



***Southeast Texas Housing Finance Corporation***

***Board of Directors***

***Thursday, March 27, 2025***

***10:00 a.m.***

***11111 South Sam Houston Parkway East, Houston, Texas 77089***

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1. Call to Order  
Roll Call  
Certification of Quorum
2. Invocation
3. Pledges
4. Presentation, Discussion and Possible Approval of the *Minutes of the February 27, 2025 Board of Directors* meeting. **(pg. 3)**
5. President's Remarks:
  - A. Welcome Guests
  - B. Remarks
6. Presentation, Discussion and Possible Approval to Authorize the Memorandum of Understanding (MOU) between SETH and Atrium Development LLC as it pertains to Bay Terrace Apartments and updating the MOU dated 3/28/2024 in accordance with the 2025 Bond Allocation deadlines. **(pgs. 4-19)**
7. Presentation, Discussion and Possible Approval of a Motion to reinstate the unused 2022-2023 \$50,000 SETH Grant to the City of Dickinson for affordable housing activities or related services.
8. Presentation, Discussion and Possible Approval to Allocate up to \$1,000,000 (Phase 1) to enhance SETH's 5 Star Texas Advantage Program by providing an additional 3% contribution as a Second Lien to offer 5% of the loan amount as down payment and closing cost assistance in accordance with the Program Guidelines; to approve Staff to finalize all necessary documents to carry out the program. **(pgs. 20-22)**
9. Presentation, Discussion and Possible Approval to Implement the Gateway Select Builder Program and authorize up to \$2,500,000 (Phase I) which will provide 2.5% of the loan amount as a second lien as down payment and closing cost assistance in accordance with the Program Guidelines; to approve Staff to finalize all necessary documents to carry out the program. **(pgs. 23-25)**

10. Multifamily Updates:
  - A. March 2025 Occupancy Report (**pg. 26**)
  - B. 2025 Bond Allocation Updates:
    1. Seville Place, La Porte
    2. Wyndham Park, Baytown – TEFRA Hearing
    3. Bay Terrace, Baytown – TEFRA Hearing
    4. Morningstar Villas, Texas City
11. Heritage Park, Sealy:
  - A. 56-Unit Senior Development – 9% Tax Credits
12. Sweetwater Apartments – Wharton
13. Executive Director’s Report:
  - A. Independence Village Fundraiser (**pg. 27**)
  - B. Project Joy & Hope Honor
  - C. State Legislation Update
  - D. Discussion of any items present after posting of March Board Agenda
14. Deliberation of any item to be placed on subsequent meeting Agenda.
15. Consideration of a Motion to Adjourn

Witness my hand this 21<sup>st</sup> day of March,

Ron Williams, Secretary