



## MEETING NOTICE AND AGENDA

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### **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, July 16, 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
  - Roll Call
  - Certification of Quorum
- II. Invocation
- III. Pledges
- IV. Approval of Minutes
  - A. Review and Approval of the June 25, 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. Next Board Meeting – Thursday, August 27, 2026
- VI. Presentation, Discussion and Possible Action to Elect three (3) Directors to the Nominating Committee
  - A. Voting Ballots distributed and tallied
- VII. 2026 TALHFA Conference (Texas Association of Local Housing Finance Agencies)  
Tuesday, October 27 – Thursday, October 29, 2026, The Westin Houston Memorial City, 945 Gessner, Houston, TX 77024
  - A. Review and Approval of the SETH Planner for the 2026 TALHFA Conference
  - B. 2026 TALFHA Conference Registration Form
- VIII. Chief Financial Officer Updates – *Discussion Only*
  - A. Update of the 2025 SETH Audit
  - B. Next Audit/Finance Committee Meeting, 2<sup>nd</sup> Quarter 2026 – Thursday, August 20, 2026

- IX. 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
- X. Multifamily Updates – *Discussion Only*
  - A. June Occupancy Report
- XI. Executive Director’s Updates - *Discussion Only*
  - A. Matagorda County Appraisal District
  - B. Birdsong Place Villa, Baytown
  - C. Heritage Crossing Generator, Santa Fe
  - D. Heritage Park, Sealy
- XII. Deliberation on any item to be placed on subsequent meeting Agenda
- XIII. 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](http://www.sethfc.com)