



MEETING NOTICE AND AGENDA

The Southeast Texas Housing Finance Corporation (SETH) 1111 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, February 26, 2026** at **1111 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 **1111 South Sam Houston Parkway East, Houston, TX 77089**. The meeting is open to the public. Individuals may attend in-person at **1111 South Sam Houston Parkway East, Houston, TX 77089**.

AGENDA

- I. Call to Order
Roll Call
Certification of Quorum
- II. Invocation
- III. Pledges
- IV. Approval of Minutes - **Attachment**
Review and approval of minutes from the **January 22, 2026** meeting of the Board of Directors
- V. President's Remarks – Discussion Only
 - A. Welcome & Introduction of Guest
 - B. New Board Member Introduction for the City of Dickinson, Mr. Chaise Cary, City Manager
 - C. Board Member Insights: Community Highlights and Interests
 - D. *Next Board Meeting – Thursday, March 26, 2026*
- VI. Chief Financial Officer Updates
 - A. Update of the Audit Finance Committee Meeting that was held on February 19, 2026
 - B. Review and possible approval of the 4th Quarter 2025 Financials ending on December 31, 2025 – **Attachment**
 - C. Review of the 4th Quarter 2025 Multifamily Affiliate Financial Summary – **Attachment**
 - D. *Next Audit/Finance Committee Meeting, 1st Quarter 2026 – Thursday, May 21, 2026*
- VII. Single Family Updates – Discussion Only
 - A. Current Programs
 - 1) 5 Star Texas Advantage
 - 2) MyHome Plus

- 3) Buyers Select by SETH Program
 - 4) Mortgage Credit Certificate Program
 - B. Marketing Efforts
 - C. Consider a Motion to amend SETH's MCC Grant Program to provide \$3500 Grant Funds if the Lender/Buyer is using one of SETH's Single Family Programs.
 - D. Discussion pertaining to the proposed partnership with Harris County HFC as it pertains to SETH's 5 Star Texas Advantage Program.
- VIII. Multifamily Updates – Discussion Only
- A. February Occupancy Report - **Attachment**
 - B. Sale of Sweetwater Apartments, Wharton
 - C. Sale of the Limited Partnership of Stonegate Apartments, Alvin
 - D. Seville Place Bond Issue
 - E. 2026 9% Tax Credit Application in SETH's Jurisdictions
- IX. Executive Director's Updates – Discussion Only
- A. Partnership with Santa Fe High School
 - B. New Lawn and Housekeeping Services
 - C. Jurisdictional Grants
- X. Deliberation on any item to be placed on subsequent meeting Agenda
- XI. 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.

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