



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, May 28, 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
 - Review and Approval of the April 23, 2026 Board of Directors Meeting Minutes
- V. President's Remarks – *Discussion Only*
 - A. Welcome & Introduction of Guest
 - B. Board Member Community Highlights and Interests
 - C. Happy 22nd Birthday SETH Building
 - D. Next Board Meeting – Thursday, June 25, 2026
 - E. Recap of NALHFA Conference and SETH Video
- VI. Chief Financial Officer Updates
 - A. Update of the Audit Finance Committee Meeting that was held on May 21, 2026
 - B. Review and Possible Approval of the 1st Quarter 2026 Financials ending on March 31, 2026
 - C. Review of the 1st Quarter 2026 Multifamily Affiliate Financial Summary
 - D. Next Audit/Finance Committee Meeting, 2nd Quarter 2026 – Thursday, August 20, 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. Presentation, Discussion and Possible Approval of a Resolution Authorizing the Filing of an Application for Reservation with the Texas Bond Review Board with Respect to Qualified Mortgage Bonds of Mortgage Credit Certificates; and containing other provisions relating to the subject.

- C. Presentation, Discussion and Possible Approval of a Resolution approving delegation of Bond Issuance Authority and Assignment of Private Activity Bond Authority to the Texas Department of Housing and Community Affairs; Authorizing the execution and delivery of an Assignment Agreement; and containing other provisions relating to the subject.
- D. Presentation, Discussion and Possible Approval to authorize the Executive Director to execute the Proposed Assignment and Assumption Agreement as it pertains to certain loans currently being serviced by Gateway Mortgage Group to be transferred to Planet Home Lending.
- VIII. Presentation, Discussion and Possible Approval of SETH's Multifamily Residential Development Management Policy, effective May 28, 2025, in accordance with House Bill 21.
- IX. Multifamily Updates – *Discussion Only*
 - A. May Occupancy Report
- X. Executive Director's Updates - *Discussion Only*
 - A. Liberty County Lawsuit
 - B. Open Records Requests
 - C. Matagorda County Appraisal District
 - D. Parkway Seniors, Pasadena
 - E. Heritage Park, Sealy
- XI. Deliberation on any item to be placed on subsequent meeting Agenda
- XII. 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