



MEETING NOTICE AND AGENDA

The Southeast Texas Housing Finance Corporation (SETH)
11111 South Sam Houston Parkway East, Houston, TX 77089

A regular meeting of the Board of Directors of SETH will be held at **10:00 am on Thursday, January 22, 2026** 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 **December 4, 2025** meeting of the Board of Directors
- VI. President's Remarks & Welcome – Discussion Only
 - 1) Welcome Guest
 - 2) Today's Agenda
 - 3) **Next Board Meeting – Thursday, February 26, 2026**
 - 4) Board Member Tidbits - Community News and Community Interests
- VII. Chief Financial Officer Remarks
 - 1) **Next Audit/Finance Committee Meeting – Thursday, February 19, 2026**
- VIII. Presentation, discussion and possible approval of the 2026 NALHFA Conference Planner. The NALHFA Conference will be held on May 4-6th at the Westin Riverwalk, San Antonio.
- IX. Presentation, discussion and possible approval of a resolution establishing a 2025 Mortgage Credit Certificate Program.
- X. Consider a Motion to Adjourn

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.



ANNUAL BOARD OF DIRECTORS WORKSHOP

Southeast Texas Housing Finance Corporation (SETH)

Thursday, January 22, 2026

10:15 a.m.

11111 South Sam Houston Parkway East, Houston, TX 77089

No votes will be taken during the Workshop. Any item that requires action after discussion will be placed on subsequent agendas in accordance with the Texas Open Meetings Act.

AGENDA

1. Update on the 2026 NALHFA Conference: Monday, May 4 – Wednesday, May 6, 2026 at the Westin Riverwalk, San Antonio
2. Discussion pertaining to Heritage Park Apartments, Sealy, 9% Tax Credits
3. Update on the Seville Place Bond Issue
4. Update on the sale of the Limited Partnership of Stonegate Apartments
5. Update on the sale of Sweetwater Apartments
6. Presentation by Hilltop Securities as Financial Advisor to SETH
7. Organizational Charts of SETH and its Affiliates
8. Discussion of Board Member Payment/Reimbursements
9. Board Member I-Pads
10. 2026 Bond Applications
11. New multifamily developments in 2026
12. Report from TDHCA on SETH's allocation of Single Family Bonds
13. Discussion on any item listed in FYI Attachment
14. Adjournment