



## MEETING NOTICE AND AGENDA

**THE SOUTHEAST TEXAS HOUSING FINANCE CORPORATION (SETH)**  
**REGULAR BOARD OF DIRECTORS MEETING**  
**DECEMBER 4, 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, December 4, 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 **October 23, 2025** meeting of the Board of Directors
- VI. Presentation , Discussion and Possible Approval of SETH's 2026 Calendar Schedule
- VII. President's Remarks & Welcome – Discussion Only
  - 1) Announcement of New Board Member, Dr. Shaun Holt - City of Dickinson
  - 2) Welcome Guest
  - 3) ***Annual Board Meeting and Workshop – Thursday, January 22, 2026***
  - 4) Board Member Tidbits - Community News and Community Interests
- 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) Update of the Audit/Finance Committee meeting held on Thursday, November 6, 2025
    - A. Consider a Motion to Approve the 2025 3<sup>rd</sup> Quarter Financials
    - B. Multifamily Affiliate Financials 3<sup>rd</sup> Quarter 2025
  - 2) Consider a Motion to Amend the 2025 Budget to include Employees One-Time Adjustments
  - 3) Update of the Audit/Finance Committee meeting held on Wednesday, November 19, 2025
    - A. Consider a Motion to Approve the 2026 SETH Budget
  - 4) Presentation, Discussion and Possible Approval of the 2025 Audit Engagement Letter
  - 5) *Next Audit/Finance Committee Meeting: Thursday, February 19, 2026 – 4Q25 Financials*
- X. Multifamily Updates
- 1) November 2025 Occupancy Report – Discussion Only
  - 2) Update on Seville Place Apartments, La Porte
    - A. General and No Litigation Certificates – Discussion Only
    - B. Presentation, Discussion and Possible Approval of a Resolution Authorizing the Issuance, Sale and Delivery of its Multifamily Housing Governmental Note (Seville Place-La Porte) Series 2026 in an aggregate principal amount not to exceed \$22,500,000 and containing other provisions related thereto.
    - C. Presentation, discussion and possible approval of SETH’s intent to issue up to \$22,500,000 in tax-exempt bonds for the financing of Seville Place Apartments, La Porte; Authorizing an application for private activity bonds and containing other provisions relating thereto.
  - 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
- XI. Executive Director’s Updates – Discussion Only
- 1) Deliberation of any item to be placed on subsequent meeting agenda
- 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](http://www.sethfc.com); About Us; Board Meeting Agendas**