a copy of our FedEx  
19 notice that this went to Park Square Co-owners Association  
20 at 2800 Post Oak Blvd., Suite 5777 in Houston, Texas 77056.

21 It was signed for by L. Hayes on the 15th at 10:26 a.m.

22 So we do have a copy of the notice that was  
23 sent, we do have a copy of the receipt where it was  
24 delivered and signed for, and we did send it to the correct  
25 address, suite number, as Mr. Kilpatrick has said that we

1 did not do but we did.

2 This was also a kind of tricky situation, as we  
3 had a couple of neighboring associations and we did take  
4 time to look at the boundaries, and we noticed that there  
5 were some neighborhood organizations, but in an effort to  
6 be cautious we did go ahead and notify everyone around us,  
7 and we have proof of that documentation.

8 We have received support from the City of  
9 Houston, we've received support from city council, and we  
10 have met the requirements of the TDHCA QAP and all  
11 requirements, and so I did want to let you know that we do  
12 have positive proof that we did notify the organization in  
13 question, and I'm happy to answer any questions for you  
14 this morning.

15 MS. BINGHAM: Thank you, Lora.

16 MS. MYRICK: Thank you.

17 MS. BINGHAM: Okey-doke. Think that concludes  
18 all of the comments that we have in the queue for item  
19 6(a).

20 Marni, I know you're available to answer any  
21 questions that the Board members have.

22 Board members, do you have any questions on  
23 either of the applications that we heard public comment on  
24 or anything else on item 6(a)?

25 (No response.)

1 MS. BINGHAM: Marni, anything in particular that  
2 you want to add?

3 MS. HOLLOWAY: No. I would repeat, as Bobby  
4 mentioned, the letter from Mr. Kilpatrick representing the  
5 Park Square Co-owners Association came in at midnight,  
6 after midnight last night.

7 On July 7th we also received a letter from Mr.  
8 Kilpatrick, at that point representing the Briar Hollow  
9 Townhouse Association, which is a neighboring homeowners  
10 association. So I'm not able to speak to Lora's  
11 information that she shared with us, we haven't had a look  
12 at it yet, but we haven't had time to look at this  
13 information from Mr. Kilpatrick at all.

14 MS. BINGHAM: Understood.

15 So I see here no other questions, so we have a  
16 motion and a second for staff's recommendation on awards  
17 from the 2020 state competitive housing credit ceiling and  
18 the approval of the waiting list for the tax credit  
19 application round 2020. Is there any further discussion  
20 for this item?

21 (No response.)

22 MS. BINGHAM: Great. Then we will call a vote.  
23 All those in favor aye.

24 (A chorus of ayes.)

25 MS. BINGHAM: Opposed?

1 (No response.)

2 MS. BINGHAM: Then that motion carries.

3 MS. HOLLOWAY: Thank you.

4 MS. BINGHAM: I see no other action items on the  
5 agenda at this point. We'll see if there's anybody in the  
6 queue for public comment.

7 And Bobby, I just want to say that I completely  
8 relate to and agree with all of Marni's comments about the  
9 incredible work that's been done over the past several  
10 months under really strange conditions, and every year I  
11 wonder how the staff managed to get this in under the wire  
12 and with so much thought and work, but this year especially  
13 it's just really incredible. So congratulations to you and  
14 just an absolutely amazing staff.

15 MR. WILKINSON: Thank you. All credit goes to  
16 the Multifamily staff. They've done a great job.

17 Shay is going to be missed. I asked her, hey,  
18 what about a speech? She turned me down. She might have  
19 already clocked out. A couple of minutes ago she would  
20 have been done, she might be on a golf course or something.  
21 But she'll be missed.

22 To the audience, the 9 percent administrative  
23 position needs to be filled if you know of a qualified  
24 applicant.

25 Anyway, thank you, Board.

1 MS. BINGHAM: Great. Thanks, Bobby.

2 All right. I don't see anybody in the queue  
3 with Renee for any public comment for items that weren't on  
4 the agenda or to be posted for a future agenda.

5 Anything else, any questions or comments from  
6 the other Board members?

7 (No response.)

8 MS. BINGHAM: Wow. So all right. So we won't  
9 see each other, we probably won't convene in August?

10 MR. WILKINSON: That's correct, nothing  
11 scheduled at this time. It would have to be some kind of  
12 emergency. Otherwise, you get the month off.

13 MS. BINGHAM: Great. Well, wishing everybody  
14 the best. Hopefully we're getting ready to turn the corner  
15 on our pandemic response.

16 I appreciate all the thoughts and prayers that  
17 everybody has sent my way. We can use every single one of  
18 them, and we know you guys are out there rooting for us and  
19 health care workers around the state, so thank you.

20 Thank you all for everything you do.

21 And I'll entertain a motion for adjournment.

22 MR. BRADEN: So moved.

23 MR. VASQUEZ: So moved.

24 MS. THOMASON: Second.

25 MS. BINGHAM: A bunch of motions for adjournment

1 and second.

2 Motion carries. Thank you guys.

3 (Whereupon, at 1:27 p.m., the meeting was

4 adjourned.)

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C E R T I F I C A T E

MEETING OF: TDHCA Board  
LOCATION: via GoToWebinar  
DATE: July 23, 2020

I do hereby certify that the foregoing pages, numbers 1 through 71, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Elizabeth Stoddard before the Texas Department of Housing and Community Affairs.

DATE: July 29, 2020

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(Transcriber)

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7703 N. Lamar Blvd., #515  
Austin, Texas 78752