



MEETING NOTICE AND AGENDA

THE SOUTHEAST TEXAS HOUSING FINANCE CORPORATION (SETH) REGULAR BOARD OF DIRECTORS MEETING

AUGUST 28, 2025 AT 10:00 AM

11111 SOUTH SAM HOUSTON PARKWAY EAST, HOUSTON, TX 77089

IN PERSON MEETING ONLY

A regular meeting of the Board of Directors of SETH will be held at **10:00 am on Thursday, August 28, 2025 at 11111 South Sam Houston Parkway East, Houston, TX 77089**. The meeting will be conducted pursuant to the provisions of the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended.

The presiding officer of the Board of Directors will be physically present, and it is the intent to have such presiding officer present at **11111 South Sam Houston Parkway East, Houston, TX 77089**. The meeting is open to the public. Individuals may attend in-person at **11111 South Sam Houston Parkway East, Houston, TX 77089**.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Certification of Quorum
- IV. Invocation & Pledge of Allegiance
- V. Approval of Minutes
 - 1) Review and approval of minutes from the **July 17, 2025** meeting of the Board of Directors
- VI. President's Remarks & Welcome – Discussion Only
 - 1) Introduction of Guests
 - 2) Next Board of Directors Meeting – Thursday, September 25, 2025
- VII. Chief Financial Officer's Remarks
 - 1) Review and approval of the SETH 2025 2nd Quarter Financial Report
 - 2) Review and approval the SETH 2024 Audited Financial Statements
 - 3) Multifamily Affiliate Financials 2nd Quarter Update – Discussion Only

VIII. Single Family Remarks – Discussion Only

- 1) Current Programs
 - A. 5 Star Texas Advantage Program
 - B. MyHome Plus
 - C. MCC Program
 - D. Builders Select
- 2) Marketing Efforts

IX. Multifamily Updates

- 1) August 2025 Multifamily Occupancy Report – Discussion Only
- 2) Update from the Wharton Sweetwater Housing Corporation Board Meeting held on August 28, 2025 – Discussion Only
- 3) Update from the Stonegate Housing Associates LLC Board Meeting held on August 28, 2025– Discussion Only
- 4) Presentation, Discussion and Possible Approval of a Memorandum of Understanding (MOU) with Artisan/American Corp., relating to the operation of Stonegate at Alvin Apartments, a multifamily housing development located at 1277 Dickinson Road, Alvin, Brazoria County
- 5) Update from the Southeast Texas Multifamily Resources, Inc. Board Meeting held on August 28, 2025 – Discussion Only
- 6) Update of the bond allocation for Seville Place Apartments, La Porte – Discussion Only

X. Executive Director’s Updates – Discussion Only

- 1) Presentations to city council members in Santa Fe and Tomball
- 2) Congressional Staff Meetings
- 3) Single Family Bond Allocation Resolutions
- 4) First Responders Grant Program
- 5) TALHFA 2026 Board of Directors

XI. Consider a Motion of Adjournment

EXECUTIVE SESSION NOTICE

A closed executive session ****may be held**** if the discussion of any of the above agenda items concerns one of the following: (1) deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing [Tex. Govt. Code §551.074]; (2) seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to SETH under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act [Tex. Govt. Code §551.071]; (3); deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of SETH in negotiations with a third person [Tex. Govt. Code §551.072]; and/or (4) deliberating the deployment, or specific occasions for implementation, of security personnel or devices [Tex. Govt. Code §551.076].

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.

Website Posting Location: www.sethfc.com; About Us; Board Meeting Agendas