



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, August 27, 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 July 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. Special Announcement and Presentation
 - D. Next Board Meeting – Thursday, September 24, 2026
- VI. Recap of the 2026 TAAHP Conference (Texas Affiliates of Affordable Housing Providers) held in Austin, Texas on July 20-22, 2026 – *Discussion Only*
- VII. Chief Financial Officer Updates
 - A. Review and approval of the SETH 2026 2nd Quarter Financial Report
 - B. Review and approval the SETH 2025 Audited Financial Statements
 - C. Multifamily Affiliate Financials 2nd Quarter Update – *Discussion Only*
 - D. Next Audit/Finance Committee Meeting, 3rd Quarter 2026 – Thursday, November 5, 2026
 - E. Audit/Finance Committee Meeting, 2027 Budget – Thursday, November 19, 2026

- VIII. Single Family Updates
 - A. Current Programs – *Discussion Only*
 - 1) 5 Star Texas Advantage
 - 2) MyHome Plus
 - 3) Buyers Select by SETH Program
 - 4) Mortgage Credit Certificate Program
 - B. Presentation, Discussion and Possible Action to approve the termination of US Bank as the Master Servicer for the 5 Star Texas Advantage Program effective December 31, 2026.
 - C. Presentation, Discussion and Possible Action to approve the termination of the Eustis Edge Homebuyer Assistance Program administered by Eustis Mortgage Corporation as of September 24, 2026.
- IX. Multifamily Updates – *Discussion Only*
 - A. August Occupancy Report
- X. Executive Director’s Updates - *Discussion Only*
 - A. Matagorda County Appraisal District
 - B. Bayou Country Housing Trust Fund, Inc.
 - 1) Tenant lawsuit – Birdsong Place Villas
 - 2) Construction Contracts
 - C. Heritage Park, Sealy
 - D. First Responders Grant 2026 Allocation
 - E. SETH/TDHCA Partnership Resolution Update
 - F. Project Joy and Hope Gala
 - G. TALHFA Board Member Ballot
 - H. Galveston County HFC
 - I. Heritage Crossing Generator – TDHCA Policy
- XI. Presentation, Discussion and Possible Approval of the required changes to SETH’s 401 (k) Retirement Program to adopt a good-faith amendment to incorporate the provisions of SECURE and SECURE 2.0 that apply to the program.
- 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.