



MEETING NOTICE AND AGENDA

THE SOUTHEAST TEXAS HOUSING FINANCE CORPORATION (SETH)
REGULAR BOARD OF DIRECTORS MEETING
SEPTEMBER 25, 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, September 25, 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 **August 28, 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, October 23, 2025
- VII. SETH Nominating Committee
 - 1) Consider a Motion to Accept the **Recommendation of the Nominating Committee Chair**, Director Deshotels, for the slate of the 2025-2026 SETH Officers and 2025-2026 SETH Management Committee.

- 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. Chief Financial Officer Remarks – Discussion Only
- 1) Next Audit & Finance Committee Meetings
 - A. Thursday, November 6, 2025 – 3Q25
 - B. Thursday, November 20, 2025 – 2026 Budget
- X. Multifamily Updates
- 1) September 2025 Multifamily Occupancy Report – Discussion Only
 - 2) Update from the September 11, 2025 TEFRA Hearing for Seville Place Apartments, La Porte – Discussion Only
 - 3) Update on the Sale of the Limited Partnership of Stonegate Apartments, Alvin – Discussion Only
 - 4) Update on the Sale of Sweetwater Apartments, Wharton – Discussion Only
 - 5) Presentation, Discussion and Possible Approval of the **Memorandum of Understanding (MOU)** between Southeast Texas Housing Finance Corporation and Pillar Residential Development, LLC, relating to the financing and rehabilitation of Seville Place Apartments, a multifamily housing development located at 3701 Luelle Boulevard, La Porte, Harris County.
- XI. Executive Director’s Updates – Discussion Only
- 1) Recap of the 2025 TALHFA Conference held on September 17-19th at the Kalahari Resort, Round Rock, Texas
- XII. 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